

Drumm, Kristin

From: Joseph Niehaus <jniehaus@housatonicpartners.com>
Sent: Friday, April 13, 2018 6:39 PM
To: MarinLCP
Cc: Drumm, Kristin; Liebster, Jack
Subject: Local Coastal Program Amendments #3 and #7

April 24th Meeting of the Board of Supervisors Local Coastal Program Amendments #3 and #7 JOSEPH NIEHAUS OPPOSED

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

Dear President Connolly and Members of the Marin Board of Supervisors,

I write as an owner of a house in the Coastal Zone. I oppose adoption of the California Coastal Commission (CCC) staff changes to Amendment 3 and Amendment 7 in Marin's Local Coastal Program Amendments. The Board should either reject the CCC Staff's proposed language or take no action, and retain the existing Local Coastal Plan.

Both Amendment 3 and Amendment 7 contain provisions that, if adopted, would impose burdensome and impractical permitting requirements, contrary to the Coastal Act.

Amendment 7 contains provisions that primarily, if not exclusively, relate to the deferred "Environmental Hazards" issues. The Board should not now accept definitions whose meaning and purpose is understandable only in the context of Environmental Hazards provisions that are not now before the Board and not explained in the accompanying materials.

The Environmental Hazards issues were deferred because they drew substantial and broad-based opposition from Marin residents and businesses. Accepting the definitions in Amendment 7 now, out of context, would undercut fair consideration of the Environmental Hazards issues later. Since none of these provisions will go into effect until the Local Coastal Plan is complete, there is no benefit for the Board to act on them now.

Please vote no on the proposed amendments.

Respectfully Yours,
Joseph Niehaus
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