

April 15, 2016

Board of Supervisors
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903

Re: Marin County Local Coastal Program Amendment (LCPA)
Public Hearing, April 19, 2016

Dear Members of the Board of Supervisors:

I am sending this on behalf of members of a committee of the Seadrift Association who have been engaged during the past several years in analyzing and advocating about the Marin County Local Coastal Program Amendments. This letter is written to support the Community Development Agency's decision to replace the deeply problematic concept of "Coastal Redevelopment" which was originally introduced by staff of the California Coastal Commission, with policies that more suitably implement the Coastal Act and more appropriately balance our community's right to maintain and develop their homes.

The members of the Seadrift Association, nearly 350 property owners in West Marin, have been extensively briefed over the past two years on concerns with "Coastal Redevelopment" in several mailings, at a number of local community meetings arranged with the help of your County staff, and at the Association's annual meeting. As a large group of constituents, they share the concerns of Community Development Agency staff that implementation of the "Coastal Redevelopment" concept in the County development code: a) would remove rights explicitly granted under the Coastal Act to maintain and improve single-family residences without the requirement of a Coastal Permit; b) would constitute an unnecessary and unfair burden over time on owners who might unknowingly, or due to required maintenance, be placed in a situation where cumulative minor development projects combined to require a Coastal Permit, seemingly in contradiction to several provisions of the Coastal Act itself; and c) would make it unnecessarily expensive and cumbersome to maintain homes safely in the face of recognized hazards including those from rising sea levels and from earthquakes – again in apparent contradiction with the express aims of the Coastal Act in minimizing wherever possible risks to life and property in the Coastal Zone.

Furthermore, as members of our Association have under separate cover noted, "Coastal Redevelopment" is not a policy to be found in the County's current approved Local Coastal Program, was not originally in fact proposed by County staff in developing proposed amendments to the Local Coastal Program, and is not a concept that appears anywhere in the Coastal Act, nor in Administrative Regulations governing its application, and as proposed by Coastal Commission staff seems in fact to directly conflict with Coastal Act sections 30610, 30253 and with the Act's definition of "development" itself - which excludes any requirement for a coastal permit for alterations not altering a structure's size – in section 30106. Indeed, the Act in Section 30500 expressly reserves to "the local government" the right to determine the "precise content" of its local coastal program, and in rejecting language proposed by Coastal Commission staff after full consultations and after full public participation, your County staff is

appropriately exercising its duty under the Act by proposing its own regulations for achievement of the aims of the Coastal Act in its Local Coastal Program.

Please support your County staff's position on the matter of "Coastal Redevelopment" and adopt the proposed resolution to submit the Land Use Plan Amendments and Implementation Program Amendments as written and without further amendments that might attempt to impose this very problematic policy on the people of Marin County.

Very truly yours,

Kiren Niederberger
General Manager
Seadrift Association

cc: Brian Crawford, Director
Jack Liebster, Planning Manager
Kristin Drumm, Senior Planner