



**SANTA VENETIA COMMUNITY PLAN ADVISORY COMMITTEE  
Summary Minutes**

Tuesday, May 12, 2015  
7:00-9:00 pm  
Marin County Civic Center, Room 315  
3501 Civic Center Drive  
San Rafael, CA 94903

**Members Present**

Bonnie Monte  
Jane Brand  
Russ Greenfield  
Mary Hanley  
Roger Heller  
Gary Robards

**Staff**

Christine Gimmler, Senior Planner

**1. Summary Minutes**

The Advisory Committee accepted the summary minutes from March 17, 2015.

**2. Continued Discussion of Community Plan Issues**

North San Pedro Road Interchange

Committee member Gary Robards provided an update on a meeting he had attended organized by Supervisor Damon Connolly regarding the Highway 101/North San Pedro Road interchange. The meeting was attended by representatives of both the County of Marin and the City of San Rafael, who acknowledged that there are existing problems with the configuration of the interchange, and discussed possible solutions and constraints. Since the interchange is physically located within San Rafael, the City would be the lead agency for any planned work and will continue to evaluate the problem. This interchange would need to be incorporated into San Rafael's Capital Improvement Plan before detailed planning and funding efforts could be pursued. It was noted that Caltrans may require additional improvements as part of modifications to the interchange, which could increase the cost of the project. Gary noted that this issue will become increasingly important if the San Rafael School District moves forward with plans to expand Venetia Valley School and reopen the Old Gallinas School.

San Rafael City School Master Plan

Comments regarding the San Rafael School District prompted further discussion of the district's master planning effort. The San Rafael City Schools Master Facilities Plan proposes to reopen Old Gallinas School and add 24 classrooms with approximately 564 pupils and use this as a feeder school for an expanded Venetia Valley Middle School. It

was noted that the Santa Venetia Neighborhood Association had met with Supervisor Connolly regarding concerns over the potential expansion of the school district's facilities in Santa Venetia, primarily related to the additional traffic that could result. There was also discussion regarding the number of students who live in Santa Venetia but attend schools outside the neighborhood. Conversely, there are also many students attending Santa Venetia Schools who live outside the neighborhood. As a result, school-related traffic into and out of Santa Venetia is exacerbated. Staff noted that the expansion of a particular school would likely be subject to environmental review. However, that review would be conducted by the school district, not the County.

### Buck's Launching Property

Committee members also discussed the status of the Buck's Launching property. Gary Robards noted that the property was recently sold for 1.9 million dollars. Staff indicated that the property has been purchased by a private buyer, who is now in negotiations with the County to transfer the property into the County Parks and Open Space system. Although the transfer is not "final" at this point, staff is hopeful that the negotiations may be finalized in time to indicate in the Community Plan that the property has been transferred to the County.

Since it appears that the property will not be developed for a private residential or recreational commercial use, staff encouraged committee members to consider recommendations that could be incorporated in the community plan for consideration as part of future master planning of the property by the County's Parks and Open Space District. Ideas mentioned at the meeting include:

- Provide a landing spot for Bay Water Trail (including restrooms and possibly food concessionaire)
- Incorporate bike rentals (due to proximity to China Camp) and small boat rentals
- Maintain facilities for small boat storage (both motorized and non-motorized)
- Incorporate trail connections to China Camp if feasible
- Consider improving dangerous road conditions in that area (curvy, narrow road)
- Consider providing parking facilities for China Camp (to minimize parking in neighborhoods)
- Post rules of the waterways in visible locations for boaters (speed limits, etc)
- Incorporate an educational component (signage, kiosks, etc.) regarding natural resources in the area, sensitive habitat, sea level rise, and other issues

### MacPhail's

The committee continued discussion of the MacPhail's site. Mary Hanley and Gary Robards shared historic documents they had located related to the property's sale. When the property was purchased from the San Rafael School District by the Santa Venetia Center for Arts and Humanities in 1994, the Grant Deed specified that the southern portion of the site was constrained by several easements prohibiting development. Specifically, the deed designated both a "marsh easement" and a "recreational playing field easement" to preserve these portions of the site in perpetuity as marsh or open space/recreational area and prevent future construction on these portions of the parcel. However, the Arts Center subsequently went bankrupt and the property was quitclaimed back to the school district. Staff agreed to check with County Counsel regarding the legal status of the documents and whether the easements may still be in effect despite the fact that the property was transferred back to the holder of the easement. Committee members also noted that an

informal pedestrian path currently provides access across the property (between Point Gallinas Road and nearby levy walking trails) and suggested that this access should be maintained as part of any future development on the site.

### Summary of Community Plan Revisions

Staff provided a summary of revisions to Community Plan discussed to date, including new policies, site information, additional information on certain issues, and ideas for future consideration. Committee members generally expressed support for the revisions listed. Since time was limited for further discussion, staff encouraged the committee members to come to the next meeting with any additional development guidance or recommendations that could be included, particularly for specific sites.

### **3. Next meeting date**

The next Advisory Committee meeting would normally be held Tuesday June 6<sup>th</sup>. However, due to vacation schedules, staff requested that the next meeting be shifted forward one or two weeks. It was agreed that staff would send an email to the members to determine whether June 16 or June 23 was preferable for the majority of members.

### **4. Adjournment**

The meeting was adjourned at 8:55 pm.