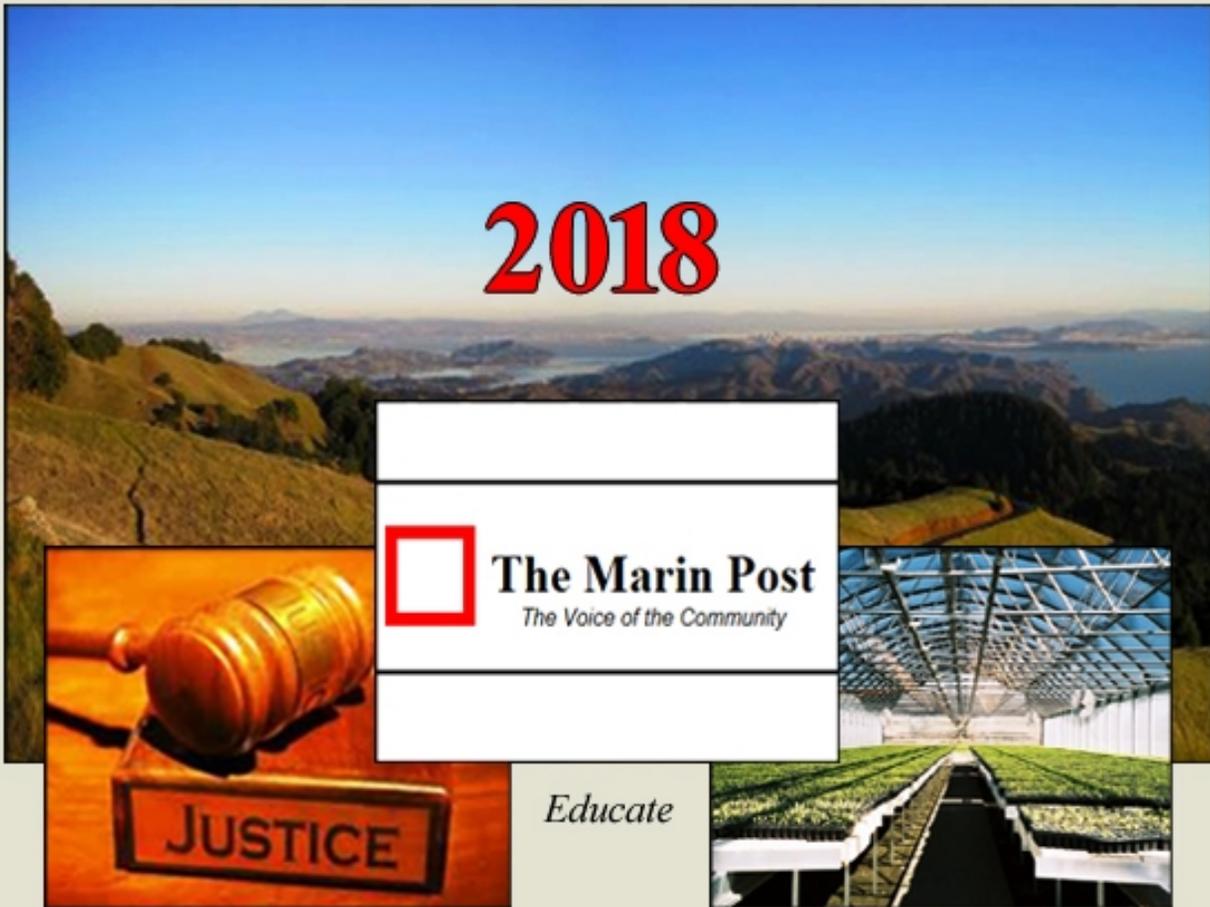


Community Venture Partners, Inc.

A Catalyst for Sustainable Solutions

2018



Advocate

Educate

Demonstrate

Annual Report

COMMUNITY VENTURE PARTNERS

2018 ANNUAL REPORT

Letter from the President

November 2018

Dear Friends and Supporters:

2018 has been another a year of challenges. CVP has continued to promote the voices of the community through the publication of the [Marin Post](#) and through our actions and initiatives on behalf of Marin residents.

CVP remains the *only* fully independent, donor-supported 501(c)(3) nonprofit, advocacy organization working on a wide variety of public policy issues and providing free services and assistance to community groups and local agencies in Marin County. We receive no funding from corporate interests or government agencies. We rely solely on donations from individuals and nonprofit foundations, and we will continue to need your support in the coming year to work on your behalf for government transparency, sensible growth and planning, and the preservation of Marin's special character.

In addition to our ongoing efforts, CVP has established a new longer term goal of becoming financially sustainable within three years. Our goal is to be able to cover our core operating expenses without the need for donations. Once this goal is achieved, donations and fundraising drives will only be needed to support the costs of specific initiatives, programs, and legal actions.

The projects we have undertaken to accomplish this are described in this Report under the section titled, "Demonstrate." In our opinion, this is the only way to ensure that we can remain an unbiased, independent voice for the community over the long term.

None of this will in any way change the things that we do or the initiatives that we undertake. Our goal of financial sustainability aligns with our founding principles of being a pro-active, *solutions-driven* organization that promotes a positive vision for the future of Marin. In the meantime, our workload continues to increase and your financial support is much needed (see our Income/Expense statement on page 25). We anticipate expenses for the coming year to be similar to this year's costs of operations.

CVP has become a respected advocate for community voices in the eyes of local and even regional government agencies. The thoroughness of our research and the professionalism of our initiatives and legal arguments have laid the groundwork for that. Of the nine challenges we have undertaken since 2014, we have won three out of three in Marin Superior Court and six out of six without having to go to court. In those cases where filing a petition was not required, city and county agencies corrected the defects we had challenged, making such litigation unnecessary.

Currently, we have several other challenges that are still pending, e.g., the Alto Bowl case will be going to the State Court of Appeal sometime in late December or January. Those accomplishments are described below in the section entitled “Advocacy.”

Ongoing challenges to our sense of community

Control of our locally elected government is under severe attack from all sides. The push for growth at any cost, regardless of its negative impacts, and the sheer number of bills moving through Sacramento, intended to increase taxes and levy fees on private property, and penalties on cities for refusing to succumb to hyper-growth planning, is staggering. All of this at a time when the state’s financial condition is just one recession away from disastrous consequences. In fact, it’s as if the uber-growth crowd is choosing to deliberately and completely ignore long term economic, social and environmental consequences.

