

**Minutes of Board Meeting  
Nicasio Land Owners Association  
December 9, 2021  
at Rancho Nicasio**

**I. Call to Order: 5:05 pm.** Board officers attending: Steve Lewis (President), Michael McDonnell (Vice President), Leanne Wolfson (Treasurer), Caroline Bolthouse (Secretary). Board members attending: Tom Wood, Kirby Wilcox, Stan Loar, Rick Lafranchi. Attending: Sue Kline, Bill Joost. Welcome and thanks to Supervisor Dennis Rodoni, and also to attending community members Melissa Daniels, Jeff Brody, Matt Pickett, Ruth Dawson.

**II. Approval of September 9, 2021 meeting minutes (Bolthouse):** M,S,P

**III. Financial Report (Wolfson)**

**IV. Announcements of local events (Lewis):** The Board sends good wishes to Bill Harrison for a speedy recovery. Condolences expressed on the passing of beloved community member Maria Perrin. Resignations reluctantly accepted from board members Guy Phillips, who has moved away, and Michael McDonnell, whose extended travel plans will keep him away as well.

**V. Issues reviewed with Supervisor Rodoni**

**A. Operations at Nicasio Quarry and Nicasio composting facility:** Steve Lewis recapped the request to amend the use permit for operating the quarry. NLOA expressed concerns about whether the proposed new activities are an allowable land use in ARP zoning. Supervisor Rodoni noted that environmental review of the new activities would likely be required. Caroline Bolthouse mentioned the addition of a saw mill at the West Marin Compost operations and also wondered if operation of the machinery was allowed in ARP zoning.

**B. Water supply/drought issues:** Sup. Rodoni was thanked again for helping to secure MMWD/NMWD water for the Nicasio homes and ranches whose wells ran dry. He noted the assistance of Marin County Public Health and the Agricultural Commissioner in helping to provide trucked water for both domestic and agricultural needs. He reported that MMWD will explore expanding water storage in the winter; a pipeline across the Richmond/SR Bridge would likely face a CEQA challenge.

**C. Vineyard Application Form/County VESCO Ordinance (Joost):** NLOA-proposed amendments to the vineyard application have been fruitful, but changes to the Marin VESCO ordinance are stymied by compliance with streamside setbacks. Mapping the county would be too expensive for the few applications submitted. Sup. Rodoni adds that the new application noticing means his office is alerted early in the process.

**D. Measure A funding for possible use by Nicasio Land Preserve in acquiring land (Lewis):** Grants to NLOA from Measure A funds for open space would fall far short of what is needed to purchase the large parcels on the market in Nicasio. Sup. Rodoni reported that, in a recent survey, the funding priority preferred by Marin residents was for fire prevention on public lands and less funds allocated for purchase of farmland

easements. (The survey did not include the fact that there are other County funds available for fire prevention.) The BOS will take up discussion on Feb. 7th for the new language and allocation of funds described on the ballot for the renewal of Measure A, up for vote this June.

**E. Undergrounding of PG&E power lines and related utilities:** Much of the PG&E funds previously allocated for undergrounding power lines have been tied up in the bankruptcy proceedings.

**F. Status of Bridge/Road/Culvert Repairs:** Reconfigured turn on Lucas Valley Road at Big Rock is finished. Work on the new bridge at the intersection of Nicasio Valley Road and LVR has been delayed; now scheduled to begin in 2023.

**G. Marin Housing and Safety elements/Countywide Plan/Potential Impact of SB9:** More than 3,500 new dwelling units must be built in unincorporated areas to satisfy the new housing allocation the State has assigned to Marin. Will require zoning and density changes; however Sup. Rodoni confirmed that no changes to A60 zoning or open space are foreseen.

**VI. Design Review (Kline):** No active projects. Stan Loar reported that a non-compliant building in the neighborhood around the reservoir has been resolved.

## **VII. Old Business**

**A. Issues re: Properties Near Nicasio Square – Status (McDonnell):** no properties under consideration for possible open space.

**B. NLOA Membership Expansion/Name Change Issues (Wilcox):** No expansion of voting membership presently under consideration; will further explore name change.

**C. Board Succession/New Member Search – Status (McDonnell, Bolthouse):** Candidate recruitment is ongoing.

**VIII. New Business:** none

**IX. Next Board Meeting:** 2/10/22 Location TBD

**X. Adjournment:** 6:27 pm