

# MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS AGENDA

Wednesday, May 25, 2022

6:00pm

VIA VIDEOCONFERENCE ONLY

---

## HOW TO PARTICPATE IN THE MCCMC MEETING VIA ZOOM WEBINAR:

Join the Zoom Webinar at 6:00pm on May 25, 2022 to participate LIVE:

<https://tinyurl.com/y9htrb2y> / password: MCCMC

The Zoom webinar ID is: 881 4999 1312

Please note that Zoom requires a name and email to join the webinar. The information will not be shared with any of the meeting hosts or participants. Download Zoom Webinar here: <https://zoom.us/download>

If you are joining via dial-in instead of computer/tablet/smartphone, you may dial in to listen to the meeting using: (669) 900-9128 or iPhone one-tap : +16699009128,,88149991312#

The Zoom webinar ID is: 881 4999 1312

To provide written public comment prior to or during the meeting, please send email to [MCCMCSecretary@gmail.com](mailto:MCCMCSecretary@gmail.com) (if intended to be read aloud as public comment, please state Public Comment in subject line)

To provide verbal public comment during the meeting, click the "Raise Hand" icon during the item for which you wish to provide comment, and staff will unmute and prompt you to talk at the designated time.

Full Agenda Packet available here: <http://www.mccmc.org>

---

### 6:00 PM Welcome and Introductions

1. **Call to Order:** MCCMC President Sashi McEntee
2. **Public Comment** (Limit 3 minutes per person)
3. **Welcome and Introduction of Guests:** President Sashi McEntee
4. **Presentations:**
  - 4.a. Miriam Karrel, Marin County Small Business Development Center (SBDC) - Presentation regarding the Marin Microbusiness \$2500 grant program. Information about the program is available here: <https://www.marinsbdc.org/microbizgrants/>
  - 4.b. MCCMC Ad Hoc Committee Updates.  
Status updates and next steps, will be provided from the Chairs/Co-Chairs of the following Committees:
    1. Homeless Policymakers Committee  
Co-Chairs Renee Goddard and Rachel Kertz
    2. Climate Action Committee  
Co-Chairs Melissa Blaustein and Maika Llorens Gulati
    3. Economic Recovery Committee  
Co-Chairs Brian Colbert and Kate Colin
    4. Water Policy Committee  
Co-Chairs Eli Beckman, Maribeth Bushey, and Stephanie Hellman

**5. Committee Reports (written reports only – to be published in agenda packet and posted on website, <http://www.mccmc.org/>)**

- 5.a. Metropolitan Transportation Commission (MTC)  
5a. Written report from Supervisor Damon Connolly (Written report not received at time of publication, agenda packet will be updated to include report once received)
- 5.b. Association of Bay Area Governments  
5b. Written report from Pat Eklund, Novato
- 5.c. BCDC Report from North Bay representative on the San Francisco Bay Conservation and Development Commission (BCDC)  
5c. Written report from Pat Eklund, Novato (Written report not received at time of publication, agenda packet will be updated to include report once received)
- 5.d. Golden Gate Bridge, Highway & Transportation District  
5d. Written report from Holli Thier, Tiburon (Written report not received at time of publication, agenda packet will be updated to include report once received)
- 5.e. MCCMC Legislative Committee  
5.e. Written report from Chair Alice Fredericks (Written report not received at time of publication, agenda packet will be updated to include report once received)
- 5.f. Sonoma-Marín Area Rail Transit District (SMART)  
5f. Written report provided by Dan Hillmer, Larkspur
- 5.g. Transportation Authority of Marin  
5.g. Written report provided by Alice Fredericks, Tiburon (Written report not received at time of publication, agenda packet will be updated to include report once received)

**6. Business Meeting**

- 6.a. Nominations for Executive Committee – MCCMC President and Vice President for 2022-23 Term:

- 1: Nominations for MCCMC President for 2022-23
- 2: Nominations for MCCMC Vice President for 2022-23

(Nominations will be accepted from the floor at the May meeting and letters of interest solicited. A vote will be held at the June 22, 2022 regular meeting)

- 6.b. Review of Draft Agenda for the June 22, 2022 MCCMC Meeting  
*Attachment 6b: Draft agenda for June 22, 2022 meeting*

- 6.c. Informational Item: Draft Minutes of the April 27, 2022 City Selection Committee Meeting (For review only, minutes will be approved at the next City Selection Committee meeting, date to be determined)  
*Attachment 6c: Draft minutes, April 27, 2022 City Selection Committee meeting*

6.d. Consideration and Possible Action to Approve the Draft Minutes of the April 27, 2022 MCCMC Meeting Held Via Zoom Webinar  
*Attachment 6d: Draft minutes, April 27, 2022 meeting*

7. **ADJOURN: to the June 22, 2022 meeting, (in person, to be hosted by the City of Novato)**

*Deadline for Agenda Items – June 15, 2022 Please send to: [MCCMCSecretary@gmail.com](mailto:MCCMCSecretary@gmail.com)*

# ABAG Report to MCCMC<sup>1</sup>

May 2022

## EXECUTIVE SUMMARY:

- 1) ABAG Technical Assistance:** ABAG has developed an extensive technical assistance website (link is: [www.abag.ca.gov/technical-assistance](http://www.abag.ca.gov/technical-assistance)) with five separate categories (energy, housing, land use, resilience and transportation/infrastructure). ABAG has posted videos, tool kits, plans, presentations/events, reports, etc. on specific subject matters to assist local governments in the various categories.
- 2) ABAG General Assembly Program and Business Meeting:** Registration is open for the ABAG General Assembly on Friday, June 17, from 9:00 am to 12:30 pm via zoom. Please register ASAP: [2022 Association of Bay Area Governments General Assembly Tickets, Fri, Jun 17, 2022 at 9:00 AM | Eventbrite](#)
- 3) CA Department of Housing and Community Development (HCD) comments on the 6th Cycle Housing Elements:** ABAG has started compiling HCD comments on the other jurisdictions' Housing Elements to help jurisdictions in preparing their Housing Elements prior to submittal to HCD for approval.
- 4) Transit-Oriented Communities Policy:** The 2005 Transit-Oriented Development (TOC) Policy will be updated in 2022 that includes specific requirements for Priority Development Areas (PDAs) and Transit-Rich Areas (TRAs). Future funding may be determined based on compliance with the TOC Policy.

