



TO: Marin County Board of Supervisors

FROM: Jack Liebster, Planning Manager

DATE: December 4, 2018

RE: Revisions for December 3, 2018 Supplement

Exhibit 3 to Dec. 2, 2018 Supplemental (“Corrections) Report

Footnote “(11)” in the following excerpt should read:

(11) Agricultural uses and activities that meet the definition of “Agriculture, Ongoing” in Chapter 22.130 and “Coastal Permit Not Required: Exempt Development” in Section 22.68.050.A.12 shall be processed consistent with those sections.

(EXCERPT)

TABLE 5-1-a - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See Standards in Section:
	C-APZ Agricultural Production (11)	C-ARP Agricultural Residential Planned (11)	C-OA Open Area (11)	
AGRICULTURE, MARICULTURE				
Agricultural accessory activities	PP (6), E	PP(10), P	PP	22.32.021
Agricultural accessory structures	PP (6), E	PP(10), P	PP	22.32.022

Notes:

(1) Listed land uses must be consistent with definitions in Article VIII [Section 22.130.030](#) (Development Code Definitions). (2) Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.

(4) Dairy operations allowed only on a site of 50 acres or larger.

~~(5) Permit requirements are determined by Section 22.32.030 (Animal Keeping).~~

~~(6) Only allowed where an agricultural dwelling is first approved.~~

(10) Only allowed as a principally permitted use when the legal lot is zoned C-ARP-10 to C-ARP-60, which provide that the principally permitted use of the property shall be for agriculture.

(11) Agricultural uses and activities that meet the definition of “Agriculture, Ongoing” in Chapter 22.130 and “Coastal Permit Not Required: Exempt Development” in Chapter 22.68.050.A.12. shall be processed consistent with those sections.

Development shall also be consistent, as applicable, with Chapters 22.130 (Definitions), 22.32 (Standards for Specific Land Uses), 22.64 (Coastal Zone Development and Resource Management Standards), 22.65 (Coastal Zone Planned District Development Standards), 22.66 (Coastal Zone Community Standards), and 22.68 (Coastal Permit Requirements).

Attachment 2 “Recommended Revised Policies For Amendments 3 & 7

7.6 Service capacity analysis for private wells (Section 22.64.140)

The County has expressed concerns that the Modifications to the domestic water standards would create a new rule subjecting even small projects to demanding and expensive studies out of scale with any potential impacts. Requiring evaluation of “streams, riparian habitats, and wetlands that are located on ... neighboring lots” could create an untenable situation where access is not granted by the neighboring land owner. Setting thresholds for the size or intensity of projects subject to the requirements makes the policy more equitable, workable and enforceable. The proposed amendment would clarify that the requirement for the additional report would apply to ~~projects served by a public water supply, including projects where there will be an increase in the amount of water used by more than 50%.~~ **public water supply projects, private/public projects proposing the subdivision or rezoning of land that would increase the intensity of use, and private/public projects on developed lots that would increase the amount of water use by more than 50%.**

22.64.140.A.1.b. An application for new or increased well production shall include a report prepared by State Licensed Well Drilling Contractors, General (Class A License) Engineering Contractors, Civil Engineers, or Geologists which demonstrates, to the satisfaction of the Director, that:

- 1) The sustainable yield of the well meets the LCP-required sustained pumping rate (minimum of 1.5 gallons per minute) and must be equal to or exceed the project’s estimated water demand.
- 2) The water quality meets safe drinking water standards.
- 3) For public water supply projects, projects proposing the subdivision or rezoning of land that would increase the intensity of use, and or projects on developed lots that would increase the amount of water use by more than 50%, the extraction will not adversely impact other wells located within 300 feet of the proposed well; adversely impact adjacent biological and hydrogeologically-connected resources including streams, riparian habitats, and wetlands that are located on the subject lot or neighboring lots; and will not adversely impact water supply available for existing and continued agricultural production or for other priority land uses that are located on the subject parcel or served by the same water source.