

Land Use & Transportation Committee Meeting
Marin Conservation League
Wednesday, December 3, 2014 – 9:00 am
175 N. Redwood Dr., San Rafael

Agenda

1. Announcements:

2. **Draft minutes:** November 5, 2014

3. **Approval of Agenda**

4. **Action Items:**

- a. Issues created by CCC staff requested changes to Marin Development Code - David Lewis on impacts to agriculture – recommendation to set up a study group with the MCL Ag. LU committee
- b. Letter to support for a WhaleTail grant for YESS – see attachment
- c. Lucas Valley Road scenic designation – request for support – see attachment

5. **County wide planning issues:**

- a. Transportation updates - Bob Johnston
- b. Stream Conservation Area status – Randy
- c. Canalways – report back Nona
- d. Supreme Court -Texas Department of Housing and Community Affairs v. The Inclusive Communities Project
- e. County Housing element hearing Dec. 9

6. **Brief Updates:**

- a. PRNS ranch planning – Report on PRNS meetings 11/20 & 11/21
- b. Community Marin - Priscilla
- c. Novato General Plan Update
- d. Easton Point - Randy

7. **Back Burner issues:**

- Corte Madera Inn rebuild
- Highway 101 projects
- SMART or NCRA
- Hetfield project, Lucas Valley
- Golden Gate Baptist Seminary MP
- Hamilton Sports Facility
- Marin General Hospital Retrofit
- Greenbrae N/S greenway

8. Next meeting January 7, 2015

Agricultural Land Use Committee
Planning Subcommittee
December 3, 2014 - 11 a.m.

1. Work Session on CCC Staff Proposed Edits to Marin LCP – Development Code:
 - a. Review notes of November 10 Session
 - b. Propose schedule options for follow-up Work Session
 - c. Suggestions for Work Session agenda
 - d. Lafranchi Ranch Tour on December 9 at 10 a.m.
2. Point Reyes Ranch Management Plan and Planning Process:
 - a. Review draft minutes of the November 12 Joint Committee meeting.
 - b. Review Plan Update & topics for discussion at November 20/21 public workshops
 - c. Discuss questions on elk sent in advance to the Park that remain unanswered.
3. Proposed Study Group to Develop Updated MCL Agricultural Land Use policies
4. Posting information on agricultural issues on MCL website.
 - a. Identify examples of appropriate information to be posted.
 - b. Seek volunteer to assist with collecting appropriate information and

keeping postings up-to-date.

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: November 5, 2014

Present: Susan Stompe, chair; also Priscilla Bull, Nona Dennis, Randy Greenberg, Jana Haehl, Bob Johnston, Cheryl Longinotti, Kate Powers, Judy Teichman, Doug Wilson. Met 9 to 11:15 at MCL.

October 1, 2014 Meeting Notes: Approved as distributed

Agenda: Issues added were Gnoss Field and Bowie Winery to #5. Easton Point was moved to Action.

135 Balboa: Bob reviewed this Inverness Park project proposed on a former monastery site. A total of 8297 sq. ft. of development which includes a main house, caretakers house, art studio, pavilion, large garage, and lap pool on 17 acres far exceeds any other development in the area. It includes about 14 bedrooms plus 12 bathrooms, 2 wells, and 2 septic systems. Approximately 31 trees are to be removed.

Recommendation. M/S (Judy, Bob) and approved to send a letter to the county urging an Initial Study since the project would be precedent setting in size and tree removal. Bob will draft the letter.

Priority Conservation Areas: ABAG is considering amendments to the PCA lists submitted by each county about 5 years ago. After reviewing the list, nothing was recommended for removal, although Nona will check to see if there are any lands left on the Marin City ridge.

Recommendation. Kate recommended adding Gallinas Marsh and McInnis Marsh. Nona recommended all the historic diked baylands from Bel Marin Keys to the Sonoma/Marin County Line.

Easton Point: Randy reviewed the request from Trust for Public Land to write a letter to the board members of the Martha Company urging consideration of sale of the property to a land trust or conservation organization as a family conservation legacy. Nona drafted a letter which was reviewed by the Tiburon Open Space committee and came back with suggestions. Nona and Randy will refine the draft letter to reflect MCL's perspective.

Recommendation. M/S (Jana, Bob) and approved that the LU/T Committee provisionally recommends that MCL send the letter, with the stipulation that the final draft be considered by the MCL Board.

Whalers Point: Randy attended the BOS meeting where they denied the request to vacate the streets. She reported that in speaking to the attorney for the owner that they would now sue the county.

