

# Community Venture Partners, Inc.

*A Catalyst for Sustainable Solutions*



*Advocate for Change*



*Educate*



*Demonstrate Solutions*

## Annual Report

2015

# Community Venture Partners, Inc.

*A Catalyst for Sustainable Solutions*

**Mission Statement:** Community Venture Partners facilitates and assists community based projects, programs and initiatives that demonstrate the highest principles of economic, social and environmental sustainability.

## CVP OFFICERS & DIRECTORS



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Board Member

# COMMUNITY VENTURE PARTNERS

## 2015 ANNUAL REPORT

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### *Letter from the President*

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December 14, 2015

2015 was the second year of operations for Community Venture Partners. While 2014 found us thrown into the thick of it, opposing the Larkspur Landing Station Area Plan, regularly appearing at public events around the County, and generally making our presence known, 2015 was a year that found us actively engaged on specific projects and issues in almost every community along the highway 101 corridor, from Sausalito to the south and Novato to the north.

As always, we've been guided by our founding principles and tax exempt purposes:

*To facilitate and assist community-based planning and development solutions through projects, programs and initiatives demonstrating the highest principles of economic, social and environmental equity and sustainability.*

CVP continues to work for a more transparent, "bottom up" planning process that better incorporates community voices into government decision-making. We are committed to equitable, locally-based growth and planning solutions that are in all ways truly sustainable. However, the challenges we face are becoming increasingly complex and require action on more than just the local level.

Regional growth pressures continue to intensify and Marin County is a prime target of State and Regional agencies and housing advocacy groups seeking to force cities to increase growth. This push to "urbanize" the suburbs is driven by a call for more top-down government.

Although CVP continues to be a supporter of affordable housing and social equity, we believe that solutions must be economically, socially, and environmentally sustainable, and must result from strong local control and be based on planning solutions that are appropriate for each of our small, suburban communities.

In order to achieve those ends, we:

**"Educate"** the general public and government agencies through public events, publishing research and expert commentary, and holding meetings with decision makers.

**"Advocate"** for change and better public policy by supporting local community organizations and their initiatives, and by providing decision makers with research and legal commentary to support alternative solutions. We also take legal action when

required to force governments and agencies to adhere to the law, and to ensure fairness and transparency.

**“Demonstrate”** alternative solutions through the development of our own projects and initiatives.

I believe our efforts are critically needed at this time if there is to be any hope of preserving the character and quality of life in Marin. As you will see from the examples noted in this Annual Report, we are playing a vital role in educating and informing the public about dysfunctional local government institutions and regional agencies.

In this regard, CVP stands alone. No other agency or organization in Marin is taking on this challenge. CVP is not just focusing on individual projects and initiatives throughout the County, but is the only community-based, nonprofit organization addressing the overall *cumulative* impacts of poor growth and planning decisions on our schools, infrastructure, traffic, and public services. And we’ve accomplished this, so far, as an all-volunteer organization.

To date, we’ve been fortunate. Our donor base has expanded rapidly to support the challenges and opportunities. We now count over 400 individual donors. When a quick response has been needed, donors have stepped up to help. I want to take a moment to thank each and every one of our donors, large and small, for your support and your confidence in our efforts. As always, we promise to make every dollar count.

I also want to thank our board members and several of our major donors who held a very successful fundraiser for CVP in June. The generosity of all who participated has allowed us to continue to develop the initiatives and projects noted in this Report and provided us with a modest financial “war chest” to respond to situations that require immediate action. It has also allowed us to undertake independent analysis and legal research, which led to our publishing of comments on projects in Corte Madera, Mill Valley, Novato, Larkspur, Strawberry, Fairfax, Marin City, and elsewhere.

For all of this, I’m extremely grateful and I remain available at any time to meet with each of you to hear your thoughts and discuss your personal concerns. Yet, every day new situations arise which require us to not only address individual projects and challenges in towns around Marin, but to take action in the larger, regional arena, as well.

## **New Challenges**

More and more, planning decisions and growth at the local level are being dictated by over-reaching by unelected state and regional agencies. In just this past month, the Association of Bay Area Governments (ABAG) caved in to financial blackmail by the Metropolitan Transportation Commission (MTC), and agreed to work on a merger plan, which will consolidate all growth, transportation, and housing planning under an unelected, state agency. ABAG acquiesced to MTC’s demands in spite of the fact that MTC had no legal authority to usurp ABAG’s powers.

In addition, the Bay Area Council, Economic Institute recently released their [Roadmap for Economic Resilience](#) report. This organization, whose [board](#) is a veritable who's who of major bankers, corporations, progressive think tanks, state and regional agencies, politicians, and nonprofit growth advocates and their funders lays out a far reaching plan to remove any remaining semblance of local government control of planning, growth, zoning, taxing authority, and legal protections. Their vision is to create a new, unelected regional agency run by those with the most political and corporate financial power. Their vision combines an enormous regressive tax structure, imposed by unelected bureaucrats, at will, with punitive authority to force local governments to change zoning, accept overly impactful development, and otherwise do their bidding.

This plan was just unanimously endorsed by the ABAG executive council.

Their proposals include “the creation of an empowered regional planning, finance, and management entity,” which can impose “regional sales tax, gas tax, or vehicle license fees [that] can supplement existing county transportation sales tax measures,” and “cap local impact fees,” which it sees as an impediment to development. They demand nothing less than a new super-agency that can implement “expanded tolling on bridges, highway corridors, and express lanes [that] can be leveraged and allocated to key projects” and public taxation to fund “private sector capital and management expertise [that] can deliver superior value for the public;”

But this only scratches the surface. This new super-agency would be empowered to bring “efficiency in planning and permitting” by rewriting local codes and regulations from the top down, and “reforming” the California Environmental Quality Act (CEQA) to render it powerless. It would be empowered to enforce its belief that “The Regional Housing Needs Allocation (RHNA) [quota] process needs real teeth,” and it would be able to punish any cities that don't meet their state-mandated housing quotas. The Report demands, “there need to be real consequences [for not meeting state housing quotas], such as loss of local approval authority, state mandated “by right” approvals of housing projects, the creation of “by right” zoning districts, or the creation of a regional hearing body to approve housing developments.”

Think about that: an unelected “regional hearing body” that would have the power to supersede all government authority regarding development approvals.

## **Our Way Forward**

Since we commenced operations in 2014, CVP has essentially been in its “startup” phase; taking on the challenges and whatever crisis was before us, as best we could. In spite of scarce resources and an all-volunteer staff, in the past two years, we've managed to secure significant victories on behalf of community voices. However, as noted, we face increasingly formidable odds. We are up against “stakeholder” groups, housing development advocates, big labor unions, nonprofit foundations, and state and regional agencies whose budgets number in the hundreds of millions of dollars.

The challenges we are now facing demand longer term commitments. Pushing back on the national (HUD), state, and regional pressures that now threaten to neuter Marin's ability to



control its future will take more manpower and greater resources than we presently have at our disposal. Going forward, CVP will need to make the transition from a “startup” organization to a more permanent institution.

