

**Land Use & Transportation Committee Meeting  
Marin Conservation Committee  
Wednesday, July 3, 2013 - 9:00 am  
175 N. Redwood Dr., San Rafael**

**Agenda**

- 1. Announcements**
- 2. Draft minutes:** June 5, 2013
- 3. Approval of Agenda**
- 4. Action Items:**
  - a. Koontz vs. St. Johns River Water Management District – Supreme Court decision and implications and how MCL can become engaged (<http://www.nytimes.com/2013/06/27/opinion>)
  - b. Easton Point EIR
  - c. Request from the North Marin Unit to oppose senior housing at the McPhail site
- 5. County wide planning issues:**
  - a. Stream Conservation Ordinance
  - b. Community Marin
  - c. Housing element & EIR
- 6. Brief Updates:**
  - a. Greenbrae interchange
  - b. Solar Array at Green Point Nursery – appealed to BOS
  - c. Plan Bay Area
  - d. Martha Property
  - e. SMART Station Area Plan, Larkspur
  - f. RIAC
  - g. CEQA “modernization” statewide efforts
- 7. Back Burner issues:**

Highway 101 projects  
SMART or NCRA  
Hetfield project, Lucas Valley  
Marin General Hospital Retrofit  
Gross Field Runway EIR/EIS  
Commons at Mt. Burdell  
Novato General Plan Update  
Golden Gate Baptist Seminary MP  
650 San Pedro Rd.  
Carneros Ranch/Port Sonoma

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: June 5, 2013**

Present: David Schnapf, acting chair; Priscilla Bull, Nona Dennis, Don Dickenson, Randy Greenberg, Jana Haehl, Sharon Rushton, Susan Stompe, Ann Thomas, Doug Wilson (arr: 10 AM). Met 9:10 to 11:15 AM at MCL offices.

**Announcements.** 1) Susan will chair the Land Use Committee starting with the July meeting. 2) MCL's next Business Breakfast is June 14 and speaker is new MALT ED Jamison Watts.

**May 1, 2013 Meeting Notes.** Approved as submitted.

**MCL Solar Policy.** Nona and David worked with the Climate Action Committee on a draft policy on solar installations. Nona, who was primary author, recorded comments from Land Use members and will revise the draft. Following are some major suggested revisions:

- Under "Areas where proposed installations should be allowed and encouraged, subject to ministerial or consistence review only, make the following changes:
  - 1) Remove "previously disturbed areas" and "land zoned for industrial or commercial use". It was noted that previously approved policies, as stated in Community Marin, call for a reduction in land zoned for industrial and commercial use.
  - 2) Move "Rooftops of existing and new structures" to a category requiring design review or other assessment. Land Use members noted a number of instances where rooftop panels have been controversial.
- Under areas where solar installations should be prohibited, change "within 200 feet of ridge tops" to "within 100 feet vertically or 300 feet horizontally of ridge tops" to comply with existing county policy.

**Hwy 101/Greenbrae Interchange/Twin Cities Project.** Jana presented plans for an alternative project to the \$143 million dollar plan that is proposed by Caltrans and the Transportation Authority of Marin (TAM). The alternative project has been prepared by the citizens' group Marin Deserves Better. Among its chief features are the following:

- Elimination of the massive 33-foot high flyover on the west side of 101 from the southbound SFD exit to Wornum Drive, and also the 400-foot-long retaining wall on the east side of 101 that have generated widespread public opposition.
- Adding a southbound lane to the Greenbrae offramp for East Sir Francis Drake Boulevard.
- A new northbound land bridge that would link the Industrial Way onramp to Highway 101.
- New auxiliary lanes southbound and northbound between Corte Madera Creek and Tamalpais Drive to add capacity and relieve congestion.

A concern that MCL and others have had with the Caltrans/TAM plan is the failure to address flooding, and impacts of eventual sea level rise, in this low-lying area. This is not specifically addressed in any of the plans that have surfaced. Jana suggested that the multiple agencies involved in planning land use projects for this area collaborate to address flooding and also to consider how their various plans relate to and affect each other and the existing environment.

Flood control impacts are different on east and west sides of 101. A resident on the east side manipulates a balloon-type barrier at storm surge events to block flood waters from his area, but this is a temporary and uncertain measure and the issue should be addressed by the jurisdictions.

A major cause of congestion in the corridor is traffic over the Richmond Bridge. Marin Deserves Better, however, believes addressing this is beyond the scope of the project. Jana suggested that express commuter buses for Marin employees living in the East Bay should be evaluated.

**Karuna Development.** This is a proposal for six approximately 1,500 square foot homes on about ten percent of the 10.6-acre Draper property at the end of Francisco Blvd in San Anselmo. One goal is for the approval to include an agreement banning future development at the higher elevations of the property; the hillside parcel was a remainder lot following a subdivision of the original parcel. Another is to insure that nothing that is approved would preclude eventual daylighting of about 250 feet of creek that is culverted through the Draper property and other parcels, including the San Anselmo corporation yard.

**Stream Conservation Area Ordinance.** The draft SCA was approved by the Planning Commission on May 13, with minor modifications, and will be considered by the BOS June 18.

**Martha (Easton Point) Project.** Committee approved sending a letter to the Tiburon Open Space Committee stating MCL's support of the group's efforts to have the property at issue eventually acquired for open space, and also its current effort to have this parcel, along with some adjacent properties, become an Affiliated Area of the National Park System.

**County Housing Element.** Nona has provided comments on the FEIR, in particular noting that it would not be appropriate to place housing in areas subject to sea level rise. Sharon Rushton asked that MCL endorse Sustainable TamAlmonte's recommendations to 1) remove the Tam Junction Affordable Housing Opportunity Sites from the 2012 Draft Marin County Housing Element, and 2) to remove Tam Valley & Almonte from the Highway 101 Corridor Priority Development Area of the One Bay Area Plan - Jobs Housing Connection Strategy. She said her group has suggested staff do a chart showing hazards for all the proposed housing sites, and remove those most subject to sea level rise.

**Marin County Regulatory Improvement Advisory Committee.** Nona, who is serving on this county committee, said the group plans two more meetings with a public workshop to follow. The committee is largely focused on evaluating routine permitting procedures and various reforms are underway at CDA. She said there has been no discussion about CEQA reform.

**Balestreri Solar Farm.** The Planning Commission hearing on this project for a solar panel installation at the Green Point Nursery was held May 28 and continued to June 10.

**San Rafael Wetlands Overlay.** City planner Paul Jensen has invited representatives from MCL and other environmental groups to meet with him to review the zoning district and proposed text amendments to bring the overlay into conformance with the city's general plan. Water Committee will organize meeting with Paul.

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