Driven by explosive jobs growth in the tech sector, increasingly powerful regional agencies such as the Metropolitan Transportation Commission, and ad hoc industry-led groups such as [CASA](#) and the Bay Area Council, aligned with well-funded corporate and housing advocacy groups, there is a relentless push for far-reaching, hyper-growth. And, even though public transportation and supporting infrastructure is woefully inadequate, growth is taking precedence in the minds of revenue seeking bureaucrats.

Last year, I said that I anticipated that we were just seeing the beginning of a long list of new fees, taxes and debt measures that will come forward in the next five years to fund top-down control of local land planning, zoning, and housing development. All of that and more is coming true and I see no end in sight.



For a more detailed view of how this is currently playing out, please click the adjacent image or this title to read [The Committee to House the Bay Area and the Coming Tax Tsunami](#).

It is worth repeating that the State’s increasing need for taxpayer dollars continues to be exacerbated by California’s unfunded pension liabilities, unrealistic future return on investment formulas, and the state’s attempt to single-handedly take on national challenges such as affordable housing, which have historically been funded by the federal government. These financial burdens will have to be paid on the backs of future generations and the dwindling middle class.

All of this adds to the urgency to be more thoughtful in how we zone and plan for growth, and more realistic in terms of how we address the challenges of housing affordability. Since its inception, CVP has been a leader in pointing out that the affordable housing “crisis” is in reality more about the impoverishment of the middle class and the failure of personal income to keep up with the costs of living, than it is about how much housing we build.

As the articles and research noted below explain, considering the environmental impacts of unbridled growth and the societal impacts of displacement and loss of community cohesiveness, a

reasonable person can only conclude that we must adopt a policy of “Slow Growth” as quickly as possible.



For a more detailed discussion, please click the adjacent image or this title to read [You can't push a river – Housing starts continue to fall](#).

In last year's [Letter from the President](#), I spoke about why we are failing to address housing and growth with our current policies and what we might do to really make a difference. Those comments are as valid today as they were last year ([click here to read last year's letter](#)).

The essence of those comments was that local *housing affordability is not a local problem*, but the result of a combination of historical consequences, tax law, uneven wealth distribution, and national and international market and economic forces far beyond our local or regional control. Therefore, attempts to force small cities to resolve their housing challenges at a local and regional level, or even at a state level, are destined to fail to produce meaningful results and will more likely do great harm.



I summarized my comments on this subject in a series of Marin Post articles in May of 2017, and again, those comments are still valid and are more important than ever ([click here to read the Marin Post series, Housing Issues in Marin](#)).

Led primarily by State Senator Scott Weiner of San Francisco, uber-progressive YIMBY (“Yes in my backyard”) ideologues, affordable housing advocates and state agencies, our state legislature in Sacramento has essentially declared all-out war on small cities and suburban communities.

Wrapped in slogans about “fairness,” many will not settle for anything less than the complete dismantling of local control of zoning and property rights. Most astonishingly, dwindling numbers of middle class families who are trying to carve out a normal life, trying to rear their children in a typical small city community, where their children can walk and bike to school and play in the yard, are now routinely attacked as elitists, racists, the privileged rich and worse.

Marin, is being singled out as being particularly evil in this regard.

Formerly prosaic arguments about growth and planning and housing have suddenly and somewhat desperately gotten slanderous and extremely personal. Most ironically, these voices are now being funded by young tech millionaires and major SF Bay Area employers, who are only too eager to push off the financial responsibilities of housing their exploding workforce needs onto the public sector and its taxpayers.

The impacts of all this on Marin will soon become evident and it is likely to put enormous financial strains on all Marin cities.



CVP has worked hard to illuminate this subject in articles published on the Marin Post, the details of which are discussed in the next section of this Report.

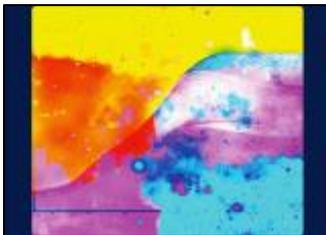
[\(Click on the adjacent image or here to read the five part series on the loss of local control\).](#)

Hyper- growth, climate change and local control

While Sacramento politicians, policy wonks, housing advocates, corporate interests, and others clamor for the removal of all local planning and zoning to enable unlimited growth, it is becoming increasingly clear that unless we accept the relationship between rapid growth and development and the impacts on our environment, we'll just be shooting ourselves in the foot in the long term.

As recently reported in the IPCC Report on Climate Change, buildings are the greatest energy consumer on the planet (using 39% of our energy production) and their construction produces up to eight times that annual usage and remains the most impactful endeavor we engage in. It's important that we build them carefully. Yet, we continue to build essentially using the same methods we've been using for a century. Something has to give.

Details on this issue can be found in this article and others on the Marin Post.



[The IPCC Report on Climate Change in the Age of Entitlement, Growth Addiction and Urbanism](#)

Click on the adjacent image or the title above to read [more »](#)

In my opinion, at this moment in history **“slow growth” is the *only* environmentally, socially and economically responsible policy we can pursue**, until such a time as we find methods and technologies that reduce the environmental harms that growth and development are causing. But, not a single politician is willing to even bring this up, even among those few who don't agree with Sacramento's hyper-growth agenda. Why?

Are we really so short-sighted that we can continue to deny the handwriting on the wall, that there is an obvious relationship between dwindling diversity, wildlife, and habitat and our insatiable appetite for more and more and faster and faster growth and development?

Ironically, in the face of this global challenge, local control of planning and growth may be the only tool available to communities to remain responsible stewards of our planet.

We remain extremely grateful to all of you who continue to support our efforts. CVP would not exist without your generosity. CVP accepts donations in the form of common stock and other negotiable securities ([contact us](#) for more information).

Please remember to sign up on Smile.Amazon.com, and .5 percent of the value of all your purchases on Amazon will be automatically donated to CVP by the Amazon Foundation.

Please click [HERE](#) to make an annual donation to CVP

Your annual donations help us continue to work on your behalf.

As always, we promise to make every dollar count. I remain available to meet with each of you throughout the year, to hear your thoughts, and to discuss the issues at hand.

Thank you for your continued confidence and support.

Sincerely,



Bob Silvestri
President

PLEASE NOTE: *CVP has now gone paperless and become fully interactive. We will no longer send out printed copies of our Annual Reports or Updates, unless requested.*

Throughout this report you will find blue text links to more detailed information about each topic discussed. Please click on the blue text links to learn more (Hint: if you right click on the link, your browser will give you the option to open it in a "New Tab", so you'll still have the Report opened in the original tab).