**If we have any hope of successfully rising to the challenges and political pressures we face in 2016 and beyond, CVP can no longer continue as an all-volunteer organization.**

As grateful as we are for the outpouring of the spontaneous financial support we’ve received, going forward, CVP will need a more predictable revenue model. Although CVP officers will continue to be unsalaried, CVP must now hire full time and part time paid staff if we have any hope of continuing our successful track record. We need office space to give us a physical presence, and we need a qualified executive assistant / company manager who is capable of wearing many hats to assist with day to day operations, legal research, and donor and community relations, and generally immersing him or herself in all aspects of CVP’s projects.

Over the long term, we will continue to develop projects and initiatives that can eventually provide CVP with financial independence. As described in this Report, our Larkspur Landing Senior Housing & Aquaponic Farm project and our Complete Communities Survey Tools initiative are two such projects. The Marin Post also intends to launch its paid subscription services soon, to help it become more financially sustainable.

However, these projects will take time to bear fruit. That considered, we’d like to ask that you please consider supporting CVP on a regular basis.

Special fundraising campaigns will always be needed to address local “hot spot” issues that arise. But rather than making general support contributions sporadically throughout the year, I’d like to ask your donors to please consider [going to our website](#) and signing up to make automatic donations on a monthly basis. Though the annual total that you wish to contribute could remain the same, our ability to receive a more consistent revenue stream will greatly enhance our ability to make longer term commitments and hire the help we need. Several donors have already switched over to this method and it’s been a huge help. It greatly simplifies our bookkeeping and reduces time spent fundraising.

Consistent annual revenues would allow CVP to continue to pursue the projects and initiatives described in this Report. As always, support in any amount, large or small, is greatly appreciated. Just \$25, \$50 or \$100 per month will make all the difference. In addition to cash donations, CVP continues to accept donations of common stock or other types of marketable securities. Please contact us for details.

If you are unable to support CVP at this time or have recently donated to our efforts, please consider sending this Annual Report to friends and colleagues, and urge them to join you in supporting us. Please also let us know if you would like to arrange for a private presentation to acquaint friends, neighbors, and colleagues with our work.

A preview of our current presentation (*What is the future of Marin?*) is attached to this Report.

CVP will continue to do its best to represent the voices of Marin communities and strive to be the voice of reason above the noise, bringing innovative thinking and common sense to bear on our issues of shared concern.

Thank you so much for your continued confidence and support.

[Please consider making regular monthly donations to CVP today.](#)

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Silvestri', with a stylized flourish at the end.

Bob Silvestri  
President

# COMMUNITY VENTURE PARTNERS

## 2015 ANNUAL REPORT

### UPDATE ON PROJECTS & INITIATIVES

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#### EDUCATE

##### *Community Education, Collaboration, Advisory Assistance, and Research & Commentary*

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In 2015, CVP continued to educate the public through community outreach, action initiatives, and published research and commentary about issues surrounding growth, planning and development, and related topics of general public concern.

We can't overstate the importance of public education. Our greatest challenge remains public ignorance and lack of personal involvement by so many who are in a position to make a difference. We will not be able to muster the political will to implement change unless the public and private sectors have a solid understanding of the facts and circumstances, and alternatives available to us.

While public engagement efforts in 2014 were focused largely on presentations at public events, activities in 2015 have been more focused on presentations and strategic meetings with community leaders and groups organized around specific issues. This has included presentations before civic-minded individuals at private homes around Marin, and numerous one-on-one meetings with local elected officials and executives, and staff at local and regional agencies.

A brief description of our latest presentation (*What is the Future of Marin?*) is attached in this Report. Please contact us if you would like to arrange a private gathering to help bring this message to your friends and colleagues.

**Collaboration and Advisory Services:** A fundamental goal of CVP has been to nurture an effective "ecosystem" of collaborative community organizations that can work together in response to shared concerns, and be supportive of each other when countywide challenges arise. Community groups are essential collaborators in the success of all our initiatives. When CVP brings a legal argument or submits a white paper on an issue, it is essential that it has widespread public support.

Toward that end, we continue to assist local organizations with capacity building and organizing strategies, and advise them on everything from how to craft policy position papers to setting up



web sites and planning events. Our CVP Community Fund has continued to accept donations earmarked for legal support for a variety of local issues throughout Marin.<sup>1</sup>

Some of the community groups that sought CVP's advisory assistance, in 2015, included [Citizen Marin](#), [Marin Coalition](#), Friends of Corte Madera, [Friends of Mill Valley](#), [Scott Valley Homeowners Association](#), the Downtown Mill Valley Homeowners Association, [Friends of Kentfield](#), [Marin Against Density](#), The Golden Gate Village Residents Council, the Mt. Tam Task Force, Novato Community Alliance, [Preserve Novato](#), Save Fairfax, [Strawberry Community Association](#), and [Sustainable Tam/Almonte](#), among others.



**Monitoring Cumulative Growth Impacts:** There are currently almost 5,000 units of high density housing being proposed or discussed in Marin County. If fully developed, that would produce a population increase of approximately 12,000 new residents.<sup>2</sup>

This proposed growth would represent *almost the total population growth for Marin County in the past ten years!* This does not even include the additional infill development and

<sup>1</sup> CVP retains the right to use donated funds for any purpose it, in its sole opinion, deems necessary to fulfill its tax exempt purposes, regardless of the ear-mark for those funds.

<sup>2</sup> 2010 US Census: Marin County; 2.36 persons per household

redevelopment of existing properties in Marin that are already increasing our population at rates above average historic norms. Since we have approximately one vehicle registered for every man, woman, and child in Marin, this proposed development would equate to another 12,000 cars, trucks, and other transportation vehicles,<sup>3</sup> adding to our growing traffic nightmare.

In spite of this, local political leanings have become so perverse that at a recent meeting of the board of the Transportation Authority of Marin (TAM), Marin County Supervisors [Kinsey and Rice both voted against](#) future consideration of building a one story, minimally impactful parking structure at the Larkspur Landing Ferry Terminal, on the grounds that riding the ferry was not “green enough” for their liking. They rejected this common sense approach because they said it would encourage people to use their cars to get there. This of course ignores the fact that there are really few other ways to get there.

The potential impacts of new development on our public services, water supply and utilities, roads, traffic, infrastructure and our schools, and our quality of life and environment stand to change Marin County, forever.

Certainly, we have to address affordable housing needs. But none of the methods presently proposed by government agencies does anything to solve the problem and they will almost certainly make things worse. Ironically, in response to growing public opposition to misguided plans, local officials and agencies have become even more opaque in their dealings with the community.

**Public Policy Engagement:** Although CVP does not engage in lobbying or political advocacy or the endorsement of individual candidates for public elections, we do publish opinion pieces and research to help the public make more informed decisions. We typically present information and alternative solutions that have not been considered.

In the past year, elected officials and staff, including members of appointed planning boards and agencies in Mill Valley, Corte Madera, Marin City, Sausalito, Tiburon, Strawberry, Novato, Larkspur, and Fairfax have sought CVP’s counsel. Similarly, we’ve had ongoing conversations with larger agencies such as the Marin Municipal Water District (“MMWD”), the Ross Valley Sanitary District (“RVSD”) and the Association of Bay Area Governments (“ABAG”), on a wide variety of topics of concern to Marin residents.