---

**1) ABAG Technical Assistance:** ABAG has developed an extensive technical assistance website (link is: [www.abag.ca.gov/technical-assistance](http://www.abag.ca.gov/technical-assistance)) with five separate categories. They include the following subject matters along with the number of materials including video's, tool kits, plans, presentations/events, reports, etc.. that are available online for the following areas:



- a. Energy (17):** Building Retrofit (5); Electrification (8); Energy Efficiency (7); and Water Efficiency (1).
- b. Housing (206):** Affirmatively Furthering Fair Housing (27); Creating Housing Choices (28); Housing and Sustainability (22); Housing Elements (88); Pro-Housing Policies and Practices (25); Public Engagement (30); and, REAP Program (44).
- c. Land Use (58):** Climate Change (8); Codes and Standards (5); Environmental Review (10); Parking (15); Public Engagement (2); and, Zoning (22).
- d. Resilience (33):** Climate Change (24); Earthquake (6); Environmental Justice (9); Flood (7); Multi-Hazard (7); Sea Level Rise (12); and Wildfire (6).
- e. Transportation and Infrastructure (73):** Asset Management (3); Bike share (7); Biking (19); Equity (12); Local Streets and Roads (10); Micro mobility (8); Parking (11); Pavement (3); Project Delivery (15);

ABAG's extensive Regional Housing Technical Assistance website ([robust website](#)) is easily-searchable and includes the

Housing Element Site Selection (HESS) tool that was developed to identify potential sites in all Bay Area cities and counties for Housing Element site inventories, and flags those that will likely require rezoning to be used under new state laws. The tool is being further enhanced with data related to promoting fair housing policies.

---

<sup>1</sup> Marin County Council of Mayors and Councilmembers (MCCMC)

**2) ABAG GENERAL ASSEMBLY Program and Business Meeting:** ABAG delegates/alternates should register for the ABAG General Assembly on Friday, June 17, from 9:00 am to 12:30 pm. The Program includes information on the Bay Area Housing Finance Authority and an opportunity to discuss the possible 2024 housing ballot measure. The Business Meeting will review and ask the members to approve the Budget and Work Program for the next fiscal year. **A quorum of General Assembly members is needed for the Business Meeting.** To register: [2022 Association of Bay Area Governments General Assembly Tickets, Fri, Jun 17, 2022 at 9:00 AM | Eventbrite](#)

**3) Review of CA Department of Housing and Community (HCD) comments on the 6th Cycle Housing Elements:**



**STATEWIDE: 27% CERTIFIED**

COG	TOTAL SUBMITTED	HCD CERTIFIED
SLOCOG Due 12/31/20	8	100%
SANDAG Due 4/15/21	19	37%
SACOG Due 5/15/21	28	61%
SCAG Due 10/15/21	197	4%

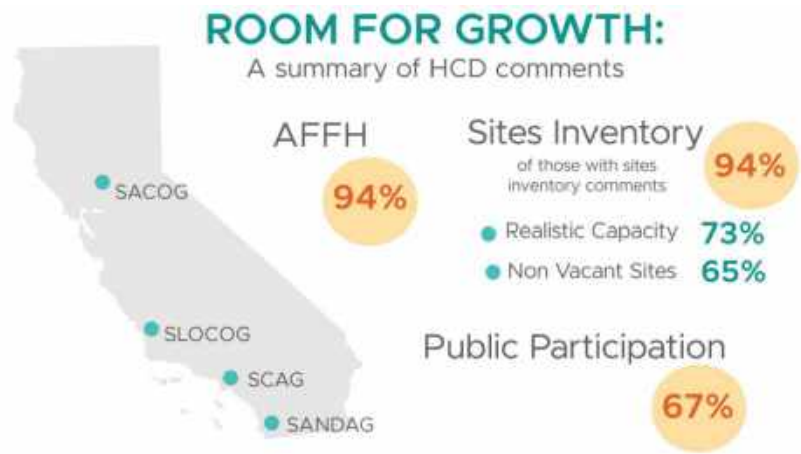
**AFFH GUIDANCE ISSUED 4/27/21**

Development (HCD) are sending jurisdictions in other regions of the State on Housing Elements for the 6<sup>th</sup> cycle submitted for approval. To date, HCD has certified **only 27%** of the Housing Elements.

ABAG has reviewed 33 Housing Element compliance letters issued by HCD. Their comments vary based on local conditions, but there are clear patterns. The biggest problems for other jurisdictions have included Affirmatively Furthering Fair Housing (94%), sites inventory's (94%), and insufficient public engagement

(67%). HCD has repeatedly found that draft Housing Elements are not sufficiently detailed with respect to the required data and analyses, and also have pointed out that Housing Elements have failed to connect findings with specific sites, strategies, programs and policies.

**Attached is a fact sheet prepared by ABAG that summarizes common themes and lessons for Bay Area jurisdictions as they prepare their 6th cycle Housing Elements.**



**4) Transit-Oriented Communities Policy:** The 2005 Transit-Oriented Communities (TOC) Policy will be updated in 2022. Staff has identified four goals that are intended to advance implementation of Plan Bay Area (PBA) 2050 by establishing specific requirements for Priority Development Areas (PDAs) and Transit-Rich Areas (TRAs) related to residential and office density for new development, affordable housing and anti-displacement policies, parking management, and transit station access and circulation. The four goals are:

- Increase residential densities for new development and prioritize affordable housing in transit-rich areas.
- Increase commercial densities for new development in transit-rich areas near regional transit hubs served by multiple transit providers.
- Prioritize bus transit, active transportation, and shared mobility within and to/from transit-rich areas, particularly to Equity Priority Communities located more than one halfmile from transit stops or stations.



- Support and facilitate partnerships to create equitable transit-oriented communities within the San Francisco Bay Area Region.