Please be sure that we have your email address so that you are kept up to date on our activities.

COMMUNITY VENTURE PARTNERS 2018 ANNUAL REPORT

EDUCATE - ADVOCATE - DEMONSTRATE



CVP’s action-based approach includes *educating* the public and decision makers about issues of general concern, *advocating* for local voices and adherence to state and federal laws and regulations, and *demonstrating* better solutions to growth, planning, and affordable housing.

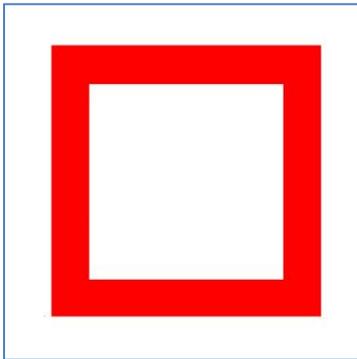
This Report provides an update on our most significant accomplishments and initiatives in each of these areas during the past year.

EDUCATE

Keeping the community informed and providing access to controversial points of view is essential to effective civic engagement. Toward that end in 2018, we've continued to support organizations, initiatives and events, and to publish research and commentary on a wide range of issues. CVP also continues to provide free consultation and advisory services to municipal agencies, elected officials, and community groups.

These are highlights of our major initiatives and accomplishments this past year.

THE MARIN POST



[The Marin Post](#) is the single most impactful initiative CVP has undertaken to empower community voices. The Marin Post is now a recognized voice in Marin and remains the premiere self-publishing platform for alternative views and investigative journalism.

The Marin Post has surpassed 67,000 unique visitors / readers and served up over 265,000 page views, while providing a publishing platform for 152 writers since our launch in June 2015. The breadth of topics covered continues to expand and each week the percentage of new readers continues to increase. Most impressive is that the total number of users rose 75% year over year from 2017 (Google Analytics data).

Our real time monitoring software provides us with a window into the interests and concerns of Marin residents. As such, the Marin Post has become an integral part of how CVP serves those interests, as well as how we keep our supporters updated on our own activities.

The Marin Post continues to be funded solely by individuals like yourselves. It is the only 100 percent community supported publication on local issues in Marin. That support is vital to its continued existence and that is not without its challenges.

This year, the Marin Post will need to undertake a major upgrade of our code and our server capacity and security software. The internet has become an increasingly hostile place to do business. Malicious viruses and denial of service attacks have increased dramatically for all websites. This increases basic operating and maintenance costs. The Marin Post presently fends off more than one security breach per minute, 24 hours a day.

So, please join the Marin Post community, become a contributor of content, and consider making a regular monthly donation so that we can continue to provide you with the best possible service.

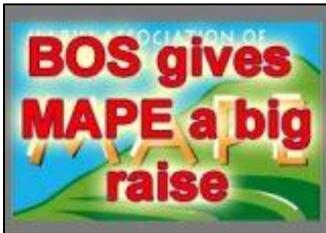
CVP and the Marin Post continue to enjoy pro bono, legal support from [Wilson Sonsini, Goodrich & Rosati](#). We remain indebted to them for their assistance and guidance.

ISSUES IN 2018

The following are some of the controversial issues taken on this year by CVP. These opinion pieces and research articles, published in the Marin Post, provide the groundwork for the positions we take in all our local actions on behalf of the community and our ongoing dialog with locally elected officials.

Please click on the titles or images to read the full articles.

SALARY AND PENSION BENEFIT GIVEAWAYS BY THE MARIN COUNTY BOARD OF SUPERVISORS



Marin Board of Supervisors gives MAPE an 8% raise

The County of Marin issued [a press release](#) on June 30, 2018, touting that they had reached a settlement with the Marin Association of Public Employees. They agreed to a pay raise of *only* 8% over a three year period, plus cost of living upward adjustments. Somehow the Marin Board of Supervisors considered this extremely good news. This is at a time when in the real world, salaries are rising very slowly, few people have pension plans at all, healthcare costs are skyrocketing for the average Bay Area resident, and government programs such as Social Security are barely acknowledging that any inflation exists.

As you might imagine, CVP was not in agreement that this outsized pay raise was appropriate.

THE LOSS OF LOCAL CONTROL OF PLANNING AND GROWTH

CVP has been working diligently to highlight the dangers of the loss of local control and the myriad of bills being proposed in Sacramento to force mega-growth and penalize cities that fail to comply. Personally, I've been writing about this for more than 20 years in Op-Ed pieces in the Marin Independent Journal and in my books.

At the moment, the over-reaching proposals to override local control of zoning and planning are mostly the work of San Francisco State Senator, Scott Weiner, and his YIMBY supporters. It is not an exaggeration to say that the situation has become dire. Without immediate protest from our locally elected officials, the pro-growth consortium will succeed. This will leave residents with no choice but to find their own way to push back on these policies.

The following articles explain the current situation in detail and highlight the considerable threat Marin County faces going forward.



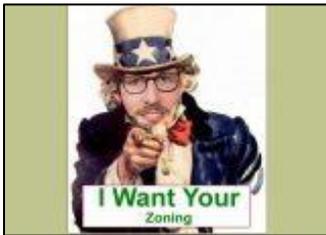
Snowflakes in my backyard: San Francisco Planning Comments on SB 827

In the early 1970s, my “budding” career designing residential bathroom additions (“Will those be granite or marble countertops?”), took a detour when I spent nine [more »](#)



Mr. Wiener’s Whimsical World: The “Madman” Theory of Zoning

As a disclaimer, I’m not categorically against any type of development, be it prefabricated, modular homeless housing or 100 story luxury apartments. If a city wants... .. [more »](#)



The Last Subsidy - Local Zoning Control

Perhaps the most overused word these days is the word “crisis.” Everything, we’re told, is a crisis. Still, when it comes to “affordability” (healthcare, college... .. [more »](#)

One sign of hope on the horizon is a state ballot initiative that is being crafted by [John Mirisch](#), former mayor of Beverly Hill, and [Bill Brand](#), mayor of Redondo Beach. This initiative, which is anticipated to be on the 2020 ballot, would sanctify the rights of sovereign, locally elected governments of California cities and counties to control their own local planning, zoning and growth decisions, without undue interference by the state.

