



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

July 26, 2017

Jeannine Manna, North Central Coast District Supervisor
California Coastal Commission
45 Fremont Street, #2000
San Francisco, CA 94105

Re: Withdrawal of proposed Marin County Local Coastal Program (LCP) Amendments numbered 4 and 5 by the County (i.e., Environmental Hazards Land Use Plan policies and Implementation Plan standards) that were part of the County's overall LCP Update proposal (CCC reference number LCP-2-MAR-15-0029-1) with intent to submit Environmental Hazards amendments in the future

Ms. Manna,

For the reasons explained below, County staff is withdrawing the Environmental Hazard portions of the County's proposed update amendments to the County's Local Coastal Program with the intent to submit them in the future for a final decision by the Coastal Commission as soon as possible¹. The future submittal may include further revisions from ongoing collaboration with Commission staff and coastal communities.

On November 2, 2016, the Coastal Commission conducted a public hearing in Half Moon Bay to consider seven separate amendments to Marin County's Local Coastal Program. The hearing concluded with the Coastal Commission approving five of the seven amendments with modifications. In deferring further consideration of proposed Amendments 4 and 5 (Environmental Hazards), the Coastal Commission directed staff to continue work with County staff and toward resolving issues evident in the different regulatory approaches set out in the County's proposed Environmental Hazards amendments and modifications recommended by Commission staff. County staff understands from our prior conversations that according to the Coastal Act regulations, the Coastal Commission must take final action on the continued portions of the proposed LCP Update (i.e., Amendments 4 and 5 Environmental Hazards) by September 29, 2017, unless the County withdraws the amendments to allow for additional work and submittal of new amendments in the future.

¹ This request is made pursuant to Marin County Board of Supervisors Resolution No. 2015-37 authorizing the Community Development Agency Director to withdraw the Land Use Plan and Implementation Plan in accordance with section 13535 of Title 14 of the California Administrative Code.

More recently, Coastal Commission and County staff have turned our attention to resolving remaining issues in the Environmental Hazard portions of the LCP. Although our discussions have not yet progressed to the point of solidifying a firm schedule for remaining public hearing dates to close out the County's LCP update process, Commission and County staff have concluded that our ongoing work will extend beyond the final decision deadline date of September 29, 2017 for the Coastal Commission action on the Environmental Hazard amendments in accordance with Coastal Act regulations.

Commission staff has suggested, and County staff agrees, that withdrawing the proposed Environmental Hazard amendments is appropriate at this stage of the Local Coastal Program update process, in part to avoid putting the Coastal Commission in the position of having to vote either up or down on Environmental Hazard amendments in September when continued work on these amendments may bring the County and Commission closer to agreement on important hazard policies and standards. In that regard, this withdrawal is a procedural necessity consistent with the intent of the Coastal Commission's decision in November 2016 to defer taking action on the Environmental Hazard portions of the LCP Update amendments. County staff also views this withdrawal as temporary in nature, with the clear intent to submit the Environmental Hazard amendments, including possible revisions, as soon as possible in the future.

Therefore, the County hereby withdraws County-numbered Amendments 4 and 5 that were part of the LCP Update package originally submitted on October 8, 2015, April 22, 2016 and April 25, 2016 (CCC reference number LCP-2-MAR-15-0029-1). We note that all other amendments included in that submittal (i.e., Amendments 1, 2, 3, 6 and 7) have been acted upon by the Commission, and thus with this withdrawal, there are no LCP amendments currently pending from Marin County at the Commission level.

We look forward to firming up the schedule for remaining hearings on the County's Local Coastal Program update with the goal of allowing final action by the Coastal Commission by early 2018.

Sincerely,



Brian C. Crawford
Director

cc. Marin County Board of Supervisors