Future funding opportunities for One Bay Area Grant (OBAG3) and (OBAG4) programs, the Regional Early Action Planning Grants of 2021 (REAP 2.0) program and others may be determined based on compliance with the TOC Policy. Following is a link to the proposed updated TOC Policy ([5bi Draft Transit-Oriented Communities Policy Summary Sheet and Attachment A \(dated May 2022.pdf\)](#)).

Following are the proposed required minimum and allowed density for new residential and commercial development proposed by MTC. **See the draft policy for other proposed requirements** for affordable housing production, preservation, protection, anti-displacement policies; and, commercial protection and stabilization policies; parking management requirements; and transit station access and circulation requirements.

Following are the proposed minimum and allowed density for new residential; and, commercial development proposed by MTC in the draft TOC policy:

**Table 1: Minimum Required and Allowed Density for New Residential Development**

Level of Transit Service	Required Minimum Density <sup>1</sup>	Allowable Density <sup>1,2</sup>
Tier 1: Rail station served by 3 BART lines or a BART line and Caltrain Baby Bullet	100 units/net acre	150 units/net acre
Tier 2: Stop/station served by 2 BART lines or Caltrain Baby Bullet	75 units/net acre	100 units/net acre
Tier 3: Stop/station served by 1 BART line, Caltrain, light rail transit, or bus rapid transit	50 units/net acre	75 units/net acre
Tier 4: Commuter rail (SMART, ACE, Capitol Corridor, Valley Link) or ferry terminal <sup>3</sup>	25 units/net acre	35 units/net acre

**Table 2: Minimum Required and Allowed Density for New Commercial Office Development**

Level of Transit Service	Required Minimum Density <sup>1</sup>	Allowable Density <sup>1,2</sup>
Tier 1: Rail station served by 3 BART lines or a BART line and Caltrain Baby Bullet	4 Floor Area Ratio (FAR)	8 FAR
Tier 2: Stop/station served by 2 BART lines or Caltrain Baby Bullet	3 FAR	6 FAR
Tier 3: Stop/station served by 1 BART line, Caltrain, light rail transit, or bus rapid transit	2 FAR	4 FAR
Tier 4: Commuter rail (SMART, ACE, Capitol Corridor, Valley Link) or ferry terminal <sup>3</sup>	1 FAR	3 FAR

## UPCOMING MEETINGS<sup>2</sup>

- **May 23, 2022 -- MTC Policy Advisory Council Fare Coordination & Integration Subcommittee, 9:00 am**
- **May 25, 2022 -- MTC Bay Area Infrastructure Financing Authority, 9:05 am  
Metropolitan Transportation Commission, 9:35 am  
MTC Bay Area Toll Authority, 9:40 am  
MTC Bay Area Headquarters Authority, 9:45 am  
Metropolitan Transportation Commission Workshop, 1:30 pm**
- **May 26, 2022 -- Metropolitan Transportation Commission Workshop, 9:30 am  
ABAG San Francisco Bay Trail Board of Directors, 1:00 pm**
- **June 6, 2022 -- Bay Area Partnership Board, 10:00 am**
- **June 8, 2022 -- MTC Bay Area Toll Authority Oversight Committee, 9:35 am  
MTC Administration Committee, 9:40 am  
MTC Programming and Allocation Committee, 9:45 am  
MTC Policy Advisory Council, 1:35 pm**
- **June 9, 2022 -- ABAG Regional Planning Committee, 10:00 am  
ABAG Housing Committee & BA Housing Finance Authority Committee, 1:00 pm**
- **June 10, 2022 -- MTC Operations Committee, 9:35 am  
Joint MTC Planning Committee and ABAG Administrative Committee, 9:40 am  
Joint MTC ABAG Legislation Committee, 9:45 am**
- **June 16, 2022 -- ABAG Power Committee, 11:00 am  
Board of Directors of 375 Beale Corporation, 2:00 pm  
ABAG Finance Committee, 5:00 pm  
ABAG ACFA Governing Board, 5:05 pm  
ABAG Executive Board, 5:10 pm**
- **June 17, 2022 -- ABAG General Assembly, 9:00 am  
Bay Area Regional Collaborative, 10:05 am  
ABAG General Assembly Business Meeting, 11:00 am  
MTC Policy Advisory Council Equity and Access Subcommittee, 1:00 pm**
- **June 22, 2022 -- Metropolitan Transportation Commission, 9:35 am  
MTC Service Authority for Freeways and Expressways, 9:40 am  
MTC Bay Area Toll Authority, 9:45 am  
MTC Bay Area Headquarters Authority, 9:50 am  
MTC Bay Area Infrastructure Financing Authority, 9:55 am**
- **June 23, 2022 -- MTC Bay Area Housing Finance Authority, 10:00 am  
MTC Policy Advisory Council Equity and Access Subcommittee, 1:00 pm**
- **June 29, 2022 -- MTC Policy Advisory Council Fare Coordination and Integration Committee, 10:00 am**

---

<sup>2</sup> All meetings are 'hybrid' which means that some Board/Committee members will be in person at 375 Beale Street, SF; and, others will be participating via Zoom, webcast and/or teleconference, unless noted otherwise. <https://mtc.legistar.com/> If you have questions, contact Pat Eklund, Councilmember, City of Novato at 415-883-9116 or via email at: [pateklund@comcast.net](mailto:pateklund@comcast.net).



Association of Bay Area Governments



Technical Assistance  
for Local Planning

**HOUSING**

# Summary of Housing Element Review Letters

Learning from Southern California & Sacramento

In Winter/Spring 2022, ABAG staff and consultants reviewed 33 comment letters from the California Department of Housing and Community Development (HCD) to jurisdictions in regions with earlier Housing Element deadlines. This summary presents common themes and lessons for Bay Area jurisdictions as they prepare their 6th cycle Housing Elements.

## Methodology

Staff and consultants identified a subset of 33 representative comment letters from jurisdictions in the SCAG (Southern California), SACOG (Sacramento) and SANDAG (San Diego) regions. Letters were selected to reflect a diversity of jurisdiction types by geography, size, and socioeconomic characteristics, including racial and ethnic diversity. Staff analyzed both the frequency of comments by Housing Element section and compiled both common and unique comments by major section.