CVP fully supports this initiative and has offered our assistance to its drafters to help in any way we can. Going forward, CVP will continue to follow the actions taken by our state legislature and increasingly powerful unelected, state and regional agencies such as the Department of Housing and Community Development (“HCD”) and the Metropolitan Transportation Commission (“MTC”). We remain extremely grateful for the work of community organizations such as [Livable California](#), and investigative journalists and others who have taken up this cause.

HOUSING AND AFFORDABILITY

The conventional wisdom is that housing demand is voracious and the lack of affordable housing is the fault of [evil local zoning](#) and local government planning departments, and those even more evil “single family homeowners.” However, what the data and market indicators tell us is that housing affordability is a result of the simple fact that most people don’t earn enough to buy or rent a home. And they can’t afford it even during a period of historically low mortgage rates. This

is not a good situation. It creates desperation on all sides, which inevitably results in knee-jerk reactions and very bad political decisions.

The following articles published by CVP delve into the answers to those questions and suggest provocative solutions.



Desperately Seeking Solutions in a Soundbite World

The wisdom of the crowds or the Lord of the Flies? In the past 100 years, communications technology has changed everything. It started with motion pictures and the... .. [more »](#)

It's time our state legislature and regional housing agencies woke up to the reality of markets and economic fundamentals. You can't punish a market into doing what it doesn't want to do. As it is, they are very close to [killing the goose that laid the golden egg](#) that pays their salaries.

ADVOCATE

CVP continues to use litigation as a method to communicate with our local government and agencies, when all other forms of seeking redress fail. In the past year, we've been involved in dozens of legal issues in the course of providing free services and advice to Marin communities. The following are just some examples of our achievements and ongoing efforts in advocating for community voices in 2018.

MARIN COUNTY'S RETALIATORY CROSS COMPLAINT TO LIMIT ACCESS TO PUBLIC RECORDS FAILS - *Marin County's attempt to limit the public's right to know*

On January 12, 2018, the [Marin Superior Court found](#) that the Marin County Counsel's Office had acted illegally in filing their SLAPP suit ("Strategic Litigation Against Public Participation) against public advocacy attorney, Edward Yates. This result came after more than 16 months of outlandish legal maneuvers by the County of Marin to try to avoid providing residents information about a pending development proposal.

CVP has been working with the plaintiffs, the Friends of West Tam Valley since 2015 and we brought attorney, Edward Yates, onboard to take on the resident's case. To learn the full story on this extraordinary and completely unnecessary action by the County and the ultimate penalties they paid for their hubris (\$89,000 in legal fees), please see these articles from the Marin Post.



[Marin County Superior Court Throws Out Frivolous Lawsuit Against FWTV Attorney Edward Yates](#)

FOR IMMEDIATE RELEASE Marin County Superior Court Judge Haakenson Throws Out Frivolous Lawsuit filed by County of Marin against Friends of West Tam Valley's... [... more »](#)



[The Marin County Counsel's assault on the public's right to know](#)

Of all the legal actions the public can bring against a municipality the two that are arguably easiest to remedy without significant cost or risk of penalties, are... [... more »](#)

This decision by the Marin Superior Court represents the third time CVP has prevailed in an action against The County of Marin for their flagrant violation of the law.

THE ALTO BOWL – A SEMINAL CASE ON MOUNTAIN BIKING IN PUBLIC OPEN SPACE - *Challenging Marin County's illegal decision making behind closed doors*

On November 29, 2016, the Marin County Open Space District (MCOSD) announced that they had made the decision to open the single-track, Bob Middagh Trail, in the Alto Bowl Preserve, to use by mountain bikers.



[CVP v MCOSD: Opening Brief & Statement of Issues - Alto Bowl Preserve](#)

This decision was made by MCOSD staff, without the approval of the Board of Supervisors, without the undertaking of any investigation or analysis as required by the California Environmental Quality Act ("CEQA"), and in contradiction to the procedural requirements of the

County's own Trails Plan.... [... more »](#)



Marin Superior Court Judge Haakenson issued a [Temporary Restraining Order](#), granting Community Venture Partners its request to prohibit the Marin County Open Space District from opening the single track Bob Middagh Trail “to bike riding until a final ruling on the merits in this matter have been issued by the court. “ (*Case No. CIVV-1701913 Community Venture Partners vs. Marin County Open Space*)

The basic issue being litigated was whether the environmental changes that occur when a hiking and horse trail is converted into a multi-use bike trail (a “change of use”) has impacts on existing hikers and equestrians that are recognized as 'impacts' to be evaluated under CEQA. In our view, these impacts should be evaluated in a CEQA process. The County disagreed, arguing that it may change trail usage without any legal procedure save for its own internal decision-making. We rejected this approach, as did the court, as contrary to responsible governance and hoped to prevail in court on our arguments.



On Friday, April 6, 2018, [Marin Superior Court Judge Haakenson handed down his final decision](#) in the case of *Community Venture Partners, Inc. v. The Marin County Open Space District*.

Judge Haakenson’s decision confirmed the court’s Tentative Ruling in favor of CVP, prohibiting the County of Marin from opening the Bob Middagh Trail in the Alto Bowl Preserve, to any form of biking.

A quick summary of Judge Haakenson’s comments [can be found here](#). As of the publication of this Annual Report, [this case is being appealed by Marin County to the California State Court of Appeal](#). We anticipate a hearing either in late December of 2018 or early in 2019. Should we prevail and obtain a published decision, the statewide consequences will be significant. Should we lose, the costs to CVP could be equally significant.

FINANCIAL DEALINGS - MARIN COUNTY AND BICYCLE ADVOCACY GROUPS

Although no litigation is being considered at this time, as a result of several Public Records Act requests made during our investigations into the Alto Bowl approval process, CVP discovered potentially significant financial irregularities and questionable transactions between Marin County agencies and bicycle advocacy organizations.

The sums of money in question are many hundreds of thousands of dollars of taxpayer funds surreptitiously being funneled to these advocacy groups under questionable contracts for services.

As a result of these findings, CVP has submitted a series of PRA requests to the County and other agencies, such as the Transportation Authority of Marin (TAM), regarding these transactions. We are in the process of evaluating thousands of documents that have been delivered to us.

Although our investigations are far from complete, it appears that for more than a decade certain “nonprofit” organizations and individuals in those organizations have been paid for “services” that were neither requested by the County nor ever the subject of a public notice or Requests for Proposals. These services, which were paid for with taxpayer funds, were essentially identical to the founding mission statements of those organizations, and were services that they were already providing under their IRS approved, nonprofit purposes, free of charge.

