

TERRA LINDA HOMEOWNERS' ASSOCIATION

SPECIAL MEETING

Thursday, August 30, 2007

7:00 P.M.

VALLECITO ELEMENTARY SCHOOL

Café VAL / MUSIC ROOM #40

50 Nova Albion Way

San Rafael, CA 94903

The members may elect to take formal action on any of the items listed below.

The times indicated on this agenda are approximate.

AGENDA

<u>Item</u>	<u>Appr. Time</u>	<u>Item Description</u>
1.	7:00 – 7:15	Introductions & Approval of Previous Meeting Minutes
2.	7:15 – 7:20	Open time for items not on the agenda Please limit comments to two or three minutes if possible. If written comments are presented please provide a copy. It will automatically become part of the record, and it will not be necessary to read the entire text into the minutes.
3.	7:20 – 7:30	Selection of replacement for Co-President, Meredith Brown
4.	7:30 – 7:45	Presentation and Approval of Resolution 2007-01, Resolution of the Terra Linda Homeowners; Association specifying its concerns, requests, and recommendations regarding the Dixie School District project to construct a level 2.5 Acre Parking Lot near the intersection of Nova Albion Way and Montecillo Road in the Terra Linda Area of San Rafael
5.	7:45 – 7:55	Selection/Confirmation of member appointment to represent the Association stakeholder interests on the Dixie School District 7/11 committee to develop their parking lot proposal
6.	7:55 – 8:00	Approval of Press Release
7.	8:00	Adjourn

BOARD OF DIRECTORS OF THE TERRA LINDA HOMEOWNERS' ASSOCIATION

RESOLUTION OF THE TERRA LINDA HOMEOWNERS' ASSOCIATION SPECIFYING ITS CONCERNS AND REQUESTS REGARDING THE KAISER PERMANENTE PROJECT PROPOSAL TO CONSTRUCT A LEVEL 2.5 ACRE PARKING LOT NEAR THE INTERSECTION OF NOVA ALBION WAY AND MONTECILLO ROAD ON DIXIE SCHOOL DISTRICT PROPERTY IN THE TERRA LINDA AREA OF SAN RAFAEL

RESOLUTION NO. 2007 – 01

WHEREAS, Kaiser Permanente is seeking to construct a 2.5 acre level parking lot near the corner of Nova Albion Way and Montecillo Road; and

WHEREAS, the Dixie School District is considering whether to lease the proposed parking lot to Kaiser Permanente for employee parking; and

WHEREAS, the Terra Linda Homeowners' Association is concerned with the loss of 2.5 acres of taxpayer purchased school district property currently used for recreational facilities and community commons area; and

WHEREAS, Kaiser Permanente has failed to live up to verbal promises at the time of construction of its Medical Office Building One and parking structure in 1992 that parking for expanded facilities would be accommodated on site and not impact neighborhood streets; and

WHEREAS, the Terra Linda Homeowners' Association is concerned about the impact of continued expansion of Kaiser Permanente within the limited physical (traffic and parking) constraints around their campus; and

WHEREAS, the Terra Linda Homeowners' Association is concerned with potential unsafe conditions and environmental degradation associated with creation of parking lots; and

WHEREAS, the Terra Linda Homeowners' Association is concerned with traffic and speeding on homeowner streets; and

WHEREAS, the Terra Linda Homeowners' Association is concerned with maintaining the character, aesthetics, and property values of its community; and

NOW, THEREFORE, BE IT RESOLVED that Terra Linda Homeowners' Association, request that:

- (1) the need for and size of the proposed parking lot be studied and verified by technical experts licensed in the state of California who can evaluate car pools, van pools, bus service and existing parking in and around the area,
- (2) if it is determined that additional parking capacity is required, priority be given to all other alternatives before consideration of paving of publicly owned green space to accommodate private parking,

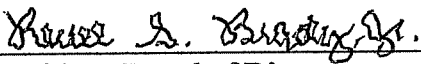
- (3) if a parking lot on Dixie School District property is deemed the only feasible alternative, substantial mitigation measures and compensation to the Terra Linda community be included in the project,
- (4) consideration be given to compensation by Kaiser Permanente to the community for existing impacts of overflow parking and increased traffic in the Terra Linda community since 1992, and
- (5) the Terra Linda Homeowners' Association be included in any process to develop or move forward the Kaiser Permanente parking lot proposal.

