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To: Marin County Planning Commission

RE: Continuation from October 10, 2011 (LCPA); topic of Agriculture, Built Environment and the Development Code

Dear Commissioners,

The Interim Title 22I of the Marin County Development Code is consistent with the existing LCP I & LCPII. LCP-I & LCP-II are consistent with the coastal Act. Any changes made in the Development Code must remain consistent with the existing LCP's until the Coastal Commission certifies those documents.

Please refer to Chapter 22.57I

22.57.020I C-ARP Coastal agricultural, residential, planned districts:

The Sections of 22.57.020I were carefully planned to preserve agricultural and residential use of lands zoned C-ARP while maintaining the visual, natural resource and wildlife habitat values of the property and the surrounding areas. Principal Permitted uses are permitted uses subject to an approved master plan. Clustering and location of development projects is an important design element of a masterplan in order to preserve the greatest agricultural use of the land.

22.57.030I C-APZ Coastal Agricultural production zone districts:

The Sections of 22.57.030I were carefully planned to preserve lands within the zone for agricultural use. The principal use of these lands shall be agricultural and all development shall be accessory, incidental, or in support of agricultural land uses. Clustering and location of development projects are sited to minimize loss of agricultural production zones and to minimize impacts to scenic resources, wildlife habitat and streams, and adjacent agricultural operations.

22.57.036I 6. "The proposed land division and/or development will have no significant adverse impacts on environmental quality or natural habitats, including stream or riparian habitats and scenic resources. In all cases, LCP policies on streams and natural resources shall be met."

Conservation easements and public access are important provisions of both these agricultural zoned districts in the Interim Title 22I.

I urge the commission to move through this maze slowly so the baby does not get thrown out with the wash. Thank you for the many opportunities the public is given to help guide the commission through this difficult process.

Sincerely,

Cela O'Connor