It is of interest that the agreements for these contracts for services intentionally excluded the chance to submit proposals by competing groups. And, the results of these agreements impacted public policy, Marin County spending priorities and our open space, without any public participation or input.

In addition, the actual sums of monies changing hands were, in some cases, not disclosed to the Board of Supervisors and were in excess of amounts presented to the public in the County’s annual budget approval process.

What may be even more disturbing is that the work included under these contracts had a direct impact on public policy, to the point that much of it was adopted in total during the creation of the County’s Roads and Trails Management Plan.

For example, bicycle groups proposed a “scoring” system for open space proposal submitted by the general public. In a number of instances this resulted in the rejection of all public proposals except for the one proposal submitted by the same bicycle organization that created the scoring system.

Although we are not alleging any illegalities at this time, our investigation is ongoing.

THE SIR FRANCIS DRAKE BOULEVARD REHABILITATION EIR - Marin County's Public Works Department attempts to avoid traffic analysis on Marin's busiest thoroughfare



In the summer of 2014, Marin County planners launched a proposal to rehabilitate Sir Francis Drake Boulevard from the Highway 101 interchange to Kentfield. This was followed by community workshops and studies, which culminated in the issuance of a Draft Environmental Impact Report ("DEIR") on October 11th of 2017.

The proposed changes to the roadway included reconfiguration of all the major intersections and "modifications" (narrowing) of the vehicular traffic lane widths. As we know, Sir Francis Drake Boulevard is one of the most important thoroughfares in the county and it is well known for its intolerable traffic congestion. After reviewing the DEIR, CVP questioned whether the improvements being proposed wouldn't in fact make traffic congestion even worse. Our review of the DEIR and its attachments found them to be deficient and in violation of the California Environmental Quality Act ("CEQA"). For the full text of our initial review please click on the adjacent image or the title below.

[County attempts to avoid analysis of traffic congestion on Sir Francis Drake Blvd.](#)

In March of 2018, CVP filed a public comment letter, which outlined the CEQA violations in detail. The County initially argued and resisted our claims, to which we responded with expert opinions from independent traffic and environmental consultants. The County even went so far as to try to intentionally and illegally limit public participation and the length of the public comment period by issuing false claims about time limits and cutoff dates.

[County Planners try to deny residents their legal right to comment on the SFD Final EIR](#)



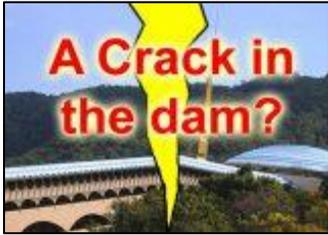
Subsequently, CVP commented on the inadequacies of the Final EIR. We again attached comment letters by [Edward Yates](#), our legal counsel, and by air quality expert, [Geoffrey Hornek](#), and letters previously submitted by traffic consultant, [Robert Harrison](#). In short we found the County's responses to each of our DEIR comment letters to be evasive, non-responsive and / or otherwise failing to address the key legal issues raised, and instead simply restated the EIR's incorrect

assertions and assumptions.

In summary, we asked Marin County [to adhere to CEQA on the Sir Francis Drake Rehab Project FEIR](#). CVP's comments on the Final EIR for the Sir Francis Drake Boulevard can be read in their entirety [by clicking on this text link](#).

Finally, in May of 2018, after much hemming and hawing, the County made the corrections in the Final EIR and its documentation to satisfy all of CVP's arguments. This meant that the public would now have access to and the ability to evaluate the actual plans and dimensions of the changes being proposed to the streetscape.

The details can be read in their entirety in this article, which was published in the Marin Post.



[A Crack in the dam? County cures flawed Sir Francis Drake Boulevard FEIR in 11th hour](#)

Click on the adjacent image or the title above to read [more »](#)

The Final corrected EIR for the Sir Francis Drake Boulevard Rehabilitation was certified by the Marin County Board of Supervisors in the spring of 2018.

OTHER PROJECTS

CVP continues to work on a variety of local planning and development issues throughout the County. These are some of the more notable examples in 2018.

MILL VALLEY / 500 MILLER AVENUE DEVELOPMENT PROPOSAL



CVP has been following the history of development proposals on this steeply sloped parcel for many years. Recently, the property changed ownership and its new owner presented a newly designed, mixed-use project on the site.

Although, CVP and the community supports mixed-use, commercial and residential development, the project presented was too massive, too impactful, and required too many zoning exceptions to win approval from the Mill Valley Planning Commission.

CVP submitted several comment letters during that planning review process, which can be found at the following links.

[CVP comments on the 500 Miller Avenue development proposal](#)

[CVP Comments on proposed 500 Miller Avenue Options](#)

As a result, CVP has begun conversations with the property owner to collaborate in the development of a mixed-use senior living center at the site. These discussions are in the preliminary phase.

We will report progress to our donors as it unfolds.

CORTE MADERA INN REHABILITATION



Since the redevelopment of the Corte Madera Best Western Inn was proposed in 2014, CVP's goal has been to ensure that a unique, high-quality hotel is developed on the site. Working with the community and the Town of Corte Madera, we've argued for redevelopment that adheres to all state and federal regulations, regarding protected wetlands and habitat, while maximizing value for the developer.

The developer's refusal to accommodate basic planning concerns and requirements of state law has precluded this project's approval from the beginning. CVP's opposition has never been about being for or against property rights. The developer does not presently have the zoning rights to do what has been proposed. Instead, it would have required a zoning exception and a General Plan Amendment.

CVP's market research showed that a high-end hotel in this location would be an extremely attractive investment opportunity for any number of local and regional hotel developers. Yet, the property owner and the Town of Corte Madera continued to push forward an ill-fated plan to build a generic, mid-range, dual-branded Marriott Residence Inn / Springhill Suites hotel complex that was completely out of character with the community, would have failed to maximize development profit potential, and would have required the illegal destruction of the existing wetlands.

None of this made any sense, economically or from a planning perspective. CVP's activities on this project were summarized in the Marin Post article, entitled,

Marin 2016 - Part IV: Dispatches from the front – Corte Madera.

After almost four years of concerted effort, CVP's arguments against the plan to replace the Corte Madera Inn with a generic Marriott chain hotel and destroy the federally protected wetlands, finally won over the majority of the Corte Madera Planning Commissioners. The Commission rejected the developer's proposals and since that time, the developer has indicated that they are "considering their options," one of which would be housing.