Stream Conservation status: Priscilla reported that the Water/Watershed committee had a rousing turnout last week when the speaker was Sarah Phillips, the new Urban Creeks Coordinator. People from all sides of the Creek ordinance attended and got along just fine.

Canalways: Nona reported that she had been contacted by someone who wanted to explore whether MCL could step away from being negative about development and consider some development on the higher land. It was pointed out that she should research the history of the whole area, since so much development has gone on. She said Fred Grange is no longer a majority owner. Nona was directed to talk with Barbara Salzman and Paul Jensen.

Gnoss Field: Susan reported attending the BOS meeting at which the Aviation Commission presented their report on the workshop they sponsored last July. No action was scheduled, but a few people spoke.

Susan encouraged the Board to follow through on their commitment when they certified the FEIR, to look at other potential expansion lengths, which would reduce the amount of wetlands lost or needing mitigation.

Dowie Winery: Bob expressed concern about a large building going up at the Point Reyes Winery property. He checked with the county and found it was a barn, which is exempt from review. Bob questioned whether Highway 1 was designated a Scenic Highway and whether that could require some effort to hide such large structures.

PRNS ranch planning: Judy reviewed the upcoming meetings: an MCL joint LU/T, Ag. LU and P&OS committee meeting with Seashore staff on Wednesday 11/12 at 3 – 5 at MCL; PRNS workshop on ranch planning on Nov. 20 at the Dance Palace 3 – 5:30 and on elk on Nov. 21 at 5:30 – 8; and an MCL meeting on the LCP with Jack Liebster at the Farm Bureau on Monday 11/10 at 7 – 9 p.m.

Santa Venetia Community Plan: Nona attended the Planning Commission meeting on the Plan and commented that it lacks policies to guide development. It is more an ‘existing conditions’ report.

County Housing Element: Nona reported that she has not been attending the meetings since they are so wrought with controversy. She submitted comments earlier on behalf of MCL that the plan includes many more units than needed to comply with HCD.

Marin General Hospital: Susan read Ann’s summary of the project status. A couple additional issues were raised: one that solar could be put over any non-structured parking and that a mid-block pedestrian crossing with some protective device should be required. It was agreed that transportation management must be included.

Agriculture Land Use – Planning group: (Judy, Jana, Bob, Kate, Nona and Susan participated) Discussion about whom to invite to the Joint Meeting for next Wednesday produced the following recommendations: ranchers, Stephanie Larson, David Lewis, Melanie Gunn, WM Chamber of Commerce and Cindy Machado from Judy. Nona suggested Burr Henneman, Gordon Bennett and Neal Desai. Jana suggested that tourism needs to be part of the discussion. Among other things, traffic, safety vehicle access and toilets were related to the tourism. Judy distributed some draft questions to raise at the meeting and some to send to Park staff for consideration for their meeting the following week. Judy pointed out that the Olema Valley is an historic district and should be included in the Ranch Management Plan.

Regarding the meeting with Jack Liebster on Monday on the LCP Nona suggested the issues she raised during the county hearings were on intergenerational housing, processing facilities and ESHA buffers. MCL is not on record with any positions on the LCP.

This meeting adjourned at 12:10.

Notes: SS

DRAFT M E M O R A N D U M

November 24, 2014

TO: Susan Stompe, Chair, Land Use and Transportation Committee

FROM: Judy Teichman, Co-Chair, Agricultural Land Use Committee

SUBJECT: Study Group to Develop Updated MCL Agricultural Land Use Policy

Since the Agricultural Land Use Committee only meets quarterly, I propose that the Ag Land Use Planning Subcommittee and Land Use Committees jointly form a Study Group to develop updated and alternative measures for implementation of MCL's agricultural land use policy statement as reflected in Community Marin:

Agriculture is an important part of Marin's historic community character and economy, and [MCL] places a high value on preserving agricultural lands while also ensuring that land management practices protect their natural habitats.

The Community Marin recommendations, published in January 2013, are a good starting point, however there have been some very positive recent developments in management of agricultural lands in Marin not reflected in the recommendations. For example:

- The Marin Resource Conservation District [RCD] has just been awarded the California RCDs "District of the Year" award for conservation projects that *improve soil health, wildlife habitat and water quality, reduce sedimentation and sequester carbon*.
- The Marin Carbon Project, and pending introduction of a carbon farm planning process that will *connect on-farm practices directly with ecosystem processes*, including climate change mitigation and increases in on-farm climate resilience, soil health and farm productivity.

