

**Land Use & Transportation Committee Meeting  
Marin Conservation League  
Wednesday, April 1, 2015 – 9:00 am  
175 N. Redwood Dr., San Rafael**

**Agenda**

1. **Announcements:** MCL Annual Dinner April 24

2. **Draft minutes:** March 4, 2015

3. **Approval of Agenda**

4. **Action Item:** Point Reyes Coast Guard property transfer (see attachment)

Consider sending a letter of support to Representative Huffman for the Coast Guard to transfer the property to the county of Marin for local housing.

5. **County wide planning issues:**

- a. Transportation updates - Bob Johnston
- b. Stream Conservation Area status – Ann
- c. Water updates – Ann
- d. State Water Bond Projects - Priscilla

6. **Brief Updates:**

- a. PRNS ranch planning - Judy
- b. Community Marin - Rick
- c. Novato General Plan Update – Susan
- d. Easton Point – Randy
- e. Marin General Hospital Retrofit - Ann

7. **Back Burner issues:**

Canalways – report back Nona  
Highway 101 projects  
SMART or NCRA  
Hetfield project, Lucas Valley  
Golden Gate Baptist Seminary  
Hamilton Sports Facility

8. Next meeting May 6, 2015

AGENDA FOR AGRICULTURAL LAND USE PLANNING SUBCOMMITTEE: **cancelled**

# **MARIN CONSERVATION LEAGUE**

## **Land Use and Transportation Committee Meeting Notes: March 4, 2015**

Present: Kate Powers, acting chair; also Priscilla Bull, Nona Dennis, Rick Fraites, Sally Gale, Randy Greenberg, Jana Haehl, Jack Krystal, Judy Teichman, Ann Thomas, Doug Wilson. Met 9 to 11:25.

**Agenda:** M/S (Randy/Doug) and approved with addition of Sears Pt concert under brief reports.

**February 4, 2015 Meeting Notes.** M/S (Sally/Judy) and approved as amended.

### **Proposed Letter to California Coastal Commission ED Regarding Marin LCP Update.**

Committee members had reviewed several documents related to a suggestion that a letter be sent to Commission ED Charles Lester with comments on edits that Commission staff had made to the LCP revision approved by the County. Among documents reviewed by Land Use members were a draft memo Sally and Judy prepared for the MCL board detailing concerns with the CC modifications, comments on the proposed draft prepared by Nona and Randy, a letter from Bob Johnston who could not be present today, and a proposed cover letter to Dr. Lester.

In lengthy discussion committee members suggested changes to the draft memo, including reformatting, redirecting comments to staff charged with overseeing the Marin LCP rather than the Commission ED, and waiting to submit comments until CC staff released an expected update of their proposed changes. The value of coordinating with Marin County staff working on the document was also emphasized. L.U. Committee concluded that appropriate action would be to prepare a draft letter of comment, anticipating probable CC staff editing, folding in suggestions presented today to the initial draft, and holding it until the time is right to submit it to CC staff.

It was M/S (Sally/Jana) and approved to prepare a draft letter to Nancy Cave, Supervisor of the Commission's Northern California Enforcement Program, incorporating MCL recommendations for the LCP implementation program, in order to have it ready to send in a timely manner. The draft will be emailed to Land Use Committee members for comment/approval and committee members need to respond within 48 hours after receiving the draft letter.

### **Proposed Policy Statement Re: MCL Support for Marin's Farms and Ranches.**

Committee members reviewed a memorandum prepared by Sally suggesting language for a policy to be presented for adoption by the MCL board, and there were a number of comments. In general, committee members agreed that the memo provided a good background but not fully-developed for consideration as a position paper at this time.

M/S (Sally/Ann) and approved that a subcommittee of the Land Use Committee be established to develop a revised agricultural policy. Persons suggested for this subcommittee: Nona Dennis, Sally Gale, Randy Greenberg, Bob Johnston, Susan Stompe, Judy Teichman, Ann Thomas.