However, housing is not a use the Town of Corte Madera would look favorably upon. In fact, several Town Council members continue to push for a new hotel ordinance for all hotel properties in the city, and to zone the CM Inn property for hotel use only, to ensure that a hotel is built on that location.

CVP has supported the hotel ordinance proposal and offered data and analysis to support that decision. The final outcome is still pending.

THE MILL VALLEY / MILLER AVENUE “PARKWAY” PILOT PROJECT



Starting in 2007, Mill Valley undertook a public process to produce the Miller Avenue Streetscape Plan. All totaled, it included one million dollars in consultant’s time, hundreds of hours of workshops, hearings, public input and four different volunteer task forces, all of which resulted in a plan that was unanimously approved by the City Council.

However, in the 11th hour, a small group of bicycle activists, colluding with [city council member Stephanie Moulton Peters](#) hijacked the approved planning process.

In the summer of 2017, the Mill Valley City Council voted to reduce traffic capacity in the Parkway section of Miller Avenue (from Millwood St. to Willow St.) by 50 percent, thereby reducing traffic lanes on the city’s main arterial from two lanes in and out of town to only one lane in each direction. This was marketed as a “one year pilot project,” ostensibly to improve bicycle safety even though there was no evidence that this would materialize and the Miller Avenue Streetscape plan already included equally safe bicycle lane designs.

Since this last minute change would potentially increase traffic congestion (the number one complaint of Mill Valley residents) and, since the reduction of the road width would be out of compliance with FEMA’s widely accepted emergency evacuation safety standards, the outpouring of protest was significant.

CVP led this effort and filed a series of comment letters in opposition to the ill-conceived plan, which were published on the Marin Post (click the titles to read):

[To the Mill Valley City Council on the importance of honoring the public's trust](#)

[The Mill Valley City Council must honor the approved Miller Avenue Streetscape Plan](#)

Despite the fact that the community outrage included a petition signed by almost 900 Mill Valley registered voters, in August of 2017, the City Council voted three to two to approve the plan. However, at the time of the approval the City acknowledged that they would need to comply with all federal and state laws, prior to any final approval, including the California Environmental Quality Act.

As of the publication of this Report, even though more than 15 months have passed for this “one year” test, the City has still not reconvened or otherwise held public hearings, as promised, to discuss whether or not the so-called pilot project will be adopted as a final plan. This comes as no surprise to anyone who has been following this issue, since the proposal was conceived through public deception and false statements by Council Members, and it has always seemed apparent that the City had no intention of keeping its word about any future review.

CVP recently put the City on official notice that they may now be in legal jeopardy.

DEMONSTRATE

From our inception CVP has worked to promote innovative, sustainable solutions to planning, growth and housing challenges, and to propose alternative solutions. As noted in this year's *President's Letter*, we have now taken this a step further and are actively pursuing actual development projects, which align with our principles of community-supported and community-serving, low impact solutions, and our goal of becoming financially self-sustaining within three years.

LARKSPUR LANDING CIRCLE - SENIOR ASSISTED LIVING, AFFORDABLE HOUSING, AND HOTEL DEVELOPMENT

Promoting low impact, community-supported, community-serving development solutions

CVP has been involved in development issues at Larkspur Landing since our [original opposition to the Larkspur Landing Station Area Plan](#) in 2014. At the present time one of the only viable development sites remaining at Larkspur Landing is the large parcel owned by the Ross Valley Sanitary District just to the east of the Country Mart shopping center. The property has had a sordid history and has been proposed for development in fits and starts since 2005. Currently, it is awaiting a sign off by the Region 9 office of the EPA so that RVSD can begin the remediation of PCB contamination on the site. Once that remediation work is completed, RVSD has indicated that it will put the parcel up for sale.



CVP has been monitoring the progress of this situation for several years, attending public hearings, and submitting comments to the RVSD board. Our recent comment letter can be read by clicking on the adjacent image or the title below.

[Comments regarding the RVSD land parcel at 2000 Larkspur Landing Circle](#)

Please note that this property was zoned and approved for multifamily housing and hotel development in 2006. Therefore, this is not a question of *if* this property will be developed. It is a question of how to do it correctly and in a way that minimizes negative impacts on the community.

CVP has spent the past two and a half years working with community members and development partners to put together a collaborative team in preparation to make a proposal to purchase the RVSD land when it comes up for sale. Our goal from the beginning has been to show that “community-supported” and “community-serving” development is possible.

In order to accomplish that, any proposal to develop the property must:

- Have **minimal impacts on traffic and parking congestion** particularly at peak hours;
- Have **minimal impact on over-crowded public schools**;
- Be achievable **within the existing zoning and planning guidelines** of the City of Larkspur and all of the newly passed state legislation about affordable housing; and
- Accommodate the intricate needs of the City of Larkspur and **provide sufficient tax revenues** to justify approval.

CVP's qualifying proposal consists of a 120 guest senior assisted living facility (40% memory care), approximately 40 units of senior independent living apartments, and 32 units of very low income housing for Marin residents with disabilities. The latter will be developed in partnership with the [Lifehouse Agency](#) and a yet-to-be-named nonprofit affordable housing development organization. In addition, as required by the City of Larkspur and existing zoning, the development will include a 100 room boutique hotel along Sir Francis Drake Boulevard.



This mixed-use proposal is arguably the best combination of low impact, local serving sustainable development.

CVP AQUAPONIC FARM & EDUCATIONAL RESEARCH CENTER

Advancing food technology for public good

CVP's New Tech Aquaponics (NTA) venture is a partnership with [Ouroboros Aquaponic Farms](#), the largest aquaponic facility in Northern California, located in Half Moon Bay. Our venture is committed to donating \$100,000 in fresh produce, every year, to those most in need in the community. The NTA aquaponic farm and educational research facility is a demonstration of sustainable, community-serving and community building development.



[CLICK ON THE IMAGE](#) to watch an informational video. Sound system is required. Password: CVPNTA1

Our goal is to stimulate investment and public benefits in under-served communities. To the fullest extent possible, NTA facilities will be developed in collaboration with local economic development agencies, community-serving organizations, and in conjunction with complimentary mixed-use development and affordable housing.