## Key Findings and Recommendations

Many assumptions that jurisdictions made in previous Housing Elements will not be possible this cycle. Local jurisdictions will want to ensure that their Housing Elements are thorough, with more robust descriptions of housing needs, more inclusive outreach, a stronger focus on fair housing, more specific policies and programs, and strong justification for sites included in the inventory.

Although the types of comments received by each jurisdiction varied based on their particular demographic and economic characteristics and planning contexts, the most frequent comments can be grouped into five major categories (including the percentage of letters that contained comments on each topic):

- Affirmatively Further Fair Housing (AFFH) (94%);
- Public Participation (67%);
- Sites Inventory (94%);
- Government Constraints (58%);
- Policies and Programs (55%).



In addition, a cross-cutting theme is noted below in terms of special needs populations. Finally, unique and recent comments from HCD review letters are presented that may have special relevance for Bay Area jurisdictions.

## 1. AFFH

### Observation

A common theme in the comments across ninety-four percent of the HCD review letters is that the draft Housing Elements are not sufficiently detailed and specific with respect to the required data and analyses for AFFH, and also fail to connect findings from the AFFH analysis with specific sites strategies and programs and policies.

### Recommendations

- 1) Review the recommendations and observations contained in the ABAG memo from March 2022, which can be found [here and take advantage of ABAG's other AFFH technical assistance](#) which can be found [here](#).
- 2) Ensure that the AFFH analyses are sufficiently detailed in terms of required data and maps and include local knowledge and other relevant factors to address State guidelines. Additionally, have a summary narrative that tells the story of the community: how it has changed over time and what the landscape is like today.
- 3) Connect findings from the AFFH analysis to proposed affordable housing programs and policies. It is not enough to just discuss the data, cities must show how they intend to advance fair housing.
- 4) Document how the jurisdiction considered AFFH when initially deciding on sites to include by describing the jurisdiction's process and considerations.

## 2. Public Participation

### Observation

Sixty-seven percent of the letters contained comments concerning inadequate public outreach, almost always connected with the need to demonstrate that outreach was conducted to both lower-income households and households with special needs.

### Recommendations

- 1) Ensure robust outreach to lower-income and special needs groups and meetings should include special focus on lower-income or special needs groups.
- 2) Connect the community input received through outreach activities to policies and programs. There should be clear text that summarizes the feedback from the community and how the suggestions were or were not incorporated into the Housing Element.

- 3) Take advantage of ABAG’s technical assistance on public participation including messaging guides, a Multi-lingual Community Survey Template & Social Media Toolkit and translation services which can be found [here](#).

### 3. Sites Inventory

#### Observation

All but two jurisdictions in this analysis received one or more comments on the sites inventory section, with the most common and extensive comments falling under two major subcategories: realistic capacity (73%) and non-vacant sites (65%). A frequent type of comment from HCD regarding these sections was that jurisdictions did not provide sufficiently detailed analysis to demonstrate that the proposed sites would develop with the proposed number of housing units during the planning period.

#### Recommendations

- 1) Follow HCD’s detailed guidance (provided in their memo of June 10, 2020, which can be found [here](#)) and provide specific, site-level analyses to demonstrate that proposed housing sites could actually accommodate the proposed number of housing units by income-level during the planning period. This includes analysis for realistic capacity calculations as well as for development on non-vacant sites that allow other uses in addition to residential uses.
- 2) Use ABAG’s free Housing Element Site Selection (HESS) tool to:
  - a. view HCD’s data points, including AFFH data points, at the parcel level;
  - b. see estimations of realistic development capacity of each parcel given local market trends; and
  - c. automatically complete much of HCD’s required electronic sites inventory form.
- 3) For non-vacant sites, most jurisdictions will need to provide evidence that the existing use is not a barrier to redevelopment with both site specific analysis and a summary of development trends. Additionally, jurisdictions should summarize policies and programs that support residential development on proposed redevelopment sites.
- 4) Assumptions that sites that allow both residential and commercial will include residential need to be supported by evidence. If sites permit developers to choose office or other non-residential uses, it is important to analyze what percentage of applicants are likely to choose non-residential (based on market trends and experience on nearby or similar sites) and reduce unit assumptions accordingly.

### 4. Governmental Constraints

#### Observation

Fifty-five percent of letters included comments related to governmental constraints on housing production, frequently including comments on constraints to housing development for lower-income and special needs households.

#### Recommendations

- 1) Data alone is not sufficient. Provide an analysis of what is or is not a constraint for both market-rate and affordable projects. If there are constraints, identify policies and programs to address those constraints. Jurisdictions should explicitly document and analyze governmental constraints to housing production for lower-income and special needs households and include detailed policies and programs to address such constraints, with clear timelines, milestones, responsible parties and funding.

## **Policies and Programs**

### **Observation**

Many jurisdictions received comments asking for more specificity in their policies and programs section. Generally, a program to study an issue will receive a comment asking for more concrete actions. Vague language will likely be rejected, especially if a program is tied to a constraint.

### **Recommendations**

- 1) Review all programs to ensure that there are clear timelines and metrics to evaluate success. Pay close attention to “ongoing” programs, which may need to be modified to include clear, accountable steps.
- 2) Have a narrative that summarizes key new policies and programs, and connects them to needs, community feedback or constraints.

## **5. Special Needs Populations**

### **Observation**

Across every section included in this analysis, HCD reviewers commented on the lack of sufficient attention to special needs populations (e.g., the elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness). Both in terms of fully documenting and analyzing housing needs and in terms of developing policies, programs and affordable housing sites strategies, the draft Housing Element’s treatment of special housing needs tended to be more high-level and/or cursory than required or expected by HCD.

### **Recommendations**

- 1) In addition to the general data in the housing needs section, prepare detailed assessments of special housing needs and clearly connect special housing needs findings to programs, policies and sites strategies that are concrete and actionable.

## 7. Unique and Recent Comments: Accessory Dwelling Units, SB 9 and AB 215

### Observation

Numerous jurisdiction-specific comments were noted in the review letters, but three major types of comments are especially worthy of elevation to inform Bay Area Housing Elements. These concern how jurisdictions count units towards their RHNA using past Accessory Dwelling Unit (ADU) development trends as well as more recent guidance regarding SB 9 and AB 215.