Also, in the past year, a number of individuals who successfully ran for office in recent Marin elections have sought CVP’s counsel, including Sashi McEntee of Mill Valley, Jim Andrews of Corte Madera, and Pam Drew of Novato. Marin Board of Supervisor candidates, Susan Kirsch and Kevin Haroff, have also both reached out to CVP to gain a better understanding of some of the complex issues we are all working to resolve.

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<sup>3</sup> Marin County DMV 2014

**Community Voices:** The empowerment of community voices is a core component of public policy change. In 2015, one major effort to empower community voices and offer the public more dynamic ways to express their opinions and concerns was the highly successful development and launch of [The Marin Post](#), California's first online, community journalism, news magazine.

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**“The Marin Post”**  
*The Voice of the Community*

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**Read by over 8,600 people since June 2015**



*I know of no safer depository of the ultimate powers of the society but the people themselves; and if we think them not enlightened enough to exercise their control with a wholesome discretion, the remedy is not to take it from them, but to inform their discretion. ~ Thomas Jefferson*

CVP launched [The Marin Post](#) in June of 2015. Its website tools allow “citizen journalists” to self-publish original Blogs, Notices, and Letters, and link to important News and Media found elsewhere on the web. The Marin Post often publishes content found nowhere else on the Internet. The Marin Post is a vital resource for the community, a place where a reader can find unfiltered information and opinion about topics of widespread public concern.

The Marin Post is empowering the community voices speaking out for better government. Some of the Marin Post's regular contributors include: Ann Peckenpaugh Becker of Marin Against Density, Joan Bennett, nationally published writer, Zelda Bronstein, Bruce Corcoran of the Strawberry Community Association, Al Dugan of the Novato Homeowners Association, Frank Egger, Board member of RVSD, Richard Hall of Planning for Reality, Candidate for Marin Supervisor Susan Kirsch, Jody Morales of Citizens for Sustainable Pension Plans, documentary film critic Don Schwartz, and Corinne Swall White, who writes about the arts community in Marin.

CVP President, Bob Silvestri, has published articles and research reports on a wide variety of topics, including [State Housing Laws](#) (using [Mill Valley as a test case](#)), [the importance of speaking](#) out against bad government decision making, [MMWD's unnecessary use of toxic herbicides](#) in our watershed, significant events at [state and regional agencies impacting Marin](#), and the [failings of local elected officials to address affordable housing](#) needs.

Recent articles of interest include:



**The strange and telling story behind the regional planning merger deal - Part I**

by: [Zelda Bronstein](#)

The plan to let the powerful MTC take over regional control is on hold, but by no means dead and local control and social equity hang in the balance ... [more »](#)



**Golden Gate Village Resident Council vs. Marin Housing Authority - An Untold Story - Part I**

by: [Bob Silvestri](#)

A multi-part series investigating the extraordinary story behind the case of Golden Gate Village Resident Council vs. Marin Housing Authority, and the challenge of ... [more »](#)



**SMART Price tag to Exceed \$1 billion; Additional \$622m Requested**

by: [Richard Hall](#)

On October 21st SMART shared a new document outlining an additional \$622m in funding requests. These outline the newly anticipated additional funding required to c... [more »](#)

It has been our goal since the outset for the Marin Post to become a financially self-sustaining venture. As a part of accomplishing that goal, Marin Post will soon launch a paid subscription service. Subscribers will enjoy the ability set up customized email alerts about topics that interest them, and articles published about their town or by their favorite authors. Enhancements are ongoing and more custom features will be introduced in 2016.

Subscription fees will be modest, starting at \$6 per month, \$15 per quarter and \$45 per year. We hope to add online advertising and corporate sponsorship opportunities in the coming year.

The design, specification, development and launch of the Marin Post was completed on time and within its original budget of \$35,000. Working with a small team of coding professionals, we've delivered more than \$200,000 in custom software development value for pennies on the dollar. In addition, the Marin Post's fundamental operations are so fully automated that basic operations cost less than \$2,000 per month. We've also recently added [Twitter](#) and [Facebook](#) pages that are automatically updated in real time.

However, ongoing customer support service demands are growing and providing these services is essential to building a loyal user base. Users are also requesting new features, for which there is presently little funding available. With this in mind, CVP is currently seeking grants funding from local foundations. We would greatly appreciate any suggestions or personal referrals in that regard.

CVP continues to receive significant pro bono, legal support for this project from [Wilson Sonsini, Goodrich & Rosati](#). WSGR was instrumental in creating the legal framework for the Marin Post, its Terms of Use and Privacy Policies, and their team thoroughly reviewed the site features and functionalities prior to public launch. We remain indebted to them for their assistance and guidance.

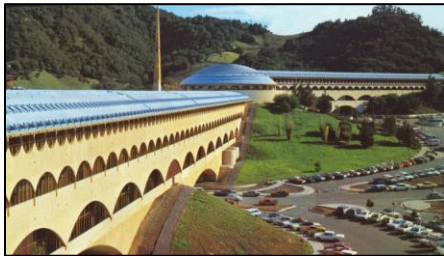


## ADVOCATE

### *Legal Actions & Public Policy Advocacy & Support*

As a community-based organization, CVP advocates for their interests, files legal comments, and takes legal action when warranted.

### **Petition for Writ of Mandate: Community Venture Partners vs. the Marin County Board of Supervisors**



As reported in our 2014 Annual Report, On December 16, 2014, CVP filed a [Petition for Writ of Mandate; Injunctive and Declaratory Relief](#), in the Superior Court of California, County of Marin, for a violation of the Ralph H. Brown Act, by the Marin County Board of Supervisors.

In its meeting on August 19, 2014, the Marin County Board of Supervisors engaged in an extensive discussion and formal presentation about the Marin County 2015-2023 Housing Element, an item that was not on the agenda and for which no public notice was given. Public notice is required by State Law.

Unfortunately, this was not an isolated incident. The Marin Board of Supervisors have repeatedly abused the requirements of our open meeting laws under a unique interpretation of the law that they believe allows them to hold impromptu hearings on any subject so long as the topic is introduced by the County Administrator in his report of his own activities. According to County Counsel, this allows the BOS to hold discussions about any subjects they please, at any time, without public notice.

**CVP's legal position is that their interpretation is both incorrect and illegal. That is the basis and the legal importance of CVP's case and the reason for the filing of its Petition.**

In response to the County's unnoticed hearing, CVP filed a "Cease and Desist" letter. The County chose to ignore that request, and in fact alleged publicly that they had done "[nothing wrong](#)" and that CVP's claim was "[all bark and no bite](#)."

Pursuant to that, [CVP filed its Petition](#), which resulted in extensive back and forth arguments between CVP legal counsel, Edward Yates, and Deputy County Counsel, David Zaltzman. For a complete summary of events and a list of documents and filings in this case, please go to our [web site](#). Please click on "Projects" and "C&D Petition to Marin Superior Court."



In the spring of 2015, Marin Superior Court Judge Roy Chernus [ruled in favor of CVP on all points of law](#), allowing the case to move forward.