New Tech Aquaponics will serve the exploding market for fresh, locally grown food and in addition to our annual food donations, will demonstrate our commitment to:

- Advancing collaborative research and the science of aquaponics;
- Reducing the environmental footprint and resource demands of food production;
- Creating a repeatable, urban/suburban-infill, engineered agriculture model;
- Using cutting-edge grow systems technology to dramatically increase crop yields;
- Offering public education and school programs;
- Offering jobs training for veterans and economically disadvantaged residents;
- Paying a living wage and providing healthcare benefits; and
- Providing “Open source” research and technological "cloud-based" data sharing.

NTA INNOVATION:

- Smart greenhouse technology automatically maintains ideal growing environments that adjust for weather, available sunlight, temperature, humidity, air pressure, and more;
- Real-time nutrient demand monitoring creates ideal growing conditions for a wide variety of produce at any time of the year;
- Unmatched productivity growing over 100 varieties of fresh vegetables and herbs;
- A USDA Food Safety certified facility;
- Decoupled aquaponics for enhanced crop yields and precise nutrient and pH monitoring;
- Advanced airlift bio-filter technology reduces moving parts and energy usage by 90%;
- Cloud-based, cost benefit analytical software: Proprietary cost benefit analytics of varying combinations fish and plant species inputs to outputs costs;
- Less than 10% of the water consumption of best practices, in the ground farming;
- Up to 25 times the yield per acre of conventional farming / up to 15 harvests per year;
- Custom run, app-driven ordering for our customers;
- Solar-powered fisheries and greenhouse systems with three full days of battery backed up, emergency power;
- Programmable LED lighting “recipes” to maximize growth;
- Real time spectral monitoring of foliage health and nutrient needs;
- Water evaporation capture and recycling;
- CO2 dosing to maximize foliage growth;
- Rainwater capture and recycling;
- Polycarbonate exterior membrane for enhanced natural light diffusion;
- Vegetable waste compost-to-soil production and CO2 capture for plant dosing; and
- On-site fish waste to fertilizer production.

THE NTA NONPROFIT / FOR PROFIT “HYBRID” MODEL:

The NTA project employs an innovative, nonprofit / for profit "hybrid" business model that taps the power of private capital investment in collaboration with the benefits of nonprofit funding to maximize public benefits and financial sustainability.

NTA is a for profit entity that is being incubated within its nonprofit 501(c)(3) parent company, Community Venture Partners, Inc. This provides opportunities for both grant makers and investors to participate in its development and future revenue streams.



During the period of time that CVP controls the majority of voting shares in NTA, its profit participation will be tax sheltered to the extent permitted by law, allowing CVP to reinvest its profits in future R&D and additional facilities.

Please [contact us](#) about future investment opportunities in this venture.

NTA SPECIFICATION DETAILS

Project Design: The NTA model requires approximately 1.5 acres of level land for the facility, access and parking, and related out-buildings. The NTA model can also be adapted to rooftop installations or varied design configurations.

Building sites: CVP is presently scouting locations in the City of Richmond, Hayward, and East Palo Alto, and other locations that qualify for the federal New Market Tax Credits program.

Smart greenhouse design: CVP is currently working with [Nexus Greenhouse Corporation](#) of Northglenn, Colorado, on the design of our app-driven, fully automated greenhouse structure. Nexus is a nationally recognized leader in advanced smart greenhouse design.

Grow lighting: CVP is working with [LumiGrow Lighting](#) of Emeryville, to design state of the art LED lighting systems for the greenhouse facilities. LumiGrow's technology allows programmable "lighting recipes" tailored for each individual plant type, to enhance growth and productivity and profits.

Advanced fisheries design with AST Aquaponics: CVP is working with [AST Aquaponics](#) of New Orleans, Louisiana, who are on contract to design / build our innovative airlift (air-driven) fisheries system. AST's technology uses only 10% of the overall energy consumption of conventional aquaculture systems and produces solid waste in a form that can be more easily sold as high quality fertilizer to consumers. CVP and PhD researchers at AST will seek grants from the USDA to further our research into advanced aquaponics systems.

Our fishery is designed to hold 12,500 adult fish of a variety of species. Fish sales will constitute a respectable portion of NTA's revenues.

Analytic software: CVP has developed unique, cloud-based, Income / Expense Analytics software (in Alpha) that can determine the real-time growth and bottom line impacts of matching any of the 100 vegetable varieties grown with any of the dozen types of fish in our nutrient producing facility.

Solar power project development: CVP is working with [Graybar Solar](#) of Pleasanton, California, one of the largest and oldest full service solar engineering and installation companies in the US, to design and install our rooftop solar on the farm's greenhouse structure. At this time, it is estimated that the facility's 75 KW rooftop array and its backup battery system will be enough to power all the energy needs for the lighting and fisheries/aquaponics systems, year round.

Scientific research: CVP is reaching out to research biologists at UC Berkeley and UC Davis, regarding collaborating on systems design and research grants funding for future investigations into the science of aquaponics.

“PLUG & PLAY” HOUSING



CVP continues to explore the concept of developing compact, affordable, infill housing with first class, work-from home electronic amenities (high speed internet, high speed printers / scanners, etc.), tech support, and car-share services included in the rental costs and available to all tenants.

We are currently seeking to implement this concept in conjunction with our proposals for 500 Miller Avenue, as described above.

Smaller footprint units and micro-lofts with first class living amenities address two major demographic groups in need of more compact and/or affordable housing: (1) young adults seeking to live in Marin, and (2) our “active elderly” population of seniors who are still fully engaged in their lives, but are looking to downsize.

Often, young adults coming from more urban areas such as San Francisco or the East Coast don’t own cars. Seniors typically own the fewest cars per household. Both can find Marin’s small, walkable downtown’s a desirable place to live, but housing is typically scarce. By offering car sharing vehicles with the monthly unit rental cost, projects can help reduce overall parking impacts.

The development of federal and state funded affordable housing typically requires large tracts of land, which is equally scarce in Marin. Smaller, infill projects better address these challenges and smaller unit sizes ensure greater affordability due to reduced construction costs per unit. Construction would hopefully employ green, zero carbon building techniques and units would be equipped with state-of-the-art communications networks, and energy saving appliances and mechanical systems.

NOTE:

Funding for CVP’s development projects does not come from donations ear-marked for specific CVP advocacy or educational activities or donations made for other CVP initiatives.