### Recommendations

- 1) **ADUs:** Average at least the past three years of production rather than one recent year to determine the anticipated development of ADUs during the eight-year planning period.
- 2) **SB 9:** The lack of clear, published guidance may have led some jurisdictions to over-estimate unit production related to the state's adoption of SB 9. As with the sites inventory generally, potential SB 9 sites require detailed site by site analysis. Carefully review the guidance recently provided by HCD on this topic, which can be found [here](#).
- 3) **AB 215 and Public Outreach:** AB 215 adds an additional 30-day review period plus 10 business days for jurisdictions to consider comments before drafts can be submitted to HCD. Jurisdictions should plan to make drafts available for comment per AB 215 and HCD guidance to ensure that the public has adequate opportunity to comment on drafts before elements are submitted for HCD review.

**Committee Report 5f:**

**Sonoma-Marín Area Rail Transit District**

The MCCMC Representative to SMART, Dan Hillmer, Larkspur, has provided the following link to the video presentation at the May 18, 2022 SMART Board meeting:

<https://www.youtube.com/watch?v=C4RI5AVLtQI>

Report featured on KPIX CBS Travel Tuesday: Taking a ride on the North Bay SMART Train (including interview with new General Manager Eddy Cumins):

**MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS  
DRAFT AGENDA**

Wednesday, June 22, 2022

Start time: 6:00pm possible in-person meeting or via Zoom webinar if needed (Start time tentative)

- 1. Call to Order**
- 2. Public Comment** (Limit 3 minutes per person)
- 3. Welcome and Introduction of Guests**
- 4. Presentation:** To be determined
- 5. Tentative Committee Reports**
  - 5.a. Metropolitan Transportation Commission – Supervisor Connolly
  - 5.b. Association of Bay Area Governments
  - 5.c. BCDC / Report from North Bay representative on the San Francisco Bay Conservation and Development Commission
  - 5.d. Homeless Committee
  - 5.e. Marin County Disaster Council Citizen Corps
  - 5.f. Marin Transit
  - 5.g. Sonoma/Marin Area Rail Transit Commission
  - 5.h. Golden Gate Bridge & Highway Transportation District
  - 5.i. Transportation Authority of Marin
  - 5.j. MCCMC Legislative Committee
  - 5.k. Local Agency Formation Commission
  - 5.l. Climate Action Committee
  - 5.m. MCCMC Economic Recovery Committee
  - 5.n. MCCMC Water Policy Ad Hoc Committee

**6. Business Meeting**

- 6.a. Consideration and Possible Approval of the 2022-2023 Meeting Schedule and List of Host Cities
- 6.b. Review of Draft Agenda for the September 28, 2022 MCCMC Meeting
- 6.c. Consideration and Possible Action to Approve the Draft Minutes of the May 25, 2022 MCCMC Meeting Held Via Zoom Webinar
- 6.d. Consideration and Possible Appointment of Executive Committee: President and Vice President for 2022-23 Term
  - 6.d.1: Nominations for MCCMC Vice President for 2022-23
  - 6.d.2: Nominations for MCCMC President for 2022-23

**8:30 PM ADJOURN: to the September 28, 2022 meeting**  
*Deadline for Agenda Items – September 21, 2022 Please send to:*  
[MCCMCSecretary@gmail.com](mailto:MCCMCSecretary@gmail.com)



MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS

**DRAFT**

MINUTES

**MEETING OF THE CITY SELECTION COMMITTEE**

WEDNESDAY, April 27, 2022  
VIA VIDEOCONFERENCE ONLY

**Mayors (or Proxies) Present**

Belvedere: -  
Corte Madera: Mayor Fred Casissa  
Fairfax: Mayor Stephanie Hellman  
Larkspur: -  
Mill Valley: Mayor John McCauley  
Novato: Mayor Eric Lucan  
Ross: Mayor Elizabeth Robbins  
San Anselmo: Mayor Alexis Fineman  
San Rafael: Mayor Kate Colin  
Sausalito: Mayor Janelle Kellman  
Tiburon: -

**MCCMC Executive Committee Present:** President Sashi McEntee, Mill Valley; Vice President Brian Colbert, San Anselmo; Secretary Rebecca Vaughn

**1. Call to Order, Welcome and Purpose of Meeting**

MCCMC President Sashi McEntee called the meeting of the Marin County City Selection Committee for April 27, 2022 to order at 5:15pm.

**2. Open Time for Public Comment**

President McEntee called for public comment.

Kate Colin, Mayor, San Rafael: Mayor Colin informed the mayors that their selections for the MCCMC homeless committee have been invited to a homeless conference that is being put on by stakeholders, including the county and CBOs. Each city can have two people that attend. It can be your representative on the MCCMC homeless committee, or it can be a Mayor plus somebody else. She asked that Mayors follow up with their representatives, and that they are trying to get RSVPs by the end of the week. Rachel Kurtz and Renee Godard, the co-chairs of MCCMC homeless committee will be setting up the conference.

There were no attendees wishing to provide public comment and no emailed public comment.

**3. Acceptance of the Minutes of the May 25, 2021 City Selection Committee**

President McEntee introduced the item. There was no public comment and no questions from Councilmembers. The minutes were approved by a roll call vote of the Mayors of the cities/towns present, 8-0-3 (Belvedere, Larkspur, and Tiburon absent)

**4. Consideration and Possible Action to Appoint an MCCMC Representative to the Association of Bay Area Governments (ABAG) Executive Board**

1 Introduction

2 Sashi McEntee summarized that the requested action was to consider action appointment of the  
3 primary MCCMC Representative to the ABAG Executive Board. One letter of interest was received,  
4 from Pat Eklund, Councilmember from Novato, the current incumbent.  
5  
6

7 Comments from MCCMC members and other members of the public  
8

9 President McEntee asked if there were any questions or comments from MCCMC members. There  
10 were no questions or discussion from MCCMC members. Mayor Colin thanked Pat Eklund for her  
11 continued advocacy on behalf of Marin.  
12

13 There no questions or comments from members of the public, and no public comments received via  
14 email. MCCMC President McEntee then called for a vote.  
15

16 Mayors/Proxies discussion and vote  
17

18 There was a motion and a second (McCauley/Lucan) to appoint Pat Eklund, Novato, to serve a new  
19 two-year term as MCCMC Representative to the ABAG Executive Board, which will commence July  
20 1, 2022 and will expire June 30, 2024. The motion was approved by a roll call vote of the Mayors  
21 (or designated proxies, if applicable), of the cities/towns present.