An updated description of measure to implement the general policy can take into account what the Board has learned in the past two years regarding the unique nature of the family farms and ranches in Marin. In particular, MCL needs to reconsider the recommendation in Community Marin that "discretionary review of management plans for changes in intensity of use, new uses, or conversions to a more intensive type of agriculture, such as from livestock grazing to row crops" be required.

At the recent MCL-sponsored Work Session bringing representatives of the environmental and agricultural communities together to discuss the proposed Coastal Commission [CCC] staff edits to Marin's Local Coastal Plan Development Code, we heard from both the ranchers/farmers and agriculture advisors about the importance of flexibility in managing agricultural land, including crop rotation and diversification.

Board members who visited Peter Martinelli's Bolinas produce farm will appreciate that with a lack of water to irrigate he needed to find another source for income this past summer. Thanks to coastal fog, he did have forage, so his solution was to bring in cattle to graze his acres. Because of the long-term impact on the land and water resources, there seemed to be a consensus that a permit should be required to convert the use of land to viticulture.

December is a busy month for all, but if we can begin this project soon, MCL will be better able to take an active role in commenting on two projects that will come to fruition in the next few months, projects that could have a critical impact on the continuing viability of agriculture in Marin:

- California Coastal Commission review of the Development Code portion of Marin's updated Local Coastal Plan; and
- The Ranch Management Plan and EA being prepared by the Point Reyes National Seashore.

Sally won't be able to attend the December 3 Land Use Committee meeting, and she won't have time to work on a draft of recommended measures for updating MCL's agricultural land use policies until January. Nevertheless, she has arranged for David Lewis, UCCE extension ag advisor, who is an active member of the Ag Land Use Committee, to come to the December 3 meeting prepared to identify some of the issues that an updated policy might address.

MCL Ag Study Gp3

WHALE TAIL® Grants Program

APPLICATION SUMMARY

1. Applicant Organization: County of Marin
2. Name and Title of Contact Person Jack Liebster, Planning Manager
3. Address: Community Planning Agency, 3501 Civic Center Dr., Room 308, San Rafael, CA 94903
4. Telephone: 415.473-4331 Email: jliebster@marincounty.org
5. Website: www.marincounty.org
6. Project Title: Youth Exploring Sea Level Rise Science (YESS)
7. Brief Project Summary: Today's young people, and in time their children, and their children's children, will inherit a changing world, with rising seas, more frequent and destructive storms, and more rapidly eroding beaches and bluffs. Experiencing a preview of what is in store for them, investigating the science behind that story, and gaining an understanding of the knowledge, skills and abilities they will need to navigate their changing world – these are the objectives of the YESS project..(see attached form).
8. Number of people who will be directly served by the project (estimated) 150 – 200 students and 25 researchers and planners during this pilot, 700 – 1,000 students and 100 – 200 researchers and planners the following year.
9. Requested Amount: \$ 28,900
10. Total Project Budget: \$ 48,500
11. Number of Months Required to Complete Project: 15
Start date: April 2015 End date: June 2016
12. Is your organization a: government agency
13. How did you find out about this grants program?
Through a telephone conversation with Jack Liebster (Marin County), Marina Psaros (King Tides Project) and Chris Parry (Coastal Commission) about sea level rise educational resources.
14. Proposal Prepared by: Jack Liebster Title: Planning Manager
15. Signature: _____ Date: Nov 1, 2014

Youth Exploring Sea Level Rise Science (YESS) Application

1. Background/History

The year's highest, or "King" tides offer us a preview of the future that today's youth will inhabit. The King Tides Project began in 2009 as a public outreach campaign to raise awareness of coastal climate change risks through a non-political, "see for yourself" event that put the photographer at the center of their own experience in discovering how floods and sea level rise (SLR) could impact the places where they live, work, and play. Currently, The King Tides Project network relies on in-kind staff support from approximately 40 non-profit organizations and government agencies worldwide, and individual project organizers have received small grants for place-based outreach and events.

After several years of successful public engagement, we are now developing a scalable model to engage young people in climate change adaptation by teaching them the basics of sea level rise science, empowering them to conduct hands-on inquiries of how their communities will be impacted, and then linking their work to real-world science and policy action. We are seeking Whale Tail grant funding to support developing and piloting that model in Marin County, California.