CVP FINANCIALS: OCTOBER 31, 2017 TO NOVEMBER 1, 2018

Ordinary Income/Expense	
Income	
Donations	140,097.56
Investments	
Interest-Savings, Short-term bonds	2,357.80
Total Investments	2,357.80
Program Income	
Program Service Fees	185.35
Total Program Income	185.35
Refunds	59.99
Total Income	142,700.70
Expenses	
Bank Charges	77.15
Business Auto Expenses	
Auto Expense	86.00
Auto Fuel	690.81
Auto Rental	831.96
Total Business Auto Expenses	1,608.77
Business Registration Fees	70.00
Dues & Fees	72.00
Equipment	
Equipment - Rental	75.00
Small Equipment	2,031.21
Small Equipment - Software	387.71
Equipment - Other	94.02
Total Equipment	2,587.94
Events	
Delivery	50.00
Materials	350.00
Catering and Food Prep	1,690.16
Support Services	540.00
Small Equipment	232.85
Events - Other	125.00
Total Events	2,988.01
Insurance	
Business Umbrella Coverage	338.00
Errors & Omissions	1,007.00
Health Insurance	4,689.81
Directors Liability	1,227.00
Total Insurance	7,261.81
Meals & Meetings	754.89
Merchant Fees - PayPal	425.08
Operating Costs	
Advertising	106.09
Books, Subscriptions, Reference	5.00

Office Expense	65.39	
Postage, Shipping & Delivery	404.58	
Printing and Copying	90.96	
Supplies - Office	1,361.29	
Telecommunications		
Internet	2,446.59	(1)
Telephone	820.65	
Total Telecommunications	3,267.24	
Total Operating Costs	5,300.55	
Payroll Expenses		
Payroll Expenses - Fees	267.50	
Payroll Taxes	1,956.99	
Payroll Expenses - Employees	37,714.82	(2)
Total Payroll Expenses	39,939.31	
Professional Fees		
Accounting Fees	2,537.00	
Consultants - Technical	29,732.54	(3)
Consultants - Tax	800.00	
Contract Services	3,200.00	
Legal Fees	31,054.25	
Total Professional Fees	67,323.79	
Publications	94.98	
Security	442.44	
Travel		
Airfare	773.92	
Conference, Convention, Meeting	483.00	
Hotel/Lodging	824.64	
Parking	254.20	
Tolls	75.00	
Transportation	41.94	
Travel Meals	286.68	
Total Travel	2,739.38	
Web Site: Marin Post & CVP		
Applications - Tech	556.00	
Domain Registry	840.10	
Web Site Hosting	1,103.35	
Total Web Site	2,499.45	

Total Expense	134,185.55
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Net Gain / Loss	8,515.15
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NOTES:

- (1) Includes Marin Post ISP requirements
- (2) CVP President is paid \$15/hr. for all operations and management
- (3) Includes specialist consultants and Marin Post webmaster

Expenses include sums owed on contracts. We anticipate expenses in the coming year to be similar to 2018.

SUPPORT COMMUNITY VENTURE PARTNERS

CVP's ability to respond to the significant challenges ahead will only be possible with your continued financial support. Please help us continue to push back on flawed government decision-making and ill-conceived planning in Marin. Please help us continue to build an expanding network of community collaboration for change.

Community Venture Partners is solely dependent upon donations from individuals like you.



Donations by Mail

Make checks payable to:

Community Venture Partners, Inc.

73 Surrey Avenue

Mill Valley, CA 94941

We accept donations of common stock and other types of securities.

[Contact us](#) to make special arrangements for transfer and delivery. Donations are tax deductible to the extent provided by law. We advise all donors to seek financial advice from a qualified tax professional.

The names of all CVP donors are kept strictly confidential.

SUPPORT THE MARIN POST EVERY TIME YOU PURCHASE ON AMAZON!

The Amazon Foundation will donate 1/2% of the total value of your purchases to Community Venture Partners, every time you buy something on their site -- at no additional cost to you!

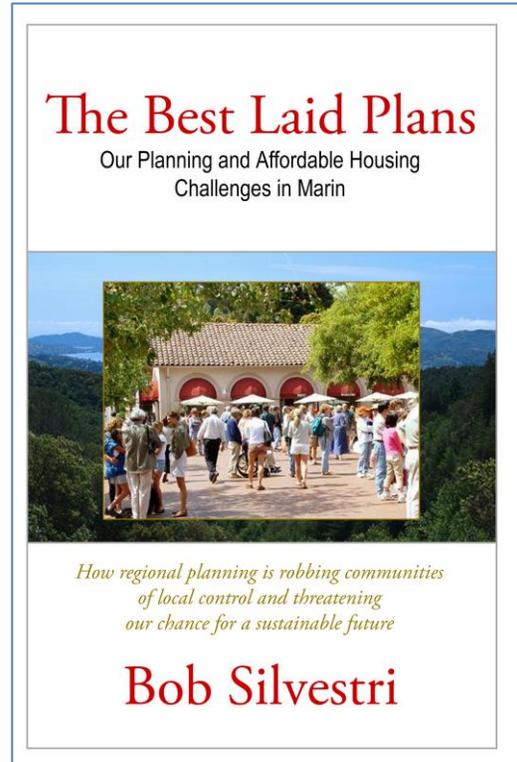
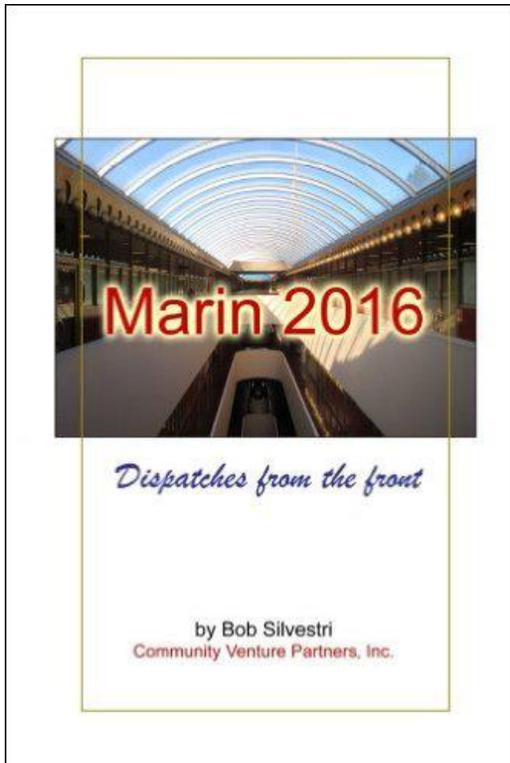
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Books by Bob Silvestri, President of CVP

[Online at smile.amazon.com](https://smile.amazon.com)

Click on the images to order.



Thank you for supporting CVP