22 The vote was 8-0-3 (Belvedere, Larkspur, and Tiburon absent)  
23  
24  
25

26 **5. Consideration and Possible Action to Appoint an Alternate MCCMC Representative to the**  
27 **Association of Bay Area Governments (ABAG) Executive Board**  
28

29 Introduction  
30

31 Sashi McEntee summarized that the requested action was to consider action appointment of the  
32 Alternate MCCMC Representative to the ABAG Executive Board. One letter of interest was  
33 received, from Eli Hill, Councilmember from San Rafael, the current incumbent.  
34  
35

36 Comments from MCCMC members and other members of the public  
37

38 President McEntee asked if there were any questions or comments from MCCMC members. There  
39 were no questions or discussion from MCCMC members. Pat Eklund stated that she is available to  
40 answer any questions, and that they work well together and we make a good team.  
41

42 There no questions or comments from members of the public, and no public comments received via  
43 email. MCCMC President McEntee then called for a vote.  
44  
45

46 Mayors/Proxies discussion and vote  
47

48 There was a motion and a second (Colin/Kellman) to appoint Eli Hill, San Rafael, to serve a new  
49 two-year term as Alternate MCCMC Representative to the ABAG Executive Board, which will  
50 commence July 1, 2022 and will expire June 30, 2024. The motion was approved by a roll call vote  
51 of the Mayors (or designated proxies, if applicable), of the cities/towns present.

52 The vote was 8-0-3 (Belvedere, Larkspur, and Tiburon absent)  
53

1 **6. Consideration and Possible Action to Appoint an MCCMC Representative to the Marin**  
2 **County Local Agency Formation Commission**

3  
4 Introduction

5  
6 Sashi McEntee summarized that the requested action was to consider appointment of the MCCMC  
7 Representative to the Marin County Local Agency Formation Commission (LAFCo). One letter of  
8 interest was received, from Barbara Coler, Councilmember from Fairfax, the current incumbent.  
9

10  
11 Comments from MCCMC members and other members of the public

12  
13 President McEntee asked if there were any questions or comments from MCCMC members. There  
14 were no questions or discussion from MCCMC members.

15  
16 There no questions or comments from members of the public, and no public comments received via  
17 email. MCCMC President McEntee then called for a vote.  
18

19 Mayors/Proxies discussion and vote

20  
21 There was a motion and a second (Hellman/Casissa) to appoint Barbara Coler, Fairfax, to serve a  
22 new four-year term as one of the two MCCMC Primary Representatives to Marin LAFCo, which will  
23 commence the first Monday of May, 2022 and will expire the first Monday of May, 2026. The  
24 motion was approved by a roll call vote of the Mayors (or designated proxies, if applicable), of the  
25 cities/towns present.

26 The vote was 8-0-3 (Belvedere, Larkspur, and Tiburon absent)  
27

28 **7. Announcements - None**

29  
30 **8. Adjournment**

31  
32 MCCMC President McEntee adjourned the meeting of the City Selection Committee at 5:26p.m.  
33

**MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS  
DRAFT MINUTES**

**Wednesday, April 27, 2022  
VIA VIDEOCONFERENCE  
6:00pm**

**Members Present**

Belvedere:	Councilmember Lynch
Corte Madera:	Mayor Casissa; Councilmember
Fairfax:	Mayor Hellman; Councilmembers Ackerman, Coler, Goddard
Larkspur:	Mayor Hillmer; Councilmember Way
Mill Valley:	Mayor McCauley; Councilmember McEntee
Novato:	Mayor Lucan; Councilmembers Eklund, Milberg
Ross:	Mayor Robbins; Vice Mayor Kuhl; Councilmember McMillan
San Anselmo:	Mayor Fineman; Councilmember Colbert
San Rafael:	Mayor Colin; Councilmembers Hill, Kertz
Sausalito:	Mayor Kellman; Councilmember Hoffman
Tiburon:	Councilmembers Fredericks, Griffin

**Ex Officio:** Ross Town Manager Christa Johnson; San Rafael City Manager Jim Schutz; MCCMC Secretary Rebecca Vaughn

**Guests were:** Mark Brown, Marin Wildfire Prevention Authority; Mark Van Gorder, PG&E; Melissa Apuya – District Director for Assembly member Levine

**Call to Order**

President Sashi McEntee called the meeting to order at 6:02p.m., and welcomed everyone to the meeting of the Marin County Council of Mayors and Councilmembers via webinar, for April 27, 2022.

A roll call of the Marin towns/cities was taken. There was a quorum of the 11 Marin cities/towns present, with representatives from each of the 11 cities/towns in attendance.

President McEntee then called for Public Comment.

**3. Public Comment:**

1. Deborah Benson – Stated that she is a member of the Fairfax Tree Committee. She spoke about the recent tree cutting by PG&E and that it has gotten out of hand. Their tree ordinance isn't being respected, trees are being cut down on private property without notifying the owners. Our building inspector, Mark Lockabee is being told that the owners have been notified. At a recent planning commission meeting one of our town staff mentioned a tree being cut without notifying the owner, and then PG&E telling the owner that another tree was going to be cut and they had the right to come onto the property and do so. There are big trees being cut down. Our ordinance requires a permit and we need some help here. So if Mark Van Gorder can be helpful in trying to get these contractors to do the right thing and pay attention to our ordinance it would be much appreciated, because it feels at this point like Fairfax is being clear cut. Any help from MCCMC is much appreciated.

Hearing no additional public comment, President McEntee introduced the presentation.