BE IT RESOLVED that Kaiser Permanente is requested to address these concerns and respond to the Terra Linda Homeowners' Association Board of Directors in a timely manner;

BE IT FURTHER RESOLVED that Mike Rogers and Susan Coleman will represent the Terra Linda Homeowners' Association stakeholder interests on the proposed Dixie School District 7/11 Committee regarding this issue;

PASSED AND ADOPTED at regular meeting of the Board of Directors and members of the Terra Linda Homeowners' Association held on this 30th day of August 2007, by the following vote:

AYES:	DIRECTORS	<u>3</u>
NOES:	DIRECTORS	<u>0</u>
ABSENT:	DIRECTORS	<u>0</u>

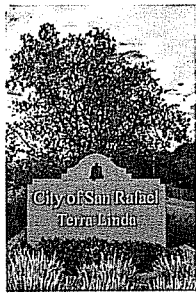


President, Board of Directors
Terra Linda Homeowners' Association

ATTEST:



Secretary



Terra Linda Homeowners' Association

P.O. Box 6405
San Rafael, CA 94903-0405

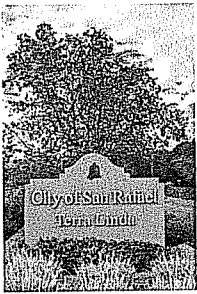
September 5, 2007

**TERRA LINDA HOMEOWNERS' ASSOCIATION APPROVES RESOLUTION
SPECIFYING ITS CONCERNS AND REQUESTS REGARDING THE KAISER
PERMANENTE PROJECT PROPOSAL TO CONSTRUCT A LEVEL 2.5-ACRE
PARKING LOT NEAR THE INTERSECTION OF NOVA ALBION WAY AND
MONTECILLO ROAD ON DIXIE SCHOOL DISTRICT PROPERTY IN THE
TERRA LINDA AREA OF SAN RAFAEL**

The Terra Linda Homeowners' Association (TLHOA) is proud of its community and the partnering effort that began at the beginning of the year with the Dixie School District, Kaiser Permanente, and Saint Mark's School to maintain a high quality of life in the Terra Linda area. On April 19th we met together with a spirit of cooperation to discuss efforts and ideas to reduce traffic and speeding on homeowner streets. During that meeting we learned that the Kaiser Permanente was considering a level 2.5-acre parking lot near the intersection of Nova Albion and Montecillo and that the Dixie School District was considering whether to lease the proposed parking lot land to Kaiser Permanente for employee parking. The proposed parking lot would eliminate part of the existing park while relocating the existing baseball fields closer to Vallecito Elementary School.

After several TLHOA Committees reviewed the Kaiser Permanente Parking Lot Project Proposal a draft Resolution was developed and presented to the Board of Directors. On August 30, 2007 the TLHOA met to approve that Resolution outlining their concerns and requests to Kaiser Permanente and the Dixie School District. The TLHOA is mainly concerned with the following:

- loss of taxpayer purchased school district property currently used for recreational facilities and community commons area



Terra Linda Homeowners' Association

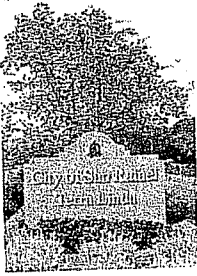
P.O. Box 6405
San Rafael, CA 94903-0405

- potential unsafe conditions and environmental degradation associated with creation of parking lots
- maintaining the character, aesthetics, and property values of its community
- traffic and speeding on homeowner streets.

The TLHOA requests stem from their concerns.

A copy of the approved Resolution can be viewed on the NEWS page at www.terralindahoa.com. The Dixie School District received a draft copy of our Resolution on August 2nd to discuss with Kaiser Permanente and both agencies received the fully executed copies on September 4, 2007. The TLHOA is excited that Kaiser Permanente and the Dixie School District are listening and open to our concerns and requests and has selected Mike Rogers and Susan Coleman to represent the Association stakeholder interests as the parking lot plan is developed further.

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Terra Linda Homeowners' Association
P.O. Box 6405
San Rafael, CA 94903-0405

September 3, 2007

Patricia Kendall
Medical Group Administrator
The Permanente Medical Group, Inc.
99 Monticello Road
San Rafael, CA 94903-3398

Dr. Thomas J. Lohwasser
Superintendent
Dixie School District
380 Nova Albion Way
San Rafael, CA 94903

Dear Lady and Gentleman,

The Terra Linda Homeowner's Association (TLHOA) has several concerns with the proposal to develop a parking lot near the corner of Montecillo Road and Nova Albion Way. After several TLHOA committees reviewed the Kaiser Permanente Parking Lot Project Proposal, a draft Resolution was developed and presented to the Board of Directors. Last Thursday evening, August 30, 2007 the TLHOA met and approved that Resolution outlining concerns and requests to Kaiser Permanente and the Dixie School District. Enclosed is a fully executed copy of Resolution 2007-01.

We ask that Kaiser Permanente address our community concerns and keep us informed with the project development process. The TLHOA is excited that you are listening and open to our concerns and requests. TLHOA members Mike Rogers and Susan Coleman have been selected to represent the Association stakeholder interests as your parking lot plan is developed further.

Sincerely,

for 
Board of Directors
Terra Linda Neighborhood Association

cc: Mayor Albert J. Boro
Robert M. Brown, City of San Rafael Community Development Director

Encl: TLHOA Resolution 2007-01

Officers: President, Reuel Brady
Treasurer, Henri Lese
Secretary, Gerald O'Rourke