### **Brief Updates**

**MGH Expansion and Bon Air Roadway Changes.** Ann reported that Kentfield and Larkspur community members are working with the County's public works to minimize traffic delays and public safety issues related to proposed changes on Bon Air in conjunction with the hospital construction. The hospital planners are seeking addition of two new signalized intersections on Bon Air Road and locating south and north bound bus stops that are currently on the hospital campus to the roadway.

**Greenbrae N/S Multi-Use Path & Meeting at TAM.** Randy described plans to create a multi-use pathway along Redwood Highway in Larkspur that would approximately parallel and duplicate one proposed to the east along the SMART right-of-way. The frontage road project was presented at a pre-scoping meeting in TAM (Transportation Authority of Marin) offices on February 13 which was attended by Randy, Ann, Barbara Salzman and Susan Stompe. This project would begin approximately at the location of the 101 overpass, run along the frontage road past the motor home/RV parks, then continue over the creek on the existing walkway from Redwood Highway to East Sir Francis Drake; the walkway would be widened from 3.5 feet to 12 feet. The project would be funded by a portion of the Regional Measure 2 funds earlier designated for the Greenbrae interchange project that was rejected, and TAM spokespeople said it was intended to “close the gap” between Cal Park and portions of the North-South pathways south of the creek. Randy commented that constructing two parallel paths with the same beginning and ending point, would be a misuse of public funds. Jana said the eastern pathway would exit the marsh through an easement provided through the Booth & Little storage facility.

**Water Programs and Issues.** The speaker at the February water program was Scott Callow of County Environmental Services who spoke of the process to permit wells. He noted that criteria are only concerned with water quality and not with impacts on streams and aquatic species as a result of extracting groundwater from the creek’s aquifer. This is something that MCL should bring up to be addressed when the County resumes consideration of a new stream ordinance. Regarding water supply, both MMWD and NMWD reservoirs and supply are in good shape.

**SMART Construction Impacts.** Kate reported on SMART rail line construction along waterways and near residential areas through northern San Rafael that at the least are creating a nuisance but could also be affecting water quality and wetland habitat. Neighbors have a meeting scheduled with Mayor Gary Phillips and Director of Community Development Paul Jensen to discuss three issues in particular: 1) creosoted ties are not sufficiently enclosed to prevent seepage into waterways; 2) a berm built behind Rafael Meadows homes was hydro-seeded and then, during rains, the berm flowed into residents’ back yards; 3) tree removal and care of remaining oaks near construction was not done as authorized. She also noted that maps for the SMART-related bike path show the bike path crossing through wetlands.

**Novato General Plan Update.** A letter is being sent reiterating concerns raised earlier about creek policies and other environmental issues in the process to update the general plan.

**Community Marin Action Committee.** Rick reported the group, which he chairs, continues to meet with decision-makers to emphasize that cooperative adaptation to SLR among all county jurisdictions needs to happen soon. The County has allocated \$250,000 for an inter-jurisdictional vulnerability study and anticipates this being augmented by a similar amount from the Coastal Conservancy. County Planner Jack Liebster has been superb in trying to guide this effort.

**PCL Conference.** Nona attended this annual event on February 21 and reported that SB375 is driving planning around the state – except, she believes, in Marin County – and transit oriented development was a centerpiece of much of the session. A practice termed “greenprinting” has come into vogue; it calls for advance planning to identify lands that should be protected due to their environmental values. She said there were also 12 staff members attending the conference from Shute Mihaly who spoke to the importance of complete environmental studies.

**Agricultural Land Use Committee.** This meeting was cancelled due to the late hour and as items that were to be discussed were covered in the earlier meeting.

Notes: AT

# Coast Guard Property

## Overview: Coast Guard Property Acquisition Possibility

The Coast Guard Housing Site, located at the edge of Point Reyes Station and used for decades as a home base for Coast Guard officers and their families, is being removed from Coast Guard properties. It is anticipated that the property will be listed for auction by the General Services Administration as soon as October 2015.