**4. Presentations:**

**6.d.**

1 4.a. PG&E Enhanced Vegetation Management Plan For Marin

2 *Presentation provided by Mark van Gorder, PG&E Sr. Government and Public Affairs*  
3 *North Bay*  
4

5 President McEntree introduced Mark Van Gorder, stating that Mr. Van Gorder will provide an  
6 update on the Enhanced Vegetation Management Program for PG&E. She explained that  
7 the enhanced vegetation management program in Marin has only a couple of different  
8 focuses and one of them is Mill Valley and one is Fairfax/Woodacre. Mr. Van Gorder  
9 summarized the program, explaining that the enhanced vegetation management program is  
10 to assess dead, dying, diseased trees and trees that have what PG&E calls strike potential,  
11 where, if the tree is leaning in the direction of their electric facilities and fails, if it's 100 feet  
12 tall, it has a 100 foot strike potential out. So those are the trees that PG&E is currently  
13 assessing through inspections. The inspections in the Fairfax area are complete and Mill  
14 Valley inspections are ongoing, and then the work is phased in.  
15

16 He discussed the vegetation work occurring throughout their territories, and displayed areas  
17 where work is being done in the unincorporated parts of Marin County, and also in the town  
18 of Fairfax. He showed that those lines sync up with their electric distribution lines in the high  
19 fire threat area and explained the CPUC tier system, that Tier 3 represents the highest fire  
20 threat areas where their utilities are. He explained that those locations are where they are  
21 assessing vegetation, such as dead, dying, and diseased trees for overstrike potential.  
22

23 He then took questions from attendees and discussed the public outreach that was  
24 distributed to areas where the inspections were being carried out. He stated that a trifold  
25 mailer was sent out to homes in the neighborhoods where the enhanced vegetation  
26 management program was happening. Automated voice phone calls also went out to  
27 customers. He further explained that what should happen is both their inspectors and those  
28 who are performing work on customers' property would be contacting the customers to let  
29 them know about the work. He expressed concern about comments stating that customers  
30 weren't being notified and stated that he would like to speak to anyone who said that they did  
31 not receive notification so that he can connect the concerned residents to those in the field so  
32 that their concerns could be addressed. Examples of the outreach materials can be viewed  
33 [here](#), [here](#) and [here](#).  
34

35 President McEntee asked Mr. Van Gorder to further explain the Enhanced Vegetation  
36 Management Program, where it comes from, what is the criteria for it, and how that leads into  
37 the process of dealing with the cities and towns.  
38

39 Mr. Van Gorder responded that when vegetation comes in contact with their equipment, there  
40 is the chance and potential for ignition. He stated that, in the case of the Dixie fire, it's his  
41 understanding that a tree that they deemed to be safe, that was somewhat leaning towards  
42 their lines, failed and fell into those power lines starting an ignition that resulted in  
43 approximately 1 million acres of forest damage. PG&E wants to remove strike potentials from  
44 their lines, which includes vegetation that may overhang the lines. So going ground to sky or  
45 at least from the lines to sky up, that could be anywhere from 18 to 20 feet out, depending on  
46 the type of tree and tree growth. PG&E has a tree assessment tool to determine the tree's  
47 health, and if it has strike potential, if it's leaning towards the lines and there's concern about

**6.d.**

1 root failure or general failure where it would fall into the lines, PG&E is removing those trees  
2 that they feel that could fall into lines and create an ignition, the whole tree or branches.

3  
4 President McEntee added that the Enhanced Vegetation Management program is a 10 year  
5 plan in which PG&E looks at the vegetation that has strike potential, that has the potential to  
6 ignite. And then there is a risk rating on all of the circuits, and then they determine the most  
7 risky areas. And then anything that is going to potentially result in ignition, within the  
8 allowable bounds per CPUC or per law, will be removed. It was also her understanding from  
9 PG&E's enhanced vegetation management team, that if that limbing up would adversely  
10 affect the tree's mortality, then they will just remove the whole tree. Then, it needs to be  
11 determined if the tree is on public property, private property, or is it in the public right of way.  
12 If it's in the public right of way, then there is a process of interacting with the jurisdiction,  
13 whether it's a city, town, county, open space, parks to communicate on and get an  
14 encroachment permit to be able to do the work.

15  
16 For trees on private property, Mr. Van Gorder explained the communication process, where  
17 they will be sending out mailers that explain the work, why they need to do the work. They  
18 provide the 800 number, and email as a means to communicate. They canvas the area and  
19 field teams should be speaking with the property owners before coming onto their property. It  
20 may be that the customer isn't home, didn't get the mailer, didn't listen to the voice message  
21 that was sent, or it's possible that somehow a property did not get those communications. If a  
22 customer is saying that they didn't receive any communication, he would like to talk with  
23 them about their experience so that he can follow up with staff.

24  
25 Regarding permits from affected jurisdictions, Mr. Van Gorder explained that PG&E would  
26 not request a permit. There may be instances where they need some permits, but they don't  
27 fall under the jurisdiction of tree ordinances or protected trees. They do want to work with the  
28 towns, and if there are areas of concern, they are happy to meet and discuss. He stated that  
29 they will set up a follow up meeting, both in Fairfax and Mill Valley with those vegetation  
30 managers to talk about how they can do better, but specific to permits for private property,  
31 typically they do not request permits.

32  
33 President McEntee summarized that she will communicate with PG&E to figure out how they  
34 can coordinate the vegetation management work a little bit better. She stated that she will  
35 pass on to them the questions that came out of this presentation: Does PG&E's vegetation  
36 management work follow local ordinances and get local permits before doing the work; What  
37 is the environmental review process for this work; What is the process for working in the  
38 public right of way versus private property; What is the policy for debris removal (noting that  
39 it may cause the owner to have an expense and could create a hazard); Does PG&E replace  
40 trees or would they consider replacing trees that are removed in a different location; And  
41 there should be more of a coordination process with jurisdictions in sitting down with them in  
42 advance for planning. especially when roads are going to be closed for the work.

43  
44 Following Q&A, President McEntee introduced the second presentation.