2. Project Description

The project team (Marin County Community Development Agency staff, King Tides Project staff and contractors, and the Shore Up Marin climate change equity and underserved residents' leadership development coalition) will partner with high schools in Marin County to educate science students about climate change and sea level rise through hands-on mapping and data collection that will then be used by scientists and decision-makers to plan for protecting lives, homes, habitats and businesses.. First, students will work through a new curriculum to learn basic concepts in climate science, sea level rise, and data collection. Then, students will apply this knowledge by documenting the flood-vulnerable areas in their own communities during the "king tides" – the extreme high tides of the year which show us what average water levels will be like in the future. The data and observations that students collect will then be used by researchers to ground-truth the 'Our Coast, Our Future' sea level rise mapping tool, and by planners to visualize and communicate municipal flood vulnerability assessments.

Based on our pilot in Marin, the project team will refine our protocols, curricula, and other resources, and develop a toolkit that other high schools and municipalities could use to engage students in becoming true partners in the creation of both the science and the policy that will drive decisions in their own communities.

A. Goals and objectives

Goal: Engage high school science students (including those in traditionally underserved communities), in real-world climate change science and community resilience planning through vulnerability mapping and digital storytelling.

Objectives:

1. Create and pilot an NGSS and Common Core aligned curriculum for students to learn about SLR and reflect on its impact on their lives and communities
2. Gather on-the-ground data and observations of flood vulnerability that can be used by municipal agency staff for planning purposes and by researchers for flood model validation.
3. Create and disseminate a “YESS Toolkit” consisting of curricula, data collection protocols, and other resources for communities in and beyond California to use.

B. Description of the target audience(s)

During the pilot phase of the project, we anticipate working directly with approximately 150 -200 high school science students in Marin County, California. Marin is a small county of about 260,000 people. This small size allows agencies and the community to respond to challenges more adeptly, as evidenced by Marin’s innovation in alternative energy (MCE, California’s first Community Choice Aggregation energy agency), leadership in sustainability, and early action on sea level rise.

While regarded as an affluent area, the County has significant communities of color, and economically disadvantaged residents. 7.5% of residents live under the poverty line, 23.4% speak a language other than English at home. Paradoxically the relatively smaller percentage of these populations compared to California with the visibility of affluence in Marin leads to greater segregation and invisibility. The project will pay particular attention to the resources, technology, and information that traditionally underserved and at-risk communities would need in order to achieve successful learning and results. The project will also benefit from the unique assets and community knowledge that these communities can contribute.

All educational resources, data collection protocols, supporting materials, and mapping technology will be incorporated into a YESS Toolkit that will be applicable and made available to all California coastal communities who wish to undertake a similar project (see below for the YESS Toolkit outreach and dissemination plan).

C. Project details

Major tasks and milestones for this 15-month project are laid out below:

1. Refine King Tides Project data gathering protocols and create a data repository, based on the needs of Marin County staff (in particular, staff members engaged in hazard mitigation planning and municipal planning).
2. Incorporating the above, finish developing NGSS and Common Core-aligned curriculum regarding climate change and sea level rise, using King Tides documentation as the project-based, student-led inquiry focus. Some draft components of this curriculum have already been developed through individual King Tides network education specialists.
3. Pilot the curriculum in Marin County. Marin is an excellent test case, with both Outer Coast and Bay shoreline. Substantial SLR planning projects such as a county-wide risk assessment, C-SMART and the District 3 Pilot Project as well as community efforts are already in process, so students would be able to hook in to real community planning.

Nomination of Lucas Valley Road for Caltrans “Scenic Road” Designation

OVERVIEW: THE CALTRANS SCENIC ROAD PROGRAM

The “Scenic Highway” program was first started in 1963 (Streets and Highway Code Section 260) “to enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources”.

Caltrans Scenic Highways has one program with two parts. One for state highways and one for county roads termed “County Scenic Highways” which covers roads in the unincorporated part of a county e.g. Lucas Valley Road. *STREETS AND HIGHWAYS CODE Division 1, Chapter 1, Article 3154. COUNTY SCENIC HIGHWAYS; ENCOURAGEMENT; DESIGNATION; REVOCATION OF DESIGNATION* *The department shall encourage the construction and development by counties of portions of the county highways as official county scenic highways (From Caltrans 2012 Guide)*, The signs are a little different in that county highways are marked with: “**G30B** five-sided scenic highway signs (18" x 18" or 24"x 24") at beginning and/or intermittent locations on the County Scenic Highway.” Signs display a California Poppy emblem:



Scenic Road designation of COUNTY roads remains under full control of the local county jurisdiction. Once designated, the Caltrans Program will visit the road corridor approximately once every 5-7 years to confirm that the corridor remains scenic. The designation may be revoked by the County at any time. County roads may be designated for Preservation or for purpose of being locally promoted for tourism.

