

**ROSS VALLEY SANITARY DISTRICT  
SPECIAL BOARD MEETING MINUTES**

Wednesday, March 30, 2022  
4 PM

Via Zoom

Directors Present: Michael Boorstein  
Thomas Gaffney  
Doug Kelly  
Pamela Meigs  
Mary Sylla

Directors Absent: None

Staff/Consultants Present: Steve Moore, General Manager  
Felicia Newhouse, Assistant General Manager  
Andrea Clark, District Counsel  
Julia Cooper, Clerk of the Board  
Christina Winnicki, Accountant II  
Courtney Buel, Management Analyst I  
Bryant Sparkman, Century Urban  
Lynette Dias, Urban Planning Partners  
Alyssa Chung, Urban Planning Partners  
Ross Guehring, Town Hall Public Affairs  
Riley Hurd, Ragghianti Freitas  
Lawrence McGuire, NV5

Public Present: Michael Hooper, Campus Property Group  
Sandra Guldman, Friends of Corte Madera Creek  
Laura Effel, Marin Independent Journal  
Sandra Becker, Cycle Advisors  
Joshua Mogabgab, Strada SF  
David Egan  
David Vierra

*Note: These minutes do not represent a transcript of the meeting and are intended to be a summary of the most important points. For a complete record, please refer to the video recording of the meeting, which will be available on the District's website at [www.rvsd.org](http://www.rvsd.org).*

**Item # 1 – Call Meeting to Order and Roll Call**

The meeting was called to order by President Kelly at 4:06 p.m. The Board Clerk called roll. The Board recited the Pledge of Allegiance.

**Item # 2 – Approval of Agenda**

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| <b>Motion:</b> M/s Sylla/Gaffney to Approve the Agenda   |
| <b>Vote:</b> Ayes: Boorstein, Gaffney, Meigs, Sylla, Kelly Noes: None. Absent: None. Abstain: None |
| The motion passed.   |

The motion as stated above carried unanimously via a roll-call vote.

**Item # 3 – Open Time for Public to Raise Items Not on Agenda or for Future Agendas**

There was no public comment or requests for future agendas.

**Item # 4 – Presentation: Larkspur Landing Community Survey Results and Larkspur General Plan/Housing Element Update**

GM Moore introduced this item on the results of the community survey and updates on the Larkspur housing element. He reviewed the status of the approved Communications and Strategy Plan since the USEPA approved the site for unrestricted land use.

Bryant Sparkman from Century Urban introduced the project team. Lynette Dias from UP Partners introduced herself and her colleague, Alyssa Chung. Ms. Dias gave a presentation on the results of the community survey including the areas of focus, outreach demographics, and the average responses. There were 293 responses and 228 of them were from ratepayers; there were several, similar responses to what the public found important for the future of the site.

Director Sylla clarified that respondents self-reported whether they are ratepayers, and Ms. Chung added that this is based on best practice. Director Gaffney asked about the weighted averages displayed in the presentation, and Ms. Chung described the process in more detail. Director Meigs said that she expected the survey to be distributed to the entire District, not just a section of the population as stated in the presentation, and she said that she was surprised by the level of response. Director Boorstein said that this level of participation perhaps indicates that the Board is trusted to do the right thing for the ratepayers.

Member of the public Sandra Becker asked if these results would be posted on the website, and President Kelly confirmed they would be posted.

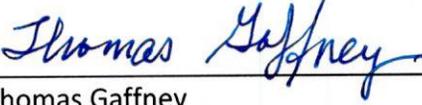
Next, Riley Hurd of Ragghianti Freitas gave an informational presentation to review the existing entitlements for the property, the status of the Larkspur General Plan update, and the Larkspur Housing Element. He detailed the need for the City of Larkspur to determine areas to accommodate the 979 new housing units required by the State, and the timeline for rezoning for these units is relevant to the Larkspur Landing property. He also described potential alternatives for changes to the Highway 101 and 580 intersection that would affect the traffic in the neighborhoods surrounding the property. Director Boorstein noted that some of the alternatives near CMSA have been rejected as hazardous. Mr. Hurd responded to a question from Director Meigs about the next steps for the City of Larkspur and assured the Board that no property owner is required to develop order to fulfill the need for housing units. Director Gaffney asked if development plans can proceed before the General

Plan update is passed. Mr. Hurd said that a developer can apply, but Larkspur is unlikely to approve such plans until the updates are finalized.

GM Moore reviewed the timeline as stated in the Communications and Strategy Plan, and he recommended postponing declaring the land as surplus until external factors become clearer. District Counsel Andrea Clark briefly described the general process of Surplus Land Act (SLA) property negotiation, what types of entities are eligible to acquire property through the SLA, and she confirmed that the property appraisal should remain confidential throughout the process.

This presentation was for informational purposes only; no Board action was taken on this item.

**Adjourn:** The Board adjourned at 5:28 p.m.

  
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Thomas Gaffney  
Secretary of the Board

Submitted by:   
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Clerk of the Board