45  
46  
47



1 4.b. Update from Mark Brown, Marin Wildfire Prevention Authority Executive Director,  
2 Regarding Outlook For Upcoming Fire Season  
3

4 Mark Brown, Executive Director for the Marin Wildfire Prevention Authority provided a  
5 presentation on the 2022 Fire Season Forecast. The presentation slides can be viewed  
6 [here](#).  
7

8 His presentation covered Northern California as a whole, and discussed the winter weather,  
9 the current drought index, what the fuels are tracking for specifically in Marin, and the overall  
10 significant fire potential. Currently, the weather outlook for April through July is near to above  
11 normal temperatures and near to below normal precipitation.  
12

13 Regarding the winter weather, if you look at year to date rain totals, they are almost normal.  
14 But the way that we received it, did not do much to help us when it comes to wildfire because  
15 it was sporadic and it came in huge doses at once.  
16

17 The drought index, as of April 12th, still shows Marin in what is considered a severe drought  
18 and the fuels moisture index is showing a drying trend, despite the heavy rains last year. The  
19 forecast is showing an above normal chance of significant fire by June. By July, right now the  
20 prediction is that the Bay Area could drop back down into normal chance for significant fire.  
21 But chances for significant fire in July, August, September, October is already high. If we get  
22 the ignitions and we get the same weather that we received last year, 2022 can be a very  
23 similar fire season to 2021.  
24

25 He also shared that the Marin Wildfire Prevention Authority's 2022/23 draft work plan is  
26 included on the presentation slides, including lists of key projects proposed for each of the  
27 member agencies. See pages 10-16 of the [presentation](#).  
28

29 Following the presentation and Q&A, President McEntee announced that written committee  
30 reports were included in the agenda packet, and then continued with the remainder of the  
31 meeting.  
32

33  
34 5. **Committee Reports:** All Committee reports were submitted in writing and are available in the  
35 [agenda packet on the MCCMC website](#). President McEntee thanked those who submitted  
36 written reports and encouraged the membership to review the reports.  
37

38 5.a. Metropolitan Transportation Commission (MTC)  
39 5a. Written report from Supervisor Damon Connolly  
40

41 5.b. Association of Bay Area Governments  
42 5b. Written report from Pat Eklund, Novato  
43

44  
45 5.c. BCDC Report from North Bay representative on the San Francisco Bay Conservation and  
46 Development Commission (BCDC)  
47 5c. Written report from Pat Eklund, Novato  
48

**6.d.**

- 1 5.d. ~~Golden Gate Bridge, Highway & Transportation District~~ (No report)
- 2
- 3 5.e. MCCMC Legislative Committee
- 4 5.e. Written reports from Chair Alice Fredericks, Tiburon, and Vice Chair Barbara
- 5 Coler, Fairfax
- 6
- 7 5.f. Sonoma-Marín Area Rail Transit District (SMART)
- 8 5f. Written report provided by Dan Hillmer, Larkspur
- 9
- 10 5.g. Transportation Authority of Marin
- 11 5.g. Written report provided by Alice Fredericks, Tiburon
- 12
- 13 5.h. ~~MCCMC Climate Action Committee~~ (No report)
- 14
- 15 5.i. ~~MCCMC Water Policy Ad Hoc Committee Report~~ No report
- 16
- 17
- 18

19 **6. BUSINESS MEETING**

- 20 6.a. Report out from City Selection Committee Meeting Regarding the Following Items:
- 21 1. Primary MCCMC Representative to the ABAG Executive Board, (Incumbent, Pat
- 22 Eklund / Novato)
- 23 2. Alternate MCCMC Representative to the ABAG Executive Board (Incumbent, Eli
- 24 Hill, San Rafael)
- 25 3. MCCMC Representative to the Marin County Local Agency Formation
- 26 Commission (Incumbent, Barbara Coler, Fairfax)
- 27

28 President McEntee reported that the City Selection Committee met regarding the

29 appointments of the primary and alternate representatives for MCCMC to the Association of

30 Bay Area Government's (ABAG) Executive Board, and an appointment to the Marin Local

31 Agency Formation Commission. For ABAG, Pat Eklund is the incumbent, as the regular

32 member and Eli Hill is the Alternate. They both submitted letters of interest and they were

33 reappointed by the City Selection Committee. Barbara Coler, the current incumbent as one of

34 the MCCMC representatives to the Marin County Local Agency Formation Commission,

35 submitted a letter of interest and was reappointed by the City Selection Committee.

36

37

38

- 39 6.b. Report out of Annual Mayors Select Committee Meeting
- 40

41 President McEntee reported that, regarding meeting in person, it was decided that we will go

42 ahead and be virtual in May. And then we may move to meeting in person in June, and we

43 would try to have that in one of the cities that has an easily accessible outdoor venue, which

44 right now is probably going to be either Novato or Mill Valley.

45

46 The group also talked about any requests that come through this body that result in requests

**6.d.**

1 for financial contributions from cities and towns. There are two interests: 1) To make sure  
2 that there is still the ability for people to make requests and to share opportunities with the  
3 group. And 2) that the budget processes and timing of the cities and towns are respected so  
4 that we can make efficient use of everyone's time and not feel obligated to respond to what  
5 all are wonderful requests.

6  
7 The group also reviewed the list of appointments, which seats get appointed or  
8 recommended by the City Selection Committee, which get appointed by the MCCMC body as  
9 a whole.

10  
11 6.c. Review of Draft Agenda for the May 25, 2022 MCCMC Meeting  
12 Attachment 6b: Draft agenda for May 25, 2022 meeting

13  
14 There were no comments on the draft agenda.

15  
16  
17 6.d. Consideration and Possible Action to Approve the Draft Minutes of the March 23,  
18 2022 MCCMC Meeting Held Via Zoom Webinar  
19 Attachment 6c: Draft minutes, March 23, 2022 meeting

20  
21  
22 There was a motion and second (Eklund / Casissa) to approve the minutes of the May 25, 2022.  
23 The motion was approved by roll call vote of the cities/towns present, 10-0-1 (Tiburon abstained).

24  
25  
26 **Adjournment**

27  
28 The meeting was adjourned at 7:17pm to the next regular meeting scheduled for May 25, 2022 at  
29 6:00pm to be held via Zoom videoconference.