

MARIN COUNTY PLANNING COMMISSION WORKSHOP MINUTES
March 8, 2004
Marin County Civic Center, Room #328 - San Rafael, California

Commissioners Present: Allan Berland, Chairman
Steve Thompson, Vice
Hank Barner
Don Dickenson
Wade Holland
Jo Julin

Commissioners Absent: Ray Buddie

Staff Present: Alex Hinds, Agency Director
Brian Crawford, Deputy Director
Michele Rodriguez, Principal Planner
Dan Dawson, Senior Planner
Kristin Drumm, Planner
Eric Steger, Senior Civil Engineer
Alexandra Morales, Planning Commission Secretary

Minutes Approved on: **May 10, 2004**

Convened at 4:00 p.m.
Adjourned at 9:10 p.m.

1. ROUTINE TRANSACTIONS:

- a. M/s, Julin/Holland, and passed unanimously of those present, to incorporate the staff reports into the Minutes. Motion passed 6/0 (Commissioner Buddie not present).
- b. Continuances- None
- c. Minutes

M/s Thompson/Holland, and passed unanimously adopted the minutes of February 23, 2004 with modifications. Motion passed 6/0 (Commissioner Buddie not present).

2. COMMUNICATIONS

The Commission acknowledged additional correspondence received.

3. DIRECTOR'S ORAL REPORT

- a. Update on Board of Supervisors' actions.

February 24, 2004: Ghazi variance Appeal denied

March 23, 2004: Krystal Project Fee Waiver Request

4. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

5. FUTURE AGENDA DISCUSSION ITEMS/FIELD TRIPS

6. WORKSHOP: MARIN COUNTYWIDE PLAN UPDATE

Public workshop focusing on the introductory chapter and Natural Systems Element.

Chairman Berland welcomed members of the public present. He then briefly commented on the function of the Plan and explained the process for conducting the upcoming public workshops and hearings on the draft Countywide Plan Update.

Alex Hinds, Agency Director, commented on the public participation process and anticipated meeting schedule. He then expanded on the process for conducting the upcoming meetings emphasizing the fact that no formal actions would be taken during any of the public workshops. He proceeded to present the background history and commented on the organization of the draft Plan and the elements included.

Staff and Commissioners discussed the following issues:

- The actual size of the County in terms of land and water
- The Countywide Planning Agency's role as a subregional land use body;
- The need for increased emphasis on senior services;
- Organization of the Plan;
- Source of the ecological footprint;
- Definition of baylands;
- Definition of reduction of consumption;
- Provisions for agricultural land use designations; and
- Mining and extraction.

Members of the audience were invited to comment on this matter.

Interested parties and community representatives who commented on this matter were: Gordon Bennett, Margaret Zegart, Eva Karlen, Nancy Gates, Martin Pozzi, and Cela O'Connor. Comments made generally related to:

- The Agriculture and Food section being unclear and confusing.
- The need to reference the Baylands Corridor in the introductory chapter.
- Global warming.
- The inappropriateness of using the title Coastal "Recreational" Corridor.
- Accuracy of the Trails Maps (Map 2-11)

Although no Planning Commission decisions were made or direction provided as part of the workshop, Commissioners discussed the format and organization of the plan making the following comments:

- The Plan could be reformatted to better utilize pages, thereby decreasing the length. Perhaps use a columnar structure.
- Maps are difficult to read.
- The typography of the document could be improved. Section titles should be consistent and clear to read. All goals should be listed at the beginning of each section.
- Consider removing the three-E circle graphics.

Director Hinds summarized the key trends and issues of the Biology and Water Resources, and Open Space and Trails sections of the Natural Systems Element, as well as the strategies of the Plan. Although no Planning Commission decisions were made or direction provided as part of the workshop, Commissioners expressed individual comments and concerns on these sections.

Commissioner Julin:

- The need for a better definition of the Baylands corridor.

