

## **MARIN CONSERVATION LEAGUE**

**North Marin Unit Meeting  
Thursday, November 19, 2015**

**Applen home, 41 Sotelo Way**

**San Marin Dr., north on San Carlos, right on Estado, left on Jacinto, left on Sotelo**

**>12 noon, brown bag lunch**

### 1. Introductions

### **Announcements:**

**Guest speaker: Bob Brown, Community Development Director, City of Novato**  
Novato General Plan process and schedule

2. Notes of October meeting – attached
3. Projects & Issues around Novato
  - a. Novato Creek watershed study, flood control plan and flood plain management update
  - b. County Parks Road and Trail management plan – Novato area projections
  - c. Development proposals pending with city and county
4. Status Reports:
  - a. Transportation issues – Don  
Downtown bus stop status
  - b. Senior housing on N. Redwood
  - c. Water District issues
  - d. Water ReUse authority – Rick or Bill
  - e. MOST progress – Joyce or Bill
  - f. Mission Lodge site use
  - g. Stafford Lake Park – park plan update
  - h. Buck Center housing
  - i. Gnoss Field – revised process
  - j. The Square shopping center
  - k. Black Point/Green Point Community Plan - Going to BOS in Jan.
5. Other

Next meeting: Holiday Potluck at Stompe on Dec. 9 at 6 p.m.

Questions or comments, please call Susan Stompe 897-1610

October 22, 2015

The meeting was called to order at the Wilhelm home at 12:20. Present were: Rick Fraites, Joyce Applen, Edith Piltch, Don Wilhelm, Gail Wilhelm, Dorothy Thomas, Frank U'Ren, Pat U'Ren, and Susan Stompe.

**Announcements:** City Council, Fire District, School District trustees and Measure C are on the ballot. Trains were heard blowing whistles lately.

**Notes of the September meeting** were approved by adding to the attendance: Dorothy Thomas and Pam Drew

**Atherton Single family house:** County Planning Commission had an appeal hearing last week of a single family house off Atherton Avenue proposed by the Niebuhr family. The project had been denied by staff, appealed to the PC and unanimously denied there. It is anticipated that it will be appealed to the Board of Supervisors. The project is to build a new residence of 5400 sq. ft., a lap pool, cabana, patio, and a long driveway. The lot is 6.3 acres and slopes from north to south and is heavily wooded. There are two small clearings on the lot, one at a low elevation and one  $\frac{3}{4}$  of the way up the hill. The upper clearing is where the house is proposed. The house and 500' driveway would cause removal of 109 trees, 102 of which are considered protected or heritage in the Marin County Development Code. After discussion, it was **M/S/C (Gail, Rick) to recommend that MCL oppose the project if it goes to a BOS appeal.** The number of trees to be removed is excessive, and precedent setting for the neighborhood. An alternative that does not require removing so many trees and does not set a precedent for the area should be found. This project is inconsistent with too many county codes and policies.

**Buck Center Solar project:** The Buck Center is proposing construction of sixteen carports with solar panels on an existing overflow parking lot NW of the existing buildings. These carports would support 3900 anodized aluminum alloy solar modules that could generate one megawatt of energy for the Institute's electrical system. A drawing of the proposal was circulated and **consensus was that MCL should support this project as consistent with MCL's land based solar policies.**

**Novato General Plan:** Novato Planning Staff is working on the Draft General Plan with the intent of having it finished by the end of this year. There will then be a Draft EIR prepared early next year. Focus groups and workshop meetings will be held.

**Other development proposals pending:** The city has not updated their "Current Planning Projects" posting since July. The mixed use site on Redwood Blvd. in front of the Atherton Ranch development proposes 6,000 sq. ft. of commercial and 59 residential units. A proposal for 31 townhomes at Hamilton on Main Gate Rd at "C" St. has been moving ahead, but a public meeting scheduled a couple weeks ago was cancelled at the last minute. It was to have been a review of the toxic substance clean up, since the site had been a gas station. A new 36 unit project at Landing Court with 7.2 affordable units is under review. There was consensus that this was not a good site for residential development. A project for 35 new multi-family units on Grant Avenue where a day care facility was formerly located is under review by Design Review. It is along Novato Creek.

**Bus Transit Center:** The project has received funding through a federal source.

**Water District:** Rick reported that water use continues to stay below historic averages. Recycled water distribution is being expanded in Central Novato for large parcels. If the Sports facility at Hamilton happens the water district will object to artificial turf since recycled water available.

The meeting adjourned at 2:00

The next meeting will be at the Applen house on Thursday, November 19.