Subsequently, CVP asked the Court to be allowed to conduct discovery in order to examine all documents and internal communications regarding the August 19, 2014 hearing. This was important because Supervisors Rice and Arnold, in their sworn affidavits, claimed that the August hearing was “impromptu,” and not premeditated. However, that contradicted the statements made at the hearing (on videotape), which indicated that the hearing was decided upon and scheduled well in advance to ensure that Director Brian Crawford would be there to make his presentation. In fact, Brian Crawford had no other reason to attend the August hearing except to make his planned presentation, which he did by reading from a formal, prepared document. County Administrator, Hymel, had even introduced Crawford by saying the Director was “asked to make a presentation” today. These facts suggested that the County knew that this report and discussion was going to happen, but they made *a conscious choice not* to give any public notice of it.

So this hearing on the Housing Element was not accidental on the County’s part. Making the conscious decision not to place this discussion item on the agenda is another clear violation of both the Brown Act and the State Constitution, in addition to the holding of the hearing itself. Therefore, proving that the hearing was planned, and that the exclusion of its notice from the agenda was *de facto* premeditated was and is critical to our case.

However, CVP's extensive citation to the Evidence Code and relevant case law were rejected by the Court, without citation or reasoning. CVP then suggested that the Court narrow the discovery to documents that were used by the County and shown on the meeting video, and allow CVP a deposition of Mr. Crawford who read from those documents. The court also rejected that request, essentially denying CVP any and all discovery.

Since CVP's request for production of documents was unilaterally rejected by the County, and the Court allowed the County to do so, depositions would have been the best way for CVP to find out what really took place behind closed doors, and to clarify the glaring inconsistencies between what Supervisors Rice and Arnold declared to be true in their affidavits, and what they actually said on the record the day of the hearing. While CVP believes it had a right to this discovery and that the discovery would have more clearly revealed the County's scheming to avoid providing public notice, the exhibits introduced by CVP still provided the Court a glimpse into the County's machinations.

In any event, the case then moved into final arguments and rebuttals, based on the “facts and circumstances” that will determine the Court’s final decision.

On December 8, 2015, [Judge Chernus issued his tentative ruling](#) in the case of *Community Venture Partners vs. the County of Marin*, on our Petition alleging that the Marin Board of Supervisors made a conscious decision to not place a public notice on its agenda, about a planned hearing on the Marin Housing Element, in the summer of 2014. He ruled overwhelmingly in favor of CVP. The tentative ruling, clearly and unequivocally ruled against

the County. The ruling is replete with citations of case law and relevant facts substantiating our cause of action and the truth of our allegations. In his tentative ruling, Judge Chernus states,

*The undisputed evidence shows that the Board was well aware of the public's continuing interest in the status and content of the Draft Housing Element, based on numerous letters to the Board of Supervisors and the vocal opposition received at previously held public hearings and information sessions throughout the County.*

*Construing the statute to give the fullest effect to its purpose - e.g., to ensure the public's right to be informed of the transactions and discussions undertaken by their elected officials, and to attend open meetings of the Board of Supervisors, the court concludes that notice of Director Crawford's planned report on the status of the Draft Housing Element should have been posted in a timely fashion on the meeting's agenda as required by § 54954.2(a)(1). The failure to do so violated the agenda rules of the Brown Act.*

And he further states that

*Statements by the County Counsel and Supervisor Rice demonstrate they believe that the Board's past conduct was consistent with the Brown Act, from which the court concludes the County is not likely to change its practices if not directed to do so by this court.*

And he concludes by saying

*On this basis, Petitioner is entitled to a judicial declaration finding that Respondent's decision not to post Director Crawford's report on the Draft Housing Element or the Board's discussion of that matter as an agenda item for this meeting, violated § 54954.2(a)(1) of the Brown Act.*

For a complete transcript of his tentative ruling, please go to the Marin Post at:

<https://marinpost.org/blog/2015/12/9/marin-superior-court-issues-its-tentative-ruling-in-favor-of-community-venture-partners-but>

Needless to say, we were delighted with the judge's ruling. It was fair, just, and extremely well-reasoned and filled with legal citations to back up its conclusions. However, this did not stop the County. The following day, the County requested yet another hearing, at which they asked the judge to reconsider his ruling.

This time the County was represented by County Counsel, Steve Woodside, and David Zaltzman, and they even brought Community Planning Director, Brian Crawford, with them as an "expert" in housing law. It was a show of political pressure and a blatant attempt to intimidate the Court that made no secret of the fact that the County would be displeased if the judge's tentative ruling were to stand.

To put it simply, the County essentially tried to retry the case but without citing legal authority or presenting legal arguments. They pleaded hardship. They introduced strange new arguments,

comparing their need to talk about the Housing Element that day as being analogous to the urgency surrounding the Sandy Hook shootings and the crisis of children dying for lack of being inoculated. They tried to confuse the judge by misstating the sequence of events, claiming that the whole thing was a normal reaction to public open time, when in fact, open time occurred after the hearing in question. They even argued that the Brown Act, itself, was just some "hyper-technical" statute that shouldn't be applied because it's such a "hardship" for the County to actually comply with the simple mandate to notice all discussion items: something state agencies, cities and counties have been doing for more than 40 years.

Even worse, the County argued that a "mistake" on their part shouldn't be penalized (even though the tentative ruling is filled with evidence that this wasn't a mistake but was clearly intentional). I am not a lawyer, but all I can say, as a layman, is that the County's arguments were one of the most bizarre things I've ever witnessed, anywhere. It was almost as if they were attempting to prevent the two Board Supervisors (Rice and Arnold), who had concocted this illegal scheme, from being exposed. And the County's attorneys continued disregard for the law and their disrespect for the Court is astonishing.

Yet, at the end of the day, Judge Chernus said he would not be able to issue his final ruling now and would have to take time to reconsider his tentative ruling. CVP now has no alternative but to wait on the wisdom of the Court and pray that the Court sees fit to uphold its own [tentative ruling](#) and find the County guilty of its violations of the Brown Act.

The date of the Court's final ruling is presently unknown.

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## **ABAG, the Metropolitan Planning Commission, and Regional Planning**

### *The loss of local control of planning decisions*

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CVP has been carefully monitoring events at regional planning agencies. In the past year, the Metropolitan Transportation Commission (MTC), helmed by its Executive Director, Steve Heminger, has been trying to extort the Association of Bay Area Governments (ABAG) into surrendering its legally mandated authority to develop population and job growth projections, and allocate Regional Housing Needs Assessment (RHNA) housing quotas, for the entire nine county San Francisco Bay Area. Since MTC has no legal right to usurp those powers, they have been withholding vital funding to ABAG, in an attempt to force ABAG give up those powers, "voluntarily."

Although ABAG executives and its planning staff initially resisted MTC's tactics, in the past two months, ABAG has thrown the cities and counties of the SF Bay Area under the bus and caved in to MTC's demands. Just weeks ago, ABAG agreed to develop a plan to merge the two agencies and place all regional planning authority under MTC. It appears that all it took to accomplish this was for MTC to placate the unionized planning employees of ABAG, by assuring them job and

pension security. The losers in this negotiation are the 109 member cities and counties of ABAG, who will lose what little control they had over their local planning for growth and housing.

During this time, the Service Employees Union International (SEIU) had considered filing a lawsuit to block the MTC takeover. At that time, CVP was asked if we would consider filing an amicus brief in support. However, when we demanded safeguards for local control, in return, should the suit be successful, ABAG fell silent.

