

## **MARIN CONSERVATION LEAGUE**

### **North Marin Unit Meeting**

**Thursday, July 28, 2016**

**Wilhelm home, 21 Hayes Street**

**South Novato Blvd. to Arthur Street, Arthur to Hayes St., up Hayes to top**

**>12 noon, brown bag lunch**

### **AGENDA**

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**1. Introductions**

**Announcements:**

Notes of May 26 and June 23, 2016 meetings –

Speaker:

**2. Projects & Issues around Novato**

- a. Novato General Plan
- b. Plan Bay Area Update
- c. Development proposals pending with city and county

**3. Status Reports:**

- a. Transportation issues – Don
- b. Senior housing on South Novato Blvd.
- c. Water District issues
- d. Water ReUse authority – Rick or Bill
- e. MOST progress – Joyce or Bill
- f.. Mission Lodge site use
- g. Stafford Lake Park – park plan update
- h. Buck Center housing
- i. The Square shopping center – no plan submitted yet

**4. Other**

Next meeting: August \_\_\_\_

Questions or comments, please call Susan Stompe 897-1610

**Marin Conservation League**  
**North Marin Unit**  
**DRAFT Meeting Notes**  
June 23, 2016

The meeting was called to order at the Stompe home at 12:15. Present were Joyce Applen, Pam Drew, Kate Powers, Don Wilhelm, Carole Dillon-Knutson, Dorothy Thomas, Rick Fraites, Ralph Webb, Rosalie Webb, and Susan Stompe

**Announcements:** There will be an MCL Senior hike at Stafford Lake on July 13, Picnic on the Patio July 23  
**Notes of the May meeting** were continued to the next meeting.

**Novato General Plan:** The City says the update of the General Plan should be available soon.

**Plan Bay Area:** Pam took the lead in explaining the 3 alternatives presented by MTC/ABAG in the information distributed at the June 4 workshop in Corte Madera. The alternatives are “Main Streets”, “Connected Neighborhoods”, and “Big Cities”. Since MTC has subsumed ABAG planning staff all the numbers were MTC numbers. For Novato the household projections are: Base year, 20,200; no project, 22,500; main streets, 21,800; connected neighborhoods, 21,600; big cities, 20,900. The job growth projected for Novato shows: base year, 26,400; no project, 34,000; main streets, 33,900; connected neighborhoods, 33,700; big cities, 33,800. The forecasts are for significant growth in jobs and population by 2040. The alternative scenarios are ways to allocated these projections throughout the Bay Area counties. The other element of the scenarios is the adequacy to reduce greenhouse gas. The Novato City Council will be addressing the alternatives.

**Urban Growth Boundary:** The Urban Growth Boundary (UGB) that was adopted by ballot in 1997 and expires next year. The city did a White Paper on it and the Council directed staff to include retaining the UGB in the Update of the General Plan. Discussion centered on whether to leave it in the General Plan, or to circulate petitions and put it on the ballot so that it could only be changed (with few exceptions) by a vote of the community. A motion was made, but not seconded when consideration of the cost of a ballot measure and the work of collecting the signatures, etc. Direction was given to find out from Bob Brown the kind of protections that could be built in to the UGB that would make it more difficult to change the UGB than just 3 votes of the city council any Tuesday night.

**Redwood Landfill:** Susan reported attending an informational meeting the night before on the proposal by Redwood Landfill to build a Material Recovery Facility (MRF) for construction, demolition and inert debris materials. It was a very small, quick meeting. There was no opposition. The MRF was part of the revised plan for the landfill that has been held up from being implemented by a lawsuit. The gas to energy facility is under construction. Carole Dillon-Knutson, who is on the Novato Sanitary District board, said that the Landfill will not do a food waste facility. Kate pointed out that the Central Marin Waste treatment facility is working with Marin Sanitary Service to take commercial food waste and convert it to energy. Carole said NSD could not do that, but would like Redwood to do it. A question came up about what is used for daily cover.

**Proposals pending in the Novato area:** The Niebuhrs with property off Atherton Avenue have revised their plan to reduce the number of trees to be removed. Rosalie will check it out. Susan circulated one of the layout plans for the assisted living facility at Quest Church on South Novato Blvd.

**Status reports:** Don brought up the San Rafael hub issues and the 101/580 connector need. No solutions in sight. Rick said the NMWD will be installing electronic water meters. Dorothy asked about the volumes of dirt being hauled at the “Novato Canal” site where there is a temporary vehicle storage. Susan will check with the county about what is going on.

The meeting adjourned at 1:30

The next meeting will be July 28 at Wilhelms

**Marin Conservation League**  
**North Marin Unit**  
**DRAFT Meeting Notes**  
**May 26, 2016**

The meeting was called to order at the Webb home at 12:15. Present were Joyce Applen, Pam Drew, Don Wilhelm, Dorothy Thomas, Rick Fraites, Frank U'Ren, Pat U'Ren, Ralph Webb, Rosalie Webb, Susan Stompe

**Announcements:** There will be an MCL Senior hike at Stafford Lake on July 13

**Notes of the April meeting** were approved as distributed.

**Novato General Plan:** The City says the update of the General Plan should be available soon.

**Highway 37 upgrade:** Rick shared the agenda from the last meeting of the group addressing the issue (The Highway 37 Policy Committee). He attended the meeting and reported on the proposal that was presented. A private company would consider building a two lane eastbound causeway, leaving the existing road for westbound traffic. The builders would require the new road be a toll road. Dianne Steinhauser is going to be discussing the proposal with the MCL Land Use Transportation Committee on June 1. Concern was expressed about it being a toll road. The next meeting of the Hwy 37 Policy Committee will be July 7 at 9:30 a.m. at Mare Island, Vallejo.

**Gnoss Field update:** Susan shared the news that FAA had distributed a new "Purpose and Need Working Paper on Gnoss Field Runway extension". In it they change the Critical aircraft from the Cessna 525 to a Beachcraft Turboprop which doesn't require the longer runway, so the needed runway extension could be 300 ft. instead of 1100 ft. as studied in the EIR/EIS. A hearing on the issue will be Thursday, June 3 at 6 p.m. at the BOS chambers. The information was welcome news.

**Hamilton Sports Facility:** Rick attended an Audubon meeting recently at which the applicant reviewed the project. It no longer includes a lighted stadium or a soccer field, so there have been major changes. The project has still not been filed with the city, so more changes may be possible.

**Black Point Community Plan** – Rosalie said the BOS approved the Community Plan for Black Point, and a plan for Green Point to use until updated.

**Development proposals:** The city is processing an application to put a four story hotel at the corner of Wood Hollow Rd. and Redwood Blvd. The hotel would have 87 – 95 rooms. Parking would be a combination of surface stalls and a basement garage for a total 87 cars. It is scheduled for Design Review, and will also require Planning Commission and City Council approval. Susan pointed out that there is a wetland in the SE corner of the property and a high pressure gas line parallel to Redwood.

**Transportation** – Susan reported that Pat Eklund is briefing the MCL land Use committee on Priority Conservation Areas on May 4, prior to TAM review. She will also discuss the ABAG/MTC merger.

**Other:** Pam reported that the ABAG General Assembly last week supported Option 4 for ABAG/MTC with an allowance for full merger if the new agency did not happen. The Executive Committee met immediately after the General Assembly and voted for Option 7, for MTC to subsume ABAG. A union dispute must be reconciled.

The Novato City Manager search consultant has just published a brochure. Applications will come in soon.

The meeting adjourned at 1:30

The next meeting will be at the Stompe home on June 23.