

BEL MARIN KEYS COMMUNITY SERVICES DISTRICT

Special Board of Directors Meeting Notice

Location: Bel Marin Keys Community Center, 4 Montego Key, Novato, CA 94949

Date: Thursday, February 2, 2017

MINUTES

Directors:

Darrick Chase, President

Vince Lattanzio, Vice-President

Cheryl Furst

Mercy Angelopoulos

Mark Montobbio

- I. Call to Order, Please Turn Off Your Cell Phones: 7:30pm**
- II. Pledge of Allegiance:**
- III. Roll Call: Chase, Lattanzio, Furst, Montobbio, Angelopoulos**
- IV. Open Forum: no comments**

V. Review of the rezoning revisions to the Bel Marin Keys Industrial Parks Master Plan to accommodate the Biotech/Life Science Campuses

Director Montobbio provided a brief introduction to the City of Novato rezoning of the Bel Marin Keys Industrial Park and how that may impact Bel Marin Keys. He noted that areas of concern are traffic, noise, safety and visual. In the projected rezoning this calls for an additional 2,000 employees over the next ten (10) years to the biotech/life science campuses. This would create a gridlock on the Boulevard. Director Montobbio also raised his concern to the impact for emergency vehicles responding to a call.

Vice-President Lattanzio noted that due to traffic on Highway 101 it is immitigable to only have one entry/exit point in Bel Marin Keys. He also noted that what is also of concern is the City's public process and notification to resident with the rezoning proposal. It is uncertain where these new people will be living and most likely will be commuting and not using the shuttle to the Smart train station.

Resident Miller asked who is pushing the rezoning and what benefit does the City get from it? Vice –President Lattanzio noted that Bio Marin went to the City in June to review zoning revisions to the industrial park to accommodate biotech/life science campuses and included in the EIR for the General Master plan on 2035.

Resident Miller noted the creation of jobs is great for the City of Novato, however, there are a lot of un-knows and BMK residents are the ones who will be impacted , as well, as the Los Robles residents.

Director Montobbio noted that a concern is not knowing what happens if Bio Marin gets bought out or get much larger and need more space? And why has Fireman's Fund not be looked at as an alternative option?

Resident, noted that this could bring higher values to homes as the economy is thriving and questioned the 2,000 employees number and to get the facts straight as there are not that many people working in manufacturing at bio techs, as well as, why has no one reached out to Bio Marin to have them do a presentation to the Bel Marin Keys?

Director Montobbio noted that, that number came from the City staff reports which are published on their website at Novato.org/bmk. Vice-President Lattanzio also noted that Bio Marin went to the City of Novato and why did they not reach out to neighboring communities as a good neighbor and do outreach.

President Chase noted that these are questions that will be asked when Mr. Brown attends the Board meeting on February 16th and reach out to Bio Marin to come to the March Board meeting.

Vice-President Lattanzio noted that Pacheco Pond was the mitigation when building in the Industrial Park and proximity to the wetlands, and an outdoor area connected to the wetlands with path and benches could also be a possible mitigation to the expansion of biotech and would not be too costly to do so.

****MOTION to write a letter to the City of Novato with concerns with the re zoning changes that impact Bel Marin Keys when Mr. Brown attends the Board meeting of February 16th and follow up with other biotech companies for the March meeting.**

M/S: Lattanzio, Montobbio

Vice-President Lattanzio noted that we need to ask what the building limits will be in the Industrial Park.

Votes: All ayes

XVI. Adjournment

****MOTION: To adjourn the Special Board Meeting of February 2, 2017.**

M/S: Angelopulos, Chase

Vote: All ayes

Meeting was adjourned at 8:30pm