Recently, the ABAG executive committee not only accepted this merger plan without protest, but they also endorsed the Bay Area Council, Economic Institute's [\*Roadmap for Economic Resilience\*](#) report. This Report, created and endorsed by major bankers, corporations, progressive think tanks, state and regional agencies, politicians, nonprofit growth advocates and their funders, lays out a far reaching plan to remove the last semblances of local government control of planning, growth, zoning, taxing authority, and legal protections. CVP has learned that the ABAG Executive Committee voted to approve this 55 page document based solely on the recommendations of staff, without even reading it.

Our ongoing conversations with executives at ABAG have to date been disappointing. Neither ABAG executives nor the few locally elected individuals who serve on its executive committee seem to have any inclination to stand up to MTC's demands. It appears that all development planning, housing growth decisions, and ultimately, the approvals of projects contested at the local level, will soon be in the hands of an unelected, state agency, which has no accountability to the residents of the SF Bay Area. As noted in the *Letter from the President*, above, CVP has begun to explore what, if any, legal strategies are available to counteract this illegitimate taking of local government powers.

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## The Mill Valley Housing Element Challenge

*Precedent setting decisions about local planning solutions*

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In 2015, Community Venture Partners worked with a coalition of community groups, including Friends of Mill Valley, to bring substantive arguments and help frame the decision-making process for the Mill Valley 2015-2023 Housing Element.

CVP's leadership involved meeting with elected officials, Planning Department Officials, and the City Manager to explain our positions and our proposed solutions. The legal arguments presented in our [\*letter to the Mill Valley City Council on March 18, 2015\*](#), and our following [\*letter of April 11, 2015\*](#), were backed by solid legal research and historical precedent. Arguing that State Law required vertical and horizontal conformity in all aspects of the General Plan, and using analysis we'd developed in our successful challenge to the Larkspur Landing Station Area Plan, we distilled complex legislation into succinct talking points that allowed the City Council to make clear policy choices.

In brief, CVP succeeded in reducing the State Housing Element “Site Designation List” by hundreds of units and restricting that number of “buffer units”<sup>4</sup> to no more than 50 percent of the State Regional Housing Needs Assessment (RHNA) quota. We were also successful in removing commercially zoned land, where our local serving businesses are located, from consideration for rezoning to allow high density housing. These safeguards, proposed by CVP and adopted by the Mill Valley City Council, have never been implemented in any city in Marin before and provide a template for how other small cities can maintain local control of their growth. To learn more, please see an in-depth discussion at: [“Mill Valley Takes The Lead In Addressing Our Sustainable Growth Challenges in Marin”](#) on [The Marin Post](#).

Subsequently, these efforts carried over to CVP’s assistance of the Downtown Mill Valley Neighbors Group that has opposed changes to the Mill Valley Zoning Code, which would dramatically affect the character of downtown. These changes include allowing “by right” high density development with automatic overrides of height, bulk, mass, setback, and lot coverage regulations in existing residential/mixed use commercial areas. The proposal is in conflict with the Mill Valley General Plan’s emphasis on preserving the city’s “small town character.”

The City has a history of poor public communications with its residents about important planning and zoning issues. Unfortunately, this practice is widespread in Marin.

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## Corte Madera Planning Challenges

*The Tamal Vista Development Moratorium, the Cinema Property & the Corte Madera Inn*

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Growing controversy about the traffic congestion on Tamal Vista Boulevard, the location of the WinCup (Tamal Ridge) apartments, led the Corte Madera Town Council to declare a development moratorium for the entire length of Tamal Vista Boulevard in Corte Madera. That moratorium will run until the fall of 2016.

It is no secret that the traffic situation in Marin has become a chronic problem. Those working in the office complexes near the WinCup project in Corte Madera sometimes find it next to impossible to get out of their parking lots during prime commute times. If more residential projects are developed along Tamal Vista Boulevard, traffic will become intolerable, and with a constricted right of way, no magical solutions will exist to alleviate it.

The current trend toward rezoning commercial land for high density residential development has far reaching impacts on the entire community. The paradoxical result of rezoning commercial land (such as the Corte Madera Cinema property) for residential use, supposedly to house the “workforce,” is that it will only serve to ensure that more people will have to travel greater distances to drive to work elsewhere.

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<sup>4</sup> Those sites and unit counts designated in the Housing Element in excess of the city’s RHNA quota



The argument that new residents won't use their cars, or even own cars, even though public transportation is grossly inadequate, is equally false. And since there is no way to legally determine who can or can't live somewhere, in all likelihood, most new residents will come from outside of Marin and be those who can afford our high-priced real estate market.

This considered, CVP has urged the Corte Madera Town Council to maintain the current commercial zoning along the Boulevard. CVP has simultaneously presented an alternative proposal to save the cinema and add a new senior center and business incubator facility there, in lieu of more housing. It would be undertaken through a public private partnership that includes the Town of Corte Madera Foundation, CVP and private, social venture investors, with the cinema serving dual functions as a public theater and a for profit venue.

However, so far, the responses from the town have been muted.

Another project on Tamal Vista is the proposal to tear down the Corte Madera Inn and replace it with a new 185 room, Marriott Residence Inn and Springhill Suites. This proposal has gone through a number of iterations and CVP has filed legal [opinion letters](#), on behalf of community members, at each step of the way. So far, we have opposed all proposals put forth by the property owner / developer because they failed to comply with the California Environmental Quality Act (CEQA).

To be clear, property rights is not the issue here. CVP fully supports the owner's right to redevelopment property within its present zoning and under the terms of the Corte Madera General Plan. However, the owner is not seeking to do that, but instead, is asking for a bonus of property rights of approximately 80 percent more than present zoning allows and which would require an amendment to the General Plan.

This is a situation where a property owner is demanding "extra" property rights, which begs the question, if the public grants a single property owner extra development rights, what are the off-setting benefits to the community, in exchange for this gift? This also sets a bad precedent for future development proposals in Corte Madera.

In January of 2015, we worked with land use attorney, Edward Yates, to help craft a letter opposing the initial Draft Environmental Impact Report (DEIR) for the Corte Madera Inn proposal, on behalf of the Friends of Corte Madera ([click here to read that letter](#)). On August 19, 2015, CVP filed its own letter, again by Edward Yates, opposing the Revised EIR for the project ([click here to read that letter](#)). The essential arguments we've raised include the deficiencies of the EIRs under the requirements of the CEQA, that existing wetlands are to be destroyed, that the traffic impacts will be too great and mitigation is not possible, and that the proposals are out of scale with the surrounding area.

We will continue to work with community groups, advise Town Council members on alternative solutions, and review and respond to the Final EIR that was recently issued, and which will come before the Corte Madera Planning Commission in the near future.



As a footnote of significance, [the Corte Madera Planning Commission recently denied BayRock Multifamily, Co.'s proposal](#) to replace an existing 32 unit affordable apartment complex with a 46 unit luxury condo development. In the successful legal opinion on behalf of Friends of Corte Madera, crafted by CVP Advisor, Edward Yates, it was argued that the town's General Plan and Housing Element make a clear commitment to providing and preserving affordable housing, and that the proposal failed to address that.