Commissioner Dickenson:

- Page 2-22, BIO-3.1 –The need for further clarification of buffer zones for wetland protection.
- Page 2-25, BIO-3.d– The need for flexibility to require greater buffer zones within the City Centered Corridor based on site constraints and opportunities to ensure avoidance of sensitive wetlands.
- Page 2-36, BIO-5.2 - Subdivision of properties with streams.
- Page 2-36, BIO-5.3 – Provisions for maintenance or marine related uses.
- Page 2-38, BIO-5.1 – The need for flexibility to require greater buffer zones within the City Centered Corridor based on site constraints and opportunities to ensure avoidance of sensitive wetlands application to already developed vs. undeveloped properties.
- Moving Maps 2-3A and 3B to the Built Environment Element and correcting the northern boundary on the Baylands Map.

Commissioner Barner:

- Page 2-26 – the need for a glossary.
- Page 2-29, BIO-4.3 – Language should be clarified.
- Page 2-35, BIO-4.h – The need for flexibility regarding the wetland replacement ratio of 2:1.
- Page 2-39, BIO-5.b – A definition of “water related industries and utilities”.
- Page 2-45 – Appendix is missing.
- Page 2-107, TRL-2.b, third bullet – “Point access” should be clarified.
- Page 2-108, TRL-2.h – Language should reflect conflicts between different trail users.
- The need for public facilities near trails.
- Coordinating efforts with Sonoma and Solano Counties regarding a watershed corridor.
- The need for a better definition of “water-related industry”.
- Showing Day Island and adjacent flood plains on the map.
- Allocating funding for maintenance of trails and open space in perpetuity.

Members of the audience were invited to comment on the Biology and Water Resources, and Open Space and Trails sections.

Interested parties and community representatives who commented on this matter were: Gordon Bennett, Margaret Zegart, and Nancy Gates. Comments generally related to:

- Inclusion of the Richardson Bay Area on Map 2-5;
- Page 2-3 - Pine and cypress trees also being problematic;
- Readability of gray on gray maps;
- The type size for goal section titles;
- Inclusion of paper streets in the trails section;
- Provision of the Trails Technical Background Report;
- Numbering introductory pages;
- Page 2-10 – providing a definition of baylands and adding Tomales Bay is a baylands, but not part of the Baylands Corridor;
- Page 2-16, first paragraph – adding GGNRA, State Parks, and Caltrans as agencies to work with in when mapping natural communities;
- Page 2-18 – deleting the star from quote;
- Page 2-44 – working with Caltrans in implementing some of the programs on areas bordering open space;
- Page 2-106, TRL-2.d – adding agricultural operations to the list of uses to being protected;
- Page 2-108, TRL-2.d –adding agricultural operations;
- Allowing benches on trails and alternating days for different trail users;
- Revising Trails Maps to indicate whether they include paper streets or not;

- Funding trails in open space, and the inappropriateness of naming trails after donors;
- Including Tomales Bay in the definition of Baylands;

Alex Hinds summarized the key trends and issues of the Agriculture and Food section, as well as the Plan's strategies.

Commissioner Barner commented on the following: 1) the need to promote marketing of locally grown, organic agricultural products; 2) the need for references to minimum parcel size required for a viable agricultural use; and 3) Page 2-126, AG-1.a – the appropriateness of limiting total residential square footage to 3,000 square feet without further clarification.

Commissioner Holland noted Page 2-120 questioning the accuracy of milk production figures.

Commissioners Dickenson and Berland concurred with Commissioner Barner's Comments on Page 2-126. Commissioner Dickenson further noted the possibility of conflicting goals regarding encouragement of agricultural use and protection of environmental resources.

Members of the audience were invited to comment on the Agriculture and Food section.

Mr. Bennett commented regarding: 1) the need for supporting data for fish recovery; 2) potential conflict between SCAs and certain agricultural uses; and 3) impacts of small row crop farms on SCAs.

Martin Pozzi commented regarding: 1) the need to promote Marin foods in general, not just organic; 2) methods to reward farmers; and 3) impacts of limiting home sizes on agriculturally zoned parcels.

Commissioner Barner made the following comments: 1) the need to differentiate between canned and fresh picked food; 2) encourage restaurants not only to use local products, but to include locally, organic grown products; and 3) educating schools about the importance of using locally grown products.

The Commission adjourned at 9:10 p.m. and continued the workshop to March 9, 2004.