

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: February 6, 2013**

Present: David Schnapf, chair; Priscilla Bull, Nona Dennis, Don Dickenson, Randy Greenberg, Jana Haehl, Bob Johnston, Karen Nygren, Susan Stompe, Ann Thomas. Guests: Maureen Gaffney and Jean Severinghaus. Met at MCL conference room, 9 to 11.

**Agenda.** OK with addition of discussion on joining CEQA support group.

**January 9, 2013 Meeting Notes:** Approved with one correction: under Larkspur Area Station Plan to delete the words “from SMART” as the origin of the grant money is not known.

**Presentation, Multi-Use Path along Redwood Hwy, Corte Madera.** Maureen, chair of the Marin County Bicycle Coalition and a S.F. Bay Trail employee, and Jean, who is with a Greenbrae Boardwalk Pedestrian/Bicycle Committee, spoke about the path in the Redwood Hwy area and their ultimate goal of changing the current official route to one that is more off-road. Jean said that vehicle traffic in the area has increased due to shopping activity at Trader Joe’s and, at the same time, the opening of the CalPark Tunnel has brought more bicyclists into the area. Maureen gave an overview of the Bay Trail. They described an alternate route they are advocating, and it was agreed that a field trip for Land Use Committee members to walk the site would be good idea.

**Highway 101 Greenbrae Interchange Project.** Committee members reviewed activity to date regarding this Caltrans project and approved the following recommendation to the ML board.

M/S (Ann/Priscilla) and unanimously approved to recommend that MCL oppose the Preferred Alternative as described in the Highway 101/Greenbrae/Twin Cities Corridor Project Initial Study/Environmental Assessment (d. Dec. 2012). Reasons include the following: 1) The process to arrive at the mitigated negative declaration is not legitimate and fails to sufficiently consider many impacts. 2) An EIR is needed for proper assessment and this has not been done. 3) A range of alternatives, which may include a smaller project, needs to be developed and evaluated.

David will draft letters to Caltrans on the project. Committee agreed that there should be two letters. One would be a brief letter to TAM stating that MCL opposes the proposed project as currently planned. A second letter to CalTrans is to elaborate on impacts that need study in an EIR/EIS and that if Caltrans does not abandon the project, then it should comply with CEQA and NEPA and prepare an EIR/EIS. If the project proceeds the letters would establish an administrative record that could be included in a lawsuit if one were to be undertaken.

**Larkspur Station Area Plan.** Jana is preparing comments and will circulate, on this draft plan for 920 housing units, a 200-room hotel and other elements proposed within one half mile of the SMART Larkspur station. The area plan is proposed as an amendment to the Larkspur general plan and it is independent of, though includes consideration of, the proposed SMART station. In discussion committee members agreed to recommend that any density increase in the area should be conditional on maintaining the LOS (level of service) on Sir Francis Drake.

**CEQA.** It was M/S (David/Priscilla) and unanimously approved to recommend that MCL join CEQA Works, a coalition spearheaded by the Planning and Conservation League to shield

CEQA from reforms that would limit public input into land use planning and weaken environmental protection, provided that we could withdraw from the group any time we see fit.

**Balestreri Use Permit.** It was reported that the Climate Action committee endorsed approving the project, which requires use permit approval, with no conditions. The project is currently still incomplete and once deemed complete by the CDA will go to the Deputy Zoning Administrator for final action on merits. The current revision indicates the solar panel array would be set back sufficiently from wetlands on one side, but not from wetlands across the Olive right-of-way. The entire project is located within the historic Bay margin.

In discussion, Land Use Committee members observed that it was premature for MCL to support this commercial use on agriculturally zoned property until it has a comprehensive policy in place regarding solar installation placement. It was also noted that there is considerable discussion state-wide about solar developments on agricultural lands and that the state will be working on a policy to resolve associated issues. At a prior Land Use meeting Nona, David and Roger indicated a willingness to work with Climate Action members to draft a policy for MCL to consider and this should be done.

**Marin County Draft Housing Element.** Nona will attend the February 11 PC continued hearing on the revised housing element, code amendment and probable rezoning. She has found it difficult to prepare comments on the EIR. The draft element attempts to cover the 2007-2014 RHNA requirement for housing on 5 sites and an additional 17 are being proposed for the 2014-2022 RHNA round.

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