This is the first time in Marin that the Housing Element (traditionally used by housing advocates to force cities to approve development) has been used to stop development.

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## Preserve Novato

*The Hamilton Field Sports Complex - the taking of public lands for private profit*

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The City of Novato is promoting a plan, whereby a private, for-profit developer would be allowed to build a regional, commercial sports complex on public park land in a residential neighborhood.

The plan contradicts the uses allowed under existing zoning, and the core values and goals of the City's General Plan. The proposal provides little tangible benefit to the residents of

Novato, and even goes so far as to propose charging local Little League teams a fee to use the "park" after it's developed.

Community Venture Partners is working with [Preserve Novato](#) and Bel Marin Keys community members in their efforts to ensure that this community land is used for its intended public purposes and not for commercial, for-profit development.

It is important to note that Preserve Novato supports reasonable scaled development that benefits the residents of Novato. The mission of Preserve Novato is to ensure that public parklands benefit all the residents of Novato, equally, and are used for purposes that appropriately preserve and enhance the security, character, and quiet enjoyment of the residents.

CVP is offering advisory services and legal assistance. Our legal counsel has completed a review of existing planning documents and the proposal, and has advised the local residents of their legal rights and the legal issues involved. Among those issues are the proposal's conflicts with the General Plan, the Hamilton Master Plan, current zoning, public safety, and a myriad of requirements under the California Environmental Quality Act (CEQA).

Further action is pending the release of the developer's completed application and an Environmental Impact Report (EIR).

## The Golden Gate Village Residents Council vs. Marin Housing Authority

*The displacement of low income residents in Marin*



Throughout 2014 and 2015, CVP continued to meet with community leaders of the [Golden Gate Village Resident Council](#) at the Golden Gate Village public housing project in Marin City. We have provided free consulting and advisory services, helped evaluate future renovation and home ownership options, and co-authored a Petition for Relief to the Marin Housing Authority, the project's owner and manager.

Golden Gate Village is a 300 unit project located in Marin City. It sits on 31.4 acres of land and was built in 1960 to offer housing to Southern black families who had come to Sausalito to work at the Marin Shipyards, building Navy ships during WWII and the Korean War. This public housing project, designed by Frank Lloyd Wright protégé, Aaron Green, has both historic and community significance. It was originally developed as a showcase of best practices in affordable housing at that time. It is currently home to approximately 700 very low income residents.

Unfortunately, Golden Gate Village has historically had one of the worst HUD maintenance ratings of all public housing projects in the State of California. Despite their efforts, the local housing authority has been unable to secure funding to address tens of millions of dollars in deferred maintenance in order to bring the project into compliance with minimum standards.

In response to the ongoing deterioration of the property, the residents of Golden Gate Village created a Resident Council (the "GGVRC"), which is their legal right under federal law. However, in 2012, the Marin Housing Authority attempted to deny them this right, which resulted in the GGVRC filing a lawsuit in federal court. The entire story is documented in the five part series, [Golden Gate Village Resident Council vs. The Marin Housing Authority – An Untold Story](#), on the Marin Post.

Rising land values and heavily promoted regional development threaten the existence of this community landmark because current programs mostly support demolition of the complex and replacement with a new higher priced, "affordable," mixed use project. However, it is estimated that demolition and gentrification of GGV would displace as many as 90 percent of the project's longstanding, very low income residents. Most families would be unable to find replacement housing in Marin, even if they were offered Section 8 vouchers. Most would be at risk of having to move out of Marin or even becoming homeless.

CVP will continue to assist the GGVRC, as requested, to help evaluate redevelopment options.

## Strawberry Baptist Seminary Proposal

*Assessing impacts of unsustainable development*



The Baptist Seminary recently completed the sale of its 127 acre campus in Strawberry to the Texas-based Fasken Trust, which intends to develop the property with 304 new homes. Their plan also includes relocating the Branson School in Ross to a new Strawberry campus, and tripling its current size to 1,000 students and 200 staff members.

Residents are concerned about the significant impacts of this development proposal on traffic, infrastructure, their quality of life, and character of their community. Traffic congestion, particularly at major intersections near highway 101, is already beyond roadway capacity and operating below minimum levels of service required.

The Seminary Neighborhood Association hired an independent traffic consultant, whose report indicated that the traffic resulting from the development proposal would push traffic congestion to levels of dysfunction that would impact not just Strawberry, but its neighboring cities of Mill Valley and Tiburon. The City of Mill Valley has also expressed its concerns to the County.

The Report found that the present proposal would increase traffic throughout the Strawberry community by an additional 4,000 vehicle trips per day. All of that burden would fall on residential streets that are barely one lane wide in each direction.

Project impacts aside, CVP has conducted its own independent, legal analysis of the various layers of complex legislation that govern the allowable uses on the property. Our findings indicate that the developer's proposal appears to violate numerous terms and conditions of the existing Community Plan, Seminary Master Plan, and the Countywide Plan. It also contradicts the fundamental findings established by the County's recently completed Community Visioning process.

At present, the development proposal is infeasible. Both the housing proposal and the size of the proposed school campus would have to be dramatically reduced to be approvable within the existing legal framework. In addition, community opposition to the proposal appears to be unanimous. Hundreds of residents attended the recent Strawberry Design Review Board hearing to voice their objections. It appears that the only supporters so far, are Supervisor Kate Sears (who recommended the project architect to Fasken) and interests that do not live in the area.

In the face of all this, one would think the developer might reconsider the scope of their plan. However, the Marin Board of Supervisors has the power to amend the Countywide Plan to accommodate this project if they wish, in spite of community opposition. Therefore, ongoing community involvement will be essential to a fair and reasonable outcome.

## Stopping the use of toxic herbicides in the Marin watershed

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In 2015, the Marin Municipal Water District Board voted to [ban the use of toxic herbicides in the Marin County watershed](#). However, this ban is only temporary, so the public will need to remain vigilant to ensure that the bad becomes permanent.

This was the result of intense public pressure and the World Health Organization's recent report indicating that Glyphosates, the main ingredient in the herbicides used by MMWD, have been identified as a likely human carcinogen.

CVP had supported community efforts to end the use of toxic herbicides in our watershed for some time. In late 2014, we published a two-part investigative report, commenting on the impacts and dangers of MMWD's plan: [The Marin Municipal Water District's Deal with the Devil](#).

The [Marin Municipal Water District](#) Board of Directors had been pursuing a plan to continue to use toxic herbicides in the watershed in order to stop the spread of French broom, an invasive species that increases fire hazards. However, as important as it is to reduce fire dangers, CVP argued that better, more effective and less environmentally destructive alternatives exist and should be considered. In their wisdom, the directors of MMWD have now agreed.

This campaign now continues at the County level, where the Marin Board of Supervisors continues to endorse the use of toxic herbicides on County park lands.

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## Ongoing Community Support, Research and Project Monitoring

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**Plan Bay Area 2017:** The Metropolitan Planning Organization, which is comprised of the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), has begun the process of rolling out the next phase of their hotly contested regional "Sustainable Communities Strategy," also known as Plan Bay Area. CVP has been a longtime opponent of this ill-conceived plan to homogenize the character of the 109 member cities and counties in the San Francisco Bay Area through "top-down" planning that emphasizes the "urbanization" of our suburban communities. In particular, CVP continues to emphasize the importance of local control and the kinds of affordable housing solutions that are appropriate for each individual circumstance and local need. Our conversations with ABAG and community groups are ongoing.

