

December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

### Environmental Hazards

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,

Carolyn K Longstreet  
Inverness

December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

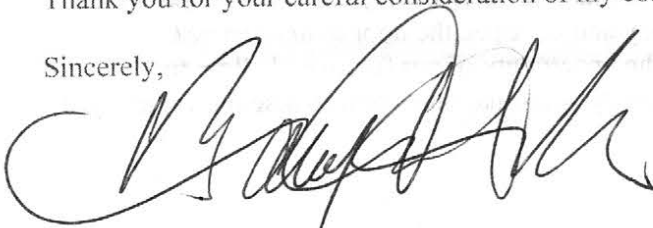
### Environmental Hazards

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,



Barry Deutsch

Pt. Reyes Station

December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

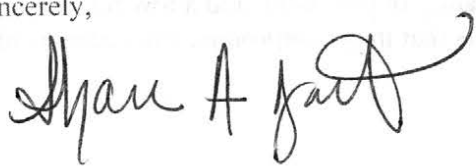
### **Environmental Hazards**

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,



Sharon A. Barnett

San Rafael, CA

December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

### Environmental Hazards

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,



Ellen Hamigton

Larkspur, CA



December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

### Environmental Hazards

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,



Tomales

VICTORIA HANSON

December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

### **Environmental Hazards**

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,

*Barbara Gama*  
Inverness

December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

### Environmental Hazards

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,



Christopher Lish  
1004 Los Gatos Rd. Apt. D  
San Rafael, CA 94903

December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors (“Board”) and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including “conversion of grazing area to crop production” within the definition of “ongoing agriculture.” Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding “conversion of grazing area to crop production” to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County’s legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County’s agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin’s agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

### Environmental Hazards

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,

*Steve Lusty*

*Point Reyes Station*



December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

### Environmental Hazards

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,

*Laura Lantry*

*21 Wessa Rd*

*Pt Reyes Station, CA 94956*

December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

### Environmental Hazards

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,

JOSUA deBOLE

SAN ANSELMO, CA

December 8, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**Re: Comments on the Marin County Local Coastal Program Amendment**

Dear Supervisors,

As a resident of Marin County, I have concerns with the Marin County Local Coastal Program Amendment before the Board of Supervisors ("Board") and provide the following comments regarding policy changes to agriculture, public participation, and environmental hazards.

**Agriculture**

Marin County has a robust history of protecting agricultural land and halting inappropriate development projects. Despite this legacy of protection, there are proposed policy changes in front of the Board, embedded within the Local Coastal Program Amendment, that may have unintended consequences for the environment and agriculture in Marin County.

- I request the Board consider the broad implication of including "conversion of grazing area to crop production" within the definition of "ongoing agriculture." Under the Amendment, the landowners of twenty-two thousand acres will be able to make major production changes without a coastal development permit requirement.
- Adding "conversion of grazing area to crop production" to the definition of ongoing agriculture allows, without any oversight, major changes in agricultural development that could have irreversible negative impacts on the soil, plant and wildlife habitats, and shared water resources.
- Land converted on this scale sacrifices Marin County's legacy of agricultural values that have respected the landscape, resources, scenic values, and public access while protecting the viability of Marin County's agricultural production.
- Changes to land use policies have lasting impacts and will likely be in effect for the next 30 years. To ensure West Marin's agricultural legacy and *not* open the door to unrestricted agricultural development, we need to consider the uncertainty of our future and allow for flexibility to challenge inappropriate development projects that may compromise the values held by Marin County residents.

**Restricted Public Participation**

I am concerned Marin County is allowing the aforementioned agricultural modifications with limited or no coastal development permit requirements. Community participation to weigh in on proposed major agricultural developments is severely hindered by limited public noticing, short timeline for response, and outrageous fees.

- Under the Local Coastal Program Amendment, the fees to appeal Principally Permitted Use entitlements are between \$630 and \$1,250. These high fees prevent the widest opportunity for public participation around development projects that include 500 square foot retail facilities,

5,000 square foot processing facilities, and 7,000 square foot farmhouses.

- The community should be able to ask questions at a public hearing to ensure that all environmental considerations are being addressed in regard to development projects where irrigation, grading, or terracing is proposed.
- The high appellate fees make it difficult for the public to ask questions.
- Since Marin County administers these fees, I ask the County to remove or reduce (by 75 percent) the appeal fees to provide the widest opportunity for public involvement and ensure development projects are appropriate.

### Environmental Hazards

Marin County and the Coastal Commission have been tasked with revising the Environmental Hazards chapter ("Hazards chapter") to resolve differences and return the chapter to the Coastal Commission in 2017. This is an opportunity for Marin County to become a leader in sea-level rise adaptation while using the best available science. The public must be included in this process as there were many problematic areas in Marin County's version submitted to the Coastal Commission. Marin County needs to draft a Hazards chapter that succeeds in providing a framework for the community and planners to address climate change and sea-level rise while protecting our beaches, shorelines, and community character.

- The Hazards chapter needs to resolve issues with coastal resource impacts, threats to public infrastructure (like roads and public facilities), and public access to our beaches.
- Public access to enjoy Marin County beaches is as important as private property rights. Public access needs to be considered when drafting adaptation strategies.
- Marin County created a Draft Vulnerability Assessment through public workshops. This document identifies several of the threats to environmental and property resources as well as mitigation measures. The Hazards chapter needs to include these measures to create appropriate, comprehensive, and forward-thinking policies that address the challenges our communities will face when sea levels rise.

Thank you for your careful consideration of my comments.

Sincerely,



Sherry Baty  
Inverness