

**Remarks of Robert A. Johnston to Marin County Board of Supervisors,  
Public Hearing on Local Coastal Program Amendments, Tuesday August 25, 2015**

A. I am Bob Johnston, a retired Professor of Land Use Planning at UC Davis. I have been a local planning commissioner in California. I live in Inverness. I have read the whole LCP Amendment file and have discussed these changes in many meetings with interest groups. My research covered land economics and open space protection.

B. Please send this Staff Report to your Planning Commission for workshops and hearings. The process of amending the LCP has not involved the public at all at critical points:

1. *The Amendments adopted by the Coastal Commission* in May of 2014 were changed a few days before the hearing by the Commission staff and so the public was not able to study the proposed language adequately.

2. *The latest proposals from your planning staff* involve significant changes to the Commission-adopted Land Use Plan policies and regulations. It is really a new Plan, in terms of the treatment of agriculture.

3. *The Commission staff's letter* raises several critical issues that need to be discussed by the public with your staff. The brief public comments today are not a sufficient airing of these many important issues.

C. The Coastal Commission staff are experts in protecting ag lands from development. The County should consider their suggested policies seriously. For example, some of your staff's recommended policies could:

1. Decrease enrollment in the Williamson Act, and
2. Increase land values, and so it will take MALT longer to acquire easements.

Thank you,  
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