**San Quentin “Urban” Hub:** If the death penalty is outlawed in California, San Quentin will no longer have any reason to exist. It is the State’s “death row.” In anticipation of this, government officials, including County Supervisor Steve Kinsey and Assemblyman Jared Huffman, have been heavily promoting the concept of turning the San Quentin site into a new “urban hub,” a mega development opportunity that would include retail, commercial, a new ferry terminal, and high density housing.

CVP is categorically opposed to this plan to “urbanize” Marin. Although there may be specific instances where greater density is certainly appropriate, this would not be one of them. It will undoubtedly lead to massive impacts on traffic, congestion, over-burdened infrastructure and school capacity, which would translate into major economic burdens for existing, tax paying residents. CVP is proposing, instead, that the San Quentin site be repurposed into a local version of what was accomplished by the Presidio Trust for the development, preservation, and enhancement of that public asset.

**Grady Ranch:** George Lucas has issued preliminary plans for the development of 224 units of housing at the Grady Ranch. Although Lucas is working with PEP Housing, a highly reputable senior housing developer, as presented, the proposal is mundane and unimaginative. Notwithstanding its fundamentally unsustainable attributes (there are no utilities or water or sewer services to the site, there is no public transportation to the site, there are no stores or jobs nearby, and so forth), the plans themselves are no more “sustainable” than a typical condo development found anywhere else, and arguably less so.

CVP is monitoring the progress of the proposal and gathering comments from the neighboring communities.

**Muir Woods:** In 2015, CVP supported the efforts of the Mt. Tam Taskforce in their mission to preserve Muir Woods, reduce traffic and parking impacts in the watershed, and preserve the Marin Headlands’ uniquely valuable resources. The National Parks Service, in concert with the GGNRA and the Marin Board of Supervisors, has approved a plan that could increase annual attendance to Muir Woods to 1 million visitors a year (approximately 400,000 more than presently), without adequate consideration of the traffic and environmental impacts on Muir Woods and adjacent areas. This extensive commercialization of one of Marin’s most important natural assets is primarily driven by the NPS’s stated intention to maximize revenues from all NPS properties.

CVP opposed this plan from its inception and [written extensively](#) about its consequences. Chris Carr of Morrison & Foerster has filed an [Intention to sue notice](#) against the Marin BOS for violations of the Endangered Species Act on behalf of the [Mt. Tam Taskforce](#), a Marin-based 501(c)(3) nonprofit organization.



## DEMONSTRATE

### *Better Solutions*

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Since our inception, one of the founding beliefs has been that collaborative for-profit / nonprofit enterprise can address our affordable housing, social justice, and environmental challenges better than top-down government and its myriad of dysfunctional and inefficient agencies.

With that in mind, we are developing a variety of projects to demonstrate that better solutions are possible. As noted in the *Letter from the President*, above, our goal is to establish sustainable business models that can provide CVP with revenues and allow it to become more financially independent, while addressing community needs in new and better ways.

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### **CVP's Larkspur Landing "Aquaponic" Farm & Senior Housing Proposal**

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*"Stay close to nature. It will never let you down." ~ Frank Lloyd Wright*



Following the demise of the Larkspur Station Area Plan, CVP approached several Ross Valley Sanitary District (RVSD) board members and the mayor of Larkspur to discuss the future of the ten acre parcel owned by RVSD. This ten (10) acre parcel, just east of the Larkspur Landing Shopping Center, remains the only viable development site in the area.

Our goal has been to create an appropriately scaled, local-serving development to protect the property from being over-developed into several hundred units of high density housing, offices, and hotel space. The traffic, parking, and infrastructure impacts of intensive development in this location would be intolerable.

CVP's proposal includes senior assisting-living housing and an organic "aquaponic" farm. Housing residents will not own cars, so traffic impacts will be very minimal. Farm operations will include jobs training for minorities and economically disadvantaged Marin residents, school field trips, adult education classes, and collaborations with farming organizations and research institutions. However, our vision goes far beyond simply creating sustainable, appropriate, low impact development.

**We are launching a new kind of public benefit company. Funded by grants, corporate sponsorships, and individual donors, we are pledging to give away the value of *half* of our net farming operations revenues, *every year, of free food* to those most in need... forever.**



**At this time, we estimate that we will be giving away approximately \$150,000 per year, of free, organically grown vegetables and fish. Our fresh, locally grown, organic produce will be distributed, free of charge, to food banks, homeless shelters, schools, and to disadvantaged families through partnering organizations in Marin and the San Francisco Bay Area.**

CVP has entered into discussions with two key collaborators in this venture: [Belmont Village, LP](#) and [Ouroboros Farms Aquaponics](#). We will also continue to work with [CBO Financial](#), which specializes in financing, grants, and tax credits for engineered farming ventures, and the [Agricultural Institute of Marin](#) (AIM), and prospective buyers, such as [Clean Fish](#) (the premier seafood purveyor in Northern California) and [Bon Appetit Management Company](#).

Key personnel at [Ouroboros Farms Aquaponics](#) in Half Moon Bay are currently acting as advisors and will become our partners in charge of farming operations, sales, and marketing. Ouroboros is currently operating a 15,000 square foot, commercial aquaponics farm serving high-end restaurants and commercial buyers in the San Francisco Bay Area.

Locally based, aquaponics farming will provide leafy greens, herbs, and many other vegetables that cannot be grown in Marin year round, and which now have to be flown in from around the world. Aquaponics is one hundred percent organic, uses no added chemicals, and consumes just 10 percent of the water used in traditional, outdoor, organic farming. It also produces twice the crop yield per acre. A variety of types of fish, including sturgeon, tilapia, channel catfish, and giant prawns can be raised organically and made available to the public and restaurateurs. And again, we will be giving away half of this produce and fish to those in need, at no charge.

We envision that our certified organic farming operation will be powered to the fullest extent feasible by solar and biogas. The facility will also include “farm to table – table to soil” closed-loop composting.

[Belmont Village, LP](#) is one of the premiere developers of senior assisted living facilities in the country. They develop unique solutions for each community and location they serve. The Belmont Village executive team is fully committed to our goals of appropriately scaled, low impact development that preserves and enhances the character of the Larkspur Landing area. Senior assisted living arguably has the lowest impact on traffic of any possible use on this site. In addition, the facility operates its own private shuttle service for the needs of its residents.

We are now in the process of developing detailed financial feasibility studies, estimates of construction costs, and income and expense projections.

Under our proposal, RVSD will retain full ownership of this invaluable property. Our development will operate under a long term land lease that will provide RVSD with significant, dependable annual revenues. RVSD will be able to continue to have its corporate yard, truck storage, and pump station on the southern portion of the site. In addition, the rental revenues from our proposal would allow RVSD to relocate its corporate offices from San Rafael to a new headquarters building at Larkspur Landing (in its district), on the southern portion of the site along Sir Francis Drake Boulevard.

