

## Drumm, Kristin

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**From:** arienne Dar <arianezd@gmail.com>  
**Sent:** Tuesday, April 17, 2018 11:10 AM  
**To:** MarinLCP  
**Subject:** re: LPC amendments.

4/17/18

Marin County Board of Supervisors

3501 Civic Center Drive, Suite 329

San Rafael, CA 94903

*Via Electronic Mail: [BOS@marincounty.org](mailto:BOS@marincounty.org) and [marinLCP@marincounty.org](mailto:marinLCP@marincounty.org)*

Re: Marin County Local Coastal Program Amendment

Dear Supervisors:

The Bolinas Community Land Trust is writing to comment on the Board of Supervisors' consideration of the Coastal Commission's conditional certification of the Marin County Local Coastal Program

The Bolinas Community Land Trust urges the County to accept the LCP Amendments that were conditionally certified by the Coastal Commission by May 2, 2018.

Our understanding is that if the Board does not adopt a resolution to accept the LCP Amendments by May 2<sup>nd</sup> 2018, the Commission's conditional certification of the LCP will expire. From our perspective this would be highly problematic as we have projects on the table that count on these amendments being passed. We have been in touch with the Environmental Action Committee who is willing to approve our projects and support our efforts but cannot do so without the proposed changes in the language of this amendment. As an organization dedicated to affordable housing our options for creating housing are limited and they become even more limited by the outdated language in the current Coastal Plan.

We recognize that the document as currently presented is still problematic but believe it would be best to get it passed and then return with further specific additional amendments.

We currently have a proposed project of three homes that are within 100 feet of a man made, district mowed, and maintained drainage ditch. The current language in the plan makes it extremely hard for us to get approval to move the project ahead. With the slight changes proposed in the amendments our environmental consultants have assured us we would have no problem gaining approval.

Further delay of the LCP update creates confusion over what LCP we should look to for project planning. In addition, the 1981 LCP does not include adequate planning tools to adapt to sea-level rise, and impedes our community's ability to address critical planning needs. By failing to move the LCP amendments forward, the County is placing a significant burden on other projects in the development pipeline.

Thank you for consideration of our comments.

Sincerely,

Arianne Dar

Executive Director

Bolinas Community Land Trust