

Land Use & Transportation Committee Meeting
Marin Conservation League
Wednesday, February 4, 2015 – 9:00 am
175 N. Redwood Dr., San Rafael

Agenda

1. Announcements:

2. **Draft minutes:** January 7, 2015

3. **Approval of Agenda**

4. **Action Item:** Recommendations from Agricultural Land Use regarding MCL positions (specifics to follow next week)

5. **County wide planning issues:**

- a. Transportation updates - Bob Johnston
- b. Stream Conservation Area status – Ann
- c. Water updates - Ann
- d. Canalways – report back Nona

6. **Brief Updates:**

- a. PRNS ranch planning - Judy
- b. Community Marin - Priscilla
- c. Novato General Plan Update – Environment Element
- d. Easton Point – Randy

7. **Back Burner issues:**

Highway 101 projects
SMART or NCRA
Hetzfield project, Lucas Valley
Golden Gate Baptist Seminary
Hamilton Sports Facility
Marin General Hospital Retrofit
Greenbrae N/S greenway

8. Next meeting March 4, 2015

Agricultural Land Use Committee
Planning Subcommittee
February 4, 2015 - 11 a.m.

1. Work Session on CCC Staff Proposed Edits to Marin LCP – Development Code:
 - a. Schedule options for follow-up Work Sessions
 - b. Suggestions for Work Session agenda
2. Point Reyes Ranch Management Plan and Planning Process: Update
3. Discuss steps 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: January 7, 2015

Present: Susan Stompe, chair; also Priscilla Bull, Nona Dennis, Don Dickenson, Rick Fraites, Randy Greenberg, Jana Haehl, Bob Johnston, Doug Karpa, Cheryl Longinotti, Kate Powers, Judy Teichman, Ann Thomas, Doug Wilson. Guest: David Lewis. Met 9 to 11:15.

Announcements: 1) There will be a public meeting to provide an update on the ecosystem restoration efforts at Bolinas Lagoon on Thursday, January 22 at Stinson Beach Community Center. 2) The County Planning Commission will reviewed the Black Point Community Plan update on January 26.

December 3, 2014 Meeting Notes. Approved as corrected. **Corte Madera Inn redevelopment DEIR.** MCL submitted scoping comments earlier and Ann, Jana, and Cheryl have followed this project. Ann is drafting a letter with brief comments on the adequacy of the DEIR and it will be circulated. Comments are due January 19.

Coastal Commission Proposed Changes to Marin Local Coastal Plan Development Code. Judy extensively reviewed the Local Coastal Plan Development Code and Coastal Commission staff report requesting changes to what the Marin BOS had previously approved. She suggested MCL ask for specific changes on three topics in particular: intergenerational housing, criteria for diversification, and value-added agricultural activities. She hoped to have recommendations for discussion at the LCP working group January 23 and quarterly agricultural committee meeting on January 30.

It was noted that the County development code was recently amended for most of the County, except for the coastal zone, and that now has to be done for the Coastal Zone to implement the policies in the Local Coastal Plan. The final revised Local Coastal Plan and Development Code must be approved by the BOS.

Nona suggested that it was premature to request specific wording in the absence of MCL policies to provide guidance. Also MCL did not previously comment on the LCP so there are not earlier statements on which to rely. She suggested MCL take time to update and approve a robust set of agricultural policies as a first step before making specific suggestions on the Coastal Development Code.

In the meantime, at Randy's suggestion, there was general agreement that MCL comments on the Local Coastal Plan Development Code should focus on seeking clarification regarding some statements in the Coastal Commission staff report. There was a lengthy discussion about this issue during which committee members noted a number of ambiguous statements and possible typos about which clarification would be helpful.

Recommendation. M/S/C (Jana/Judy) that the report on January 23 (to the working group) that the Land Use Committee requests clarification of issues raised in Judy's memo, dated January 5, 2015, and other issues discussed at the Land Use Committee.

Transportation Updates. Susan reported that the SMART district and TAM (Transportation Agency of Marin), along with Corte Madera and Larkspur, have agreed to the use of Regional Measure 2 funds for the North-South greenway studies. Ann noted that SMART has recently released the environmental assessment for the Downtown San Rafael to Larkspur extension. According to this document the two mile extension would cost approximately \$40,170,000 in 2014 dollars.

A negative declaration has been released for the Civic Center Drive/Peter Behr Drive intersection roundabout.

Agricultural Land Use Committee.

Present: Judy Teichman, chairing; also Priscilla Bull, Nona Dennis, Jana Haehl, Doug Karpa, Kate Powers, Susan Stompe, Ann Thomas.

December Minutes – OK as prepared.

January 23 Work Session/CC LCP. Judy is trying to work out a good time which would accommodate the Coastal Commission District Supervisor Kevin Kahn, who will be attended but may have to drive up from Santa Cruz that morning. Jana offered to find overnight accommodations if he could drive up the day before. Judy will email everyone the exact time later, but people generally prefer early in the morning to leave the afternoon free.

The agenda for January 23 will be derived from Judy's January 5 memo and she will circulate the agenda prior to the meeting.

La Franchi Tour. The tour of the Lafranchi Dairy and cheese making and sales room on December 9 was noted to have been very successful. About 20-25 people attended. Nona said that she found the on-site sales of special interest as it relates to the County's ordinance governing farm sales. She wondered if there could be improvements to the ordinance and will ask CDA Assistant Director Tom Lai how the ordinance is currently working in practice.

Ranch Mgmt Plan Process. Dave Press, Pt. Reyes staff biologist, has offered to discuss the process at the January 30 meeting. A new issue came up regarding the elk with Johne's disease. Apparently State Fish and Wildlife will not allow elk to be moved until the elk are cleared of the disease. This raises the possible problem of how these elk could affect local ranches adjacent to areas where they are being kept. It was agreed we should wait until the environmental assessment is available before taking a position on alternatives to reducing the elk herd in Marin.

Proposed Study Group/Ag Policies. Doug and Bob offered to collaborate on getting county maps showing overlapping boundaries of the jurisdictions of relevant agencies: e.g. GGNRA, MALT, Coastal Plan, CWP, Williamson Act.

Kate offered to ask Laurie Williams at the County for assistance to develop a digital file with county map overlays with the Williamson Act and others

For the January 30 meeting, Doug will also speak with EAC Executive Director Amy Trainer to get contact information for Mr. Kahn.

The dual committee meetings (Land Use and Ag Land Use) adjourned at 12:15.

Notes: AT