

Land Use & Transportation Committee Meeting
Marin Conservation League
Wednesday, May 6, 2015 – 9:00 am
175 N. Redwood Dr., San Rafael

Agenda

1. Announcements:

2. **Draft minutes:** April 1, 2015

3. **Approval of Agenda**

4. **Action Item:**

5. **County wide planning issues:**

- a. Dealing with housing proposal at Grady Ranch
- b. Status of Marin PCA's
- c. Transportation updates - Bob Johnston
- d. Stream Conservation Area status – Ann
- e. Water updates – Ann
- f. San Geronimo sewage project

6. **Brief Updates:**

- a. PRNS ranch planning - Judy
- b. Community Marin - Priscilla
- 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) Is the Ag Land Use Committee useful?
- 2) Proposed MCL Agriculture Policy
 - Independent Ag Policy or a part of a Land Use Policy – cf scope of and topics covered in Marin countywide plan on “The Natural Systems and Agricultural Element.”
 - Procedure/Schedule/time line for developing MCL Agricultural Policy.
- 3) Next Steps

MARIN CONSERVATION LEAGUE

Land Use and Transportation Committee Meeting Notes: April 1, 2015, 9 to 11:30 AM

Present: Susan Stompe chair; Priscilla Bull, Nona Dennis, Don Dickenson, Rick Fraites, Randy Greenberg, Bob Johnston, Doug Karpa, Cheryl Longinotti, Mary Morgan, Pat Nelson, Vicki Nichols, Kate Powers, Judy Teichman, Ann Thomas, Doug Wilson, Periann Wood.

Agenda. Discussion items added: process whereby Land Use Committee voted on LCP letter to CC staff, updates on Marinwood Plaza and Canalways, SCA Streams Coordinator support letter.

March 4, 2015 Meeting Notes. M/S/C to approve as submitted.

It was noted that the Greenbrae N/S Multi-Use Path along Redwood Hwy discussed in March, which would run about from the 101 overpass, along the frontage road past the motor home/RV parks, then continue over the creek on the existing walkway to East Sir Francis Drake, is only one in a series of projects in the county's non-motorized transportation network. It is known as the Northern Segment of the Greenway Gap Closure.

Pt Reyes Coast Guard Property Transfer Proposed Letter. Committee discussed the US Coast Guard housing site in Point Reyes, now available for sale. Congressman Huffman has introduced legislation to direct the Coast Guard to sell the site to the County of Marin. If the legislation does not pass the site would be available to the highest bidder.

It was M/S/C (Ann/Priscilla) to recommend to the MCL board approval of a letter of support for conveyance of the Coast Guard housing facility to the County of Marin. Copy of the letter to go to the Community Land Trust Association of West Marin, which is coordinating efforts.

Transportation. 1) Bob said West Marin's C-SMART (Collaboration: Sea-level Marin Adaptation Response Team) program will eventually involve a study of 101 which will generate a lot of issues. 2) Ann reported that the county will soon begin a study of the Sir Francis Drake Blvd corridor from the Ross town line to Highway 101. The study will evaluate the corridor for potential improvements to vehicle flow, transit operations, and pedestrian and bicyclist circulation. A TAC has been named, a consultant will be hired, and there will be community workshops this summer. 3) County Parks has a study going on to look at rehabilitating a portion of SFD Blvd west of Lagunitas between Shafter Bridge and Platform Bridge Road.

Stream Conservation Area Ordinance and Work Program Update. Ann reported that upcoming county budget hearings, at which departments lay out plans for the year ahead, will include whatever plans the CDA has to pursue the SCA ordinance. Two possible options include: 1) proceed with the supplemental EIR required by the court as a result of SPAWN's lawsuit, and then work on a revised SCA ordinance, and 2) begin work on updating the Countywide Plan and defer work on an SCA ordinance until there is a new CWP in place. Several people spoke in favor of encouraging CDA to continue funding the Urban Streams Coordinator position. It was

M/S/C (Ann/Vicki) to encourage the BOS to continue the Urban Streams Coordinator position. Noted that this was consistent with previous MCL actions.

Water Speaker Program. MMWD Director Armando Quintero, who serves on the California Water Commission, gave a talk on the Commission's key role: to administer allocation of the \$2.7 billion provided in Prop 1 funds for water storage projects. About 25 MCL members and guests attended the March 26 program. He told the group that, among the selection criteria for projects, is one that requires that they must benefit the Delta or its tributaries.

LCP Letter Process. This will be discussed by the executive committee.

PRNS Ranch Planning. Judy has attended meetings regarding the Park Service effort to develop a ranch management plan for the park's pastoral zone. She also attended a March 25-27 conference on "Science for Parks, Parks for Science: the Next Century" regarding the NPS mission, and scientific and management implications of this mission in a changing world.

Community Marin Action Committee. CMAC Chair Rick reported this group is meeting monthly, sent a letter in support for the County's BAY-WAVE grant proposal, and have met with several city council representatives to continue to encourage them to come up with a comprehensive county plan on sea level rise.

Plan Bay Area. ABAG is about to embark on a scheduled update of the Plan Bay Area, which will include a process for public participation. Two of the main legislative mandates for the PBA, Nona noted, are to accommodate all the housing projected to be needed in the Bay Area, and to meet GHG emission reduction goals.

Novato General Plan Update. This is moving slowly and there is a concern among some members that the public is not being encouraged nor informed to review the work while it is ongoing, but may only be able to comment when the total plan is ready for public hearing.

Community Plans. The Black Point community plan will be on the Planning Commission agenda this spring, Santa Venetia's in the fall.

Marinwood Plaza Update. The application from Bridge is inactive because the option expired.

Canalways. San Rafael is trying to deal with the homeless that were camping out here and Nona will be meeting with SR Fire Marshall Larry Luckham on April 9 to discuss options for a long-term solution regarding fire concerns at Canalways.

MGH Expansion. The PC will hold a workshop April 13 on preliminary plans for the new dual structure hospital in Greenbrae. The new structure is proposed to be attached to the existing west wing building and face south towards Corte Madera Creek, have 259,000 square feet of floor area and reach a maximum height of 70 feet above surrounding grade. An application for design review will be submitted at a later date. In the meantime community groups are working with the county regarding proposed area roadway changes related to the hospital expansion.

Hamilton Sports Facility. In March the City received an application for development of a 55-acre multi-use recreational complex and community park at the former Hamilton Air Force Base landfill. It would include 5 baseball fields, a 1000-seat stadium, 2 soccer fields and parking for several hundred cars. The North Marin Unit will be following this closely.

Agricultural Land Use

Susan, Judy, Ann, Kate, Pat Nelson and Priscilla remained for this meeting portion and discussed possible future farm tours, the process to update MCL ag policies, and scheduling of the next quarterly meeting. Judy is researching possible tours at the Giacomini Pt. Reyes Farmstead Cheese Company or Clover-Stornetta. She reported that Sally will be arranging dates later for a subcommittee to work on ag policies. The scheduled April 26 quarterly meeting is cancelled as that is the annual dinner meeting day, and a new time will be set.

Notes: AT