



June 20, 2016

Nancy Cave, District Manager
North Central Coast District
California Coastal Commission
45 Fremont St. Suite 2000
San Francisco, CA 94105

Subject: *Marin County Local Coastal Program Update (LCP-2-MAR-15-0029-1)*

Dear Ms. Cave:

We are appreciative that Marin County's seven Local Coastal Program Amendments are now poised to move forward through the Commission approval process. Our staff is currently completing the revised sea level rise maps to reflect the Board of Supervisors decision to plan for a three-foot sea level rise scenario rather than the two foot projection recommended by County staff. As part of this work our staff is also verifying the accuracy of the underlying Digital Elevation Model. While these maps are illustrative and intended for planning purposes, they will be supplemented by a site specific analysis and survey from a qualified professional to confirm the actual elevation a home will be required to meet (this information will be a submittal requirement of the applicant). As we requested in our June 3, 2016 letter, the environmental hazards policies and standards in Amendment 4 could be filed with a contingency that these revised maps are provided. We see no reason to postpone the filing of the other six Amendments. This approach will allow us to work together to, as you note in your June 17, 2016 letter, bring the Amendments "to a Commission hearing as soon as possible."

In that regard, we too have sought "a broader exchange of information to benefit" your staff's and the public's understanding of the Amendments. Although County staff disagreed that some of the Coastal Commission staff requests for information were not the proper subject of filing requirements under the Commission Regulations, we reiterate our interest in working closely with you and your staff to resolve as many issues and questions you may have regarding the Amendments prior to the Commission hearing. We would like to

discuss as soon as possible the anticipated schedule for bringing the Amendments to the Commission, and in particular how best to coordinate our consultations during the month of July to hopefully allow for distribution of your staff report in early August. I understand that Dan Carl and Brian Crawford have made arrangements to speak by phone later this week; however, please let me or Tom Lai know when you and Shannon are available to set out this schedule (I will be back in the office on June 27th).

Finally, per your request regarding posting the transmitted documents to our website, we have already done so on June 6, and have recently added additional material for reference. If any of your involved staff have not already done so, they should consider subscribing to the website at www.MarinLCP.org to keep abreast of the information we are providing to the interested public.

We look forward to productive discussions with you and your staff in the very near future.

Sincerely yours,



Jack Liebster
Community Planning Program Manager