

**Land Use & Transportation Committee Meeting  
Marin Conservation League  
Wednesday, June 3, 2015 – 9:00 am  
175 N. Redwood Dr., San Rafael**

**Agenda**

1. Announcements: Giacomini Ranch tour June 20;
2. **Draft minutes:** May 6, 2015
3. **Approval of Agenda**
4. **Action Item:**
5. **County wide planning issues:**
  - a. Report on Plan Bay Area Marin meetings
  - b. Status of Marin PCA's
  - c. Transportation updates - Bob Johnston  
Marin Transit Short-Range Transit Plan hearing June 22
  - d. Water updates – Ann
6. **Brief Updates:**
  - a. PRNS ranch planning - Judy
  - b. Community Marin - Rick
  - c. Novato General Plan Update – Rick
  - d. Greenbrae N/S greenway
  - e. Easton Point – Randy
  - f. Hamilton Sports Facility
7. **Back Burner issues:**  
Canalways –  
Highway 101 projects  
SMART or NCRA  
Hetfield project, Lucas Valley  
Golden Gate Baptist Seminary  
Marin General Hospital Retrofit
8. Next meeting June 3, 2015

**Agricultural Land Use Committee  
Planning Subcommittee**

- 1) Ag Land Use Policy Subcommittee meeting date and minutes
- 2) Update on NPS Ranch Management Plan
- 3) Update on County's discussions with Coastal Commission re LCP
- 4) Update on Giacomini Ranch event.
- 5) Agenda for July 17 Ag Land Use Committee - topics
- 5) Elk at the Seashore – update and discussion

## MARIN CONSERVATION LEAGUE

**Land Use, Transportation, Water & Agricultural Land Use: May 6, 2015, 9 to 12:25**

Present: Susan Stompe chair; Priscilla Bull, Nona Dennis, Don Dickenson, Rick Fraites, Randy Greenberg, Bob Johnston, Doug Karpa, Kate Powers, Judy Teichman, Ann Thomas.

**Agenda.** Added updates/action items: Binford Road Development Plan Amendment, Canalways, Tamalpais Community Center expansion.

**April 1, 2015 Meeting Notes.** OK as distributed.

**Grady Ranch.** The County received a pre-application for a 224-unit affordable housing development on George Lucas's Grady Ranch north San Rafael. Non-profit Petaluma Ecumenical Properties (PEP Housing) submitted the application on April 15 and plans to submit a proposal to amend the 1996 site master plan in a few months. The development, in Lucas Valley about 2 1/2 miles west of 101, calls for 120 two- and three-bedroom workforce residences and 104 one- and two- bedroom senior units. It also includes a community center, pool, gardens, orchard and small farm, interior roadways and a bus stop. Development would be on 52-acres of the 1,039-acre ranch, 800 acres of which are dedicated open space. Susan suggested that a subcommittee track this project since her daughter-in-law is ED of the applicant agency. Nona Dennis and Bob Johnston volunteered.

**Transportation.** 1) Various legislation to move the Richardson Bay Bridge third lane along is progressing, with studies underway. 2) The SFD improvement project, looking at roadway changes for SFD from 101 to the Ross town line, had its first workshop and is seeking input. ADA updates will be required and will be a big part of the work.

**Priority Conservation Areas (PCAs).** The county is preparing a new application to update its list of sites designated as PCAs, a process coordinated by ABAG. The PCA designation means the site merits it being saved as open space due to benefits that would have on transportation services. This makes its acquisition more likely to receive funding from some sources. We should find out what new sites are being added to the county's wish list.

**SCA Ordinance.** This should move to the committee's "back burner". It is most likely that the County Community Development Agency will begin a process to update of 2007 Countywide Plan, focusing on streams and sea level rise. This would be done in lieu of considering work on an SCA Ordinance. Environmental review would be done on the proposed CWP amendment, likely three or four years away. At this time, CWP policies regarding streams can be considered for projects for which there is discretionary review

**San Geronimo Sewage/Septic Project.** A community group, Woodacre Flats Wastewater Group/San Geronimo (WFWG/SG)/ has formed to review failing septs in the Woodacre area and is proposing consideration of alternatives to address this. The alternatives include a wastewater treatment plant at the golf course and/or a community leach field above Woodacre.