Coast Guard housing

Widely viewed as an opportunity to create more than thirty affordable homes and other resources for the benefit of the rural Tomales Bay communities, there is a broad political and community effort underway to ensure that this site is solidly placed within the community's hands and not sold online to the highest bidder. CLAM is working to facilitate the community's interest in the property, partnering with Supervisor Steve Kinsey, the County of Marin, and Congressman Jared Huffman toward acquiring the property. As a community land trust, CLAM's vision is to hold this property in trust for the community, creating and stewarding permanently affordable homes and other resources that will benefit Tomales Bay communities for generations.

## About Coast Guard property

The Coast Guard residential facility was established 40 years ago and has been a home to 36 families and additional single Coast Guard officers throughout the years. Built as a neighborhood, this 30-acre site is comprised of several buildings with two-story townhome-style units, a playground, an administration building, tennis courts, vehicle and equipment storage, parking areas, dining room and kitchen. It also has open space and trails to adjoining Lagunitas Creek.

## **About the Auction and 2014/2015 Legislative Efforts**

The Coast Guard is now working directly with the General Services Administration (GSA) in preparation to sell the property through the online auction at the General Services Administration website. This sale is expected to take place in federal fiscal year 2016, which begins October 1, 2015.

The GSA, which acts like a broker for the sale of federal property, is conducting due diligence in advance of the sale, including building and environmental assessments. According to the GSA, the results of these tests will be made available in advance of the auction. Also in advance of the auction, public tours and open houses will be scheduled.

Both the County of Marin and Congressman Huffman are working to avoid an auction sale through supporting legislation that would direct the Coast Guard to sell the site to the County of Marin, which would then work with CLAM toward local acquisition. In November 2014 Congressman Huffman introduced legislation and the County of Marin passed a resolution that supported such legislation. Although it could not pass as a part of the Coast Guard Reauthorization Act of 2014, this legislation has now been reintroduced (February 2015).

## **About the Community**

Community support for this possibility draws from the following issues:

- Escalation of home and land prices in the Point Reyes National Seashore area have dramatically reduced the rental market, escalated rental prices, and made affordable home ownership for working families impossible. There is widespread recognition that the communities surrounding Tomales Bay are in danger of being hollowed out by market forces that promote displacement of local residents and those who work locally. Community ownership of this site would provide affordable homes that are the anchor of community health.
- The creation of affordable homes and community assets at the site will not involve any additional building footprint; rather, it will involve the wise re-use and ongoing stewardship of existing buildings.
- The site provides additional community space that is needed and rare in a County and Coastal Zone regulatory environment in which there are multiple barriers to new construction.

## **Community support includes the following organizations:**

Community Land Trust Association of West Marin (CLAM)  
Coastal Health Alliance  
Shoreline Unified School District  
West Marin-Inverness School  
[West Marin Community Services](#)  
[West Marin Senior Services](#)  
[Point Reyes National Seashore Association](#)

[Marin Agricultural Land Trust \(MALT\)](#)  
Point Reyes Station Village Association  
Inverness Association Board of Directors  
Inverness Park Association  
East Shore Planning Group  
[Environmental Action Committee of West Marin](#)  
West Marin Chamber of Commerce Board of Directors  
KWMR Radio Station Board of Directors  
Toby's Feed Barn  
[Point Reyes Farmers Market](#)  
[Saint Columba Episcopal Church](#)  
[Tomales Bay Resort & Marina](#)  
[Black Mountain Artisans](#)  
[Perry's Inverness Park Grocery](#)  
[Bovine Bakery](#)  
[Cowgirl Creamery](#)  
[Gallery Route One – Artists in the Schools Program](#)  
Gallery Route One – Latino Photography Project  
[Mainstreet Moms](#)  
[West Marin Fund](#)  
[The Mesa Refuge](#)  
[Coastal Marin Fund](#)  
[Cottages at Point Reyes Seashore](#)  
Petition of Support by local individuals  
West Marin Fitness  
[West Marin Citizen](#)  
[Point Reyes Animal Hospital](#)  
[Osteria Stellina](#)  
[Tomales Bay Watershed Council Foundation](#)  
Main Street Hair Salon  
[West Marin Commons](#)  
Tim Kehoe, owner/operator of Kehoe Dairy Inc.  
[Point Reyes Books](#)  
[Jack Mason Museum](#)  
[R&J McClelland Dairy](#)