Our proposal represents a win for all involved. It will preserve the value of RVSD's equity in the land, while providing RVSD with a new revenue source. The use of a land lease lowers the development cost for our venture, making it more feasible. Most importantly, it represents a win for Marin's community and our quality of life. And our new, public benefit business model will help ensure that no one goes hungry in our community.

Our proposal has been endorsed by the local community groups who opposed the Larkspur Landing Station Area Plan.

RVSD recently began developing its site remediation plan to safely remove all PCB pollution: a process that is anticipated to take approximately eighteen months. Upon completion, RVSD will be able to review proposals from prospective buyers and developers. At present, RVSD has made no decisions about whether they will sell, lease or use the land for other purposes.

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## The Complete Communities Online Survey Tool

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As the result of years of discussions with community members and government officials, CVP has proposed an online, public “survey tool” to facilitate a public planning process that better reflects the needs of local communities. Although work on this proposal has been delayed due to the events at ABAG, described above, we have continued to discuss it with executives there.

Our goal is to engage local, bottom-up community voices in regional planning decision-making by providing a technology platform to source and present community priorities, values, and

goals.

At present, regional planning in the San Francisco Bay Area is operating in the dark. No mechanisms are in place to poll the 109 cities and counties on the viability of new state or regional planning initiatives. There is presently little interactive dialog about public policy to help prioritize government spending.

The Marin Post “Survey” page is designed to become the launching pad to demonstrate this survey technology. The goal is to create an online database/resource that solicits public comment and opinion about affordable housing, development, public policy, and community values. It is intended that the Complete Communities Survey software platform and its database services training will be offered to ABAG's 109 member municipalities as a leased software service, providing CVP with ongoing revenues.

As the roll out of Plan Bay Area 2017 approaches, planners are beginning to recognize that top-down planning will not succeed unless it is balanced by bottom-up, community-driven values and needs. This is particularly true in Marin, Sonoma and Napa Counties, which are suburban /

rural communities, as opposed to urban Bay Area cities such as San Francisco, Oakland, and San Jose.

CVP believes simple online survey tools can compile previously unavailable information about local planning needs; data that will be available to both professional planners and the community on a public web site. Cities and counties will input their local planning goals and guidelines, using predefined templates. The general public will participate in online surveys, broken down into steps, each seeking input on the specific needs of each community. Participants will be asked to rank lists of items (e.g., types of affordable housing or types of public policy incentives) in the order of their priority and preference. Participants will be culled from email lists vetted by each participating municipality.

Survey results will be displayed on graphs, charts, and color-coded maps. These real time results will represent a visual expression of what each community feels it needs to be a “complete community.”

The information will be invaluable to community members and regional and local planners. For the first time, they will be able to compare how well regional plans align or don’t align with local needs, how different parts of the nine county Bay Area compare to each other in their planning needs, and how the allocation of State and Federal funding can be better used to enhance the needs and unique character of each community.

Along with [The Marin Post](#), we consider these tools an essential part of our “digital infrastructure for democracy:” a functional “ecosystem” for public interaction and collaboration that are vital to a “bottom up,” solutions-based approach to growth, public policy decisions, and planning.

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## doGoodr Technology Acquisition

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In 2015, CVP acquired all rights to [doGoodr search/match technology](#), originally developed by the doGoodr Fund. Rights include the federal trademark to the term “doGoodr” with regard to online, charitable needs, and philanthropic giving. CVP acquired the rights when the doGoodr Fund was dissolved in March of 2015.

Wilson Sonsini, Goodrich & Rosati represented CVP in all rights matters, in this transaction. At present, CVP has limited opportunity to implement this technology, but it is available for licensing by interested third parties. It may eventually be of value in implementing the other technology projects noted above.

# Community Venture Partners, Inc.

## 2016 Estimated Annual Budget

### CVP CORPORATE OPERATIONS

ITEM	PER MONTH	ANNUAL
Accounting		
Annual Filings	\$40	\$480
Consulting	\$65	\$780
Tax Prep	\$65	\$780
Bank Charges & Fees	\$5	\$60
Bookkeeping	\$50	\$600
Consultants - Corporate		
Corporate	\$50	\$600
Projects & Initiatives	\$50	\$600
Copying / Printing	\$75	\$900
Corporate Expenses		
Dues & Fees	\$25	\$300
Filing Expenses	\$25	\$300
Employee Expense		
Executive Assistant/Manager	\$3,500	\$42,000
Equipment		
Equipment Purchase	\$200	\$2,400
Equipment Rental	\$25	\$300
Equipment Repair	\$20	\$240
Events		
Event Expense	\$50	\$600
Venue Rental	\$100	\$1,200
Insurance		
Business Umbrella Coverage	\$32	\$384
Directors & Officers	\$65	\$780
Errors & Omissions	\$70	\$840
General Liability	\$65	\$780
Health Insurance	\$340	\$4,080
Liability - Events	\$50	\$600
Legal		
Corporate	\$75	\$900
General Advisory	\$250	\$3,000
Project Prep Legal *	\$1,000	\$12,000
Maintenance	\$50	\$600
Marketing & Advertising	\$50	\$600
Office Rental Expense		
Office Rent	\$700	\$8,400
Furnishing Rental	\$125	\$1,500
Office Supplies	\$75	\$900
Postage / Fedex / Shipping	\$25	\$300
Project Expenses *		
Larkspur Landing Farm	\$250	\$3,000

Complete Communities	\$50	\$600
Publications/Data/Subscriptions	\$100	\$1,200
Taxes Paid		
Federal	\$0	\$0
Sales Tax	\$15	\$180
State	\$0	\$0
Telecommunications		
Internet/Cable/Email Services	\$75	\$900
Web domains registration	\$18	\$216
Web hosting	\$25	\$300
Telephone	\$100	\$1,200
Office	\$25	\$300
Mobile	\$80	\$960
Travel & Transportation		
Auto Rental	\$25	\$300
Gas / Parking / Tolls	\$100	\$1,200
Travel / Meals	\$50	\$600
	<u>\$8,230</u>	<u>\$98,760</u>

<b>2016 Estimated Annual Budget Total</b>	<b>\$98,760</b>
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**NOTES:**

\* Includes preliminary legal investigations, only. Individual projects depend upon donations to the CVP Community Fund on a project by project basis.

\*\* Includes research and pre-development costs incurred, only. Individual project and initiative expenses are in addition and require special fundraising campaigns.

<b>MARIN POST EXPENSES</b>
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ITEM	PER MONTH	ANNUAL
Consultants		
Project Manager / Webmaster	\$1,000	\$12,000
UI Apps Coding Assistant	\$400	\$4,800
Equipment		
Equipment Purchase	\$50	\$600
Insurance		
Digital Liability	\$40	\$480
Telecommunications		
Server host	\$32	\$384
Internet / Cloud	\$125	\$1,500
Applications fees	\$40	\$480
Web domains registration	\$25	\$300
Web hosting - Email	\$80	\$960
	<u>\$1,792</u>	<u>\$21,504</u>

<b>2016 Estimated Annual Budget Total</b>	<b>\$21,504</b>
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<b>TOTAL 2016 Estimated Annual Budget</b>	<b>\$120,264</b>
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