Doug said the BoS is applying for a grant to fund an EIR to evaluate alternatives. MCL will review the EIR when available, with concrete information on which to comment.

**Binford Road LLC Development Plan Amendment.** This county application proposes amending an approved plan to allow nine of the 13 approved enclosed storage buildings to be open carport storage spaces. MCL commented on the earlier plan, which has not been constructed, and committee noted that the open storage could have impacts on the surrounding water environment different from the approved plan. Committee approved sending a letter with comments as noted by committee, including runoff issues, visual impacts, effects on wildlife and birds. Susan to draft.

**Water Updates.** Water Speaker Program. On May 28 there will be a presentation on the Coastal Conservancy's Living Shorelines Project along San Rafael's Bayfront, which is using natural processes to improve the shoreline's ability to improve native habitat while also coping with the impacts of sea level rise. Presenters will be Conservancy Project Manager Marilyn Latta or San Francisco State University Professor Katharyn Boyer. One Tam Program. Priscilla and Ann expressed concern there may not be clear criteria for fundraising activities located on MMWD lands, and that MCL could ask if these would be prepared. Nona will agendize this topic on the MCL Parks Committee agenda. Governor Brown's Twin Tunnels. Governor Brown has announced a proposal for scaling back habitat restoration in conjunction with his revised twin tunnel plan. The change is proposed because the original plan couldn't meet federal requirements for such long-term approvals. MMWD Class Action Suit on Tiered Rates. A Mill Valley woman filed a class action suit against MMWD alleging that their current tiered rate structure to encourage conservation is illegal. This is fallout from the court ruling a couple of weeks ago in San Juan Capistrano. MMWD is in the process of doing paperwork to explain the rationale for their tiered structure.

**Community Marin Action Committee.** Rick reported the group is sending a letter to the BoS and the County Parks chief supporting firm action in closing unauthorized trails. Members are also meeting with elected officials to encourage a countywide sea level rise adaptation effort.

**Greenbrae N/S Multi-Use Path.** This is one phase of a longer path planned to end near the Civic Center. An EIR is being done and MCL will comment when that is available.

**Novato General Plan Update.** Rick said the City Council has reviewed all the plan elements, so we are waiting for the EIR. Susan noted an ongoing concern that there have been limited opportunities for public involvement so far. North Marin Unit to monitor this project.

**Hamilton Sports Facility.** North Marin Unit is following this application at the former landfill site which the developer would lease because the leachate is still being monitored. Construction cannot penetrate the landfill cap, which is one constraint to site use, and fill will be brought in to raise the elevation.

**Canalways.** Don and Nona met April 9 with Larry Luckham, a San Rafael fire commissioner who has taken an interest in trying to devise a future use for this 85-acre site which has limited development potential. There was no decision or recommendation.

### **Agricultural Land Use.**

Committee members attended: Priscilla Bull, Nona Dennis, Bob Johnston, Doug Karpa, Kate Powers, Judy Teichman, Susan Stompe, Ann Thomas.

**IJ Marin Voice.** Committee discussed whether/or how to respond to an editorial by an individual in a recent issue, regarding elk population expansion and other topics. The general feeling seemed to be that 1) more facts were needed before commenting or responding in writing, 2) it would be helpful if CDFW reviewed the elk situation, 3) the Park Service should be more communicative about what they have been doing, as the draft EA is now not due until the fall and silence does not serve a good purpose, 4) the Park Service elk problem should be considered in terms of statewide elk protection and recovery efforts, separately from the impacts of the elk in the pastoral zone ranches.

**Ranch Visits.** Judy and Sally are working on a June 20 outing for MCL members and guests to the Giacomini ranch. A fall program on composting is also tentatively planned.

**AG Policy Update.** A subcommittee will meet May 18 to begin review of MCL ag policies.

Notes: AT