THE DESIGNATION PROCESS:

In order for a County Road to become a Caltrans Scenic Road, a County will;

- 1- Approve a Resolution of Intent to Nominate the Road and to Adopt a *Scenic Corridor Plan*;
- 2- Submit a written Visual Assessment describing the road corridor's Scenic Resources;
- 3- Adopt a *County Scenic Corridor Plan* for the road corridor: a summary of existing Ordinances of the Countywide Plan that apply to the Road Corridor; *the existing ordinances of the Lucas Valley Road corridor already meet the State Scenic Road Program requirements*.
- 4- Upon Adoption of the Corridor Plan, Caltrans proceeds to officially Designate the Road Corridor.

SPECIFIC SEGMENT OF LUCAS VALLEY ROAD TO BE NOMINATED

The specific segment of Lucas Valley Road to be Nominated falls entirely within the County unincorporated planning jurisdiction, commencing at the intersection of Lucas Valley Road and Miller Creek Road at the east, and west to the termination of the road (> 9.5 miles). Lucas Valley Road is the only County road which the Caltrans Scenic Road Program has already deemed Eligible to be Nominated.

PURPOSE OF THE ROAD NOMINATION REQUEST

The primary purpose of the request is to accomplish goals of Local Community Pride and Recognition of the Natural Scenic Resources for Preservation and Enhancement. A secondary purpose of the road Nomination is to enable Lucas Valley Road to serve as a Pilot Program for Marin Countywide participation in the Caltrans Scenic Road Program, an established Policy Goal of the CWP 2007.

COST- BENEFIT ANALYSIS

Costs: The only cost to the County is the one-time use of staff time for the required work of a) a written Visual Assessment; and b) the written Scenic Corridor Protection Plan. If staff work is out-sourced to qualified consultants: outsourced Visual Assessment and Corridor Plan cost estimates: \$20k to \$50k.

Benefits: Direct Benefits: Fulfils Existing County Goals; Indirect Benefits: Enhances Grant Funding

- a.) Meets CWP Goals of Environmental Preservation, Community Participation, and Financial Responsibility
- b.) Makes Lucas Valley a “community [that] has the latitude to design its own future”, CWP 1-1
- c.) Implements Goal of CWP DES 4.1 to preserve Visual quality
- d.) Implements Goal of CWP DES-4f, “to preserve and enhance Marin’s scenic highway corridors.”
- e.) Implements Goal of CWP TR-1.6 to maintain the rural character of west Marin
- f.) Helps honor and protect the existing MCOSD 1271 acre “Lucas Valley” preserve;
- g.) Complements Miller Creek Road/Las Gallinas Avenue recent improvements of WalkBikeMarin
- j.) Provides County access to enhanced and new Grant funding sources for multiple County projects (Examples: Open Space maintenance, undergrounding utilities, Miller Creek Watershed Restoration, County road maintenance, native plant restoration, public trails maintenance)

PILOT PROGRAM- Benefits to Marin County

- a) Enables Marin County to ascertain feasibility of County participation in the Caltrans program;
- b) Provides quantifiable experience to ascertain future ongoing Countywide Participation or Study.

RISK ANALYSIS

- 1) Of all 29 California Counties that participate in the Caltrans program over the Program’s 51 year history (totaling 1,336.82 miles of Caltrans Scenic designated road corridors); all have enjoyed net positive benefits and experiences with the Program. The high satisfaction of all other counties in the Caltrans Scenic Road program is best evidenced by the fact that no county has ever opted to revoke any Caltrans Designation(s) once received;
- 2) The County Corridor Plan will be adopted via normal County public hearing and review procedures; thus eliminating risk by ensuring the specific text of a Corridor Plan will be wholly consistent with the CWP 2007 and all existing applicable code and ordinances;
- 3) The Scenic Corridor Plan is always self-enforced by the County of Marin. *“Designation can be revoked if the local government ceases to enforce its protection program. A city or county may request revocation if it no longer wishes to be part of the program”.*

Conclusion: No risk.

SUMMARY CONCLUSION

With a one-time minimal administrative cost, the County will establish official Recognition of the natural scenic resources of the Road corridor, addressing the needs and interests of a broad diversity of County constituencies; residents, businesses, environmental and recreational organizations. A Caltrans Scenic Road designation honors the past achievements of local residents and multiple County Departments. Participation in the Caltrans Scenic Road Program will give Marin County distinction among California Counties as a place of remarkable Scenic Resources, which will always serve to attract the residents, investors, businesses and visitors which enrich our local economy, environment and quality of life.

This is a positive program, of little cost, that engenders enthusiastic community response and support.