

From: Conlan, Ione
Sent: Tuesday, December 11, 2012 5:17 AM
To: Drumm, Kristin
Subject: BOS 12-11-2012 Meeting

CONLAN RANCHES CALIFORNIA

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December 10, 2012

The Marin County Board of Supervisors
Via e-mail c/o Kristin Drumm: kdrumm@marincounty.org

Re: Local Coastal Program Amendments: December 11th, hearing

Dear President Kinsey and members of the board,

As a landowner with a portion of land frontage on Valley Ford Franklin School Road, (**VF-FS Road**) we have suffered **four vehicle hit & runs**, with fortunately apparently no injury to drivers, however damages to fences have been costly, in the last seventeen months with fence destructions, tree and crop damages.

When animals become released by these hit & run, and get onto the County Road this subjects oncoming vehicles to a critical safety hazard to life and limb, as well as to we, who have livestock, which would result in Strict **Liability** for us under California Law.

The **VF-FS Road** is near the **US Coast Guard Training Center, where 1500 incoming and outgoing trainees are in residence**, and vehicle traffic is extensive, especially on holidays. With visitors headed for Dillon Beach. Because visitors and the Coast Guard trainees may not be familiar with the dead sight curves & sea fog damp roads as it meanders through heavy overhanging trees beyond our lands, it presents a safety issue for hikers, and bike riders.

We therefore fully support the Marin County Farm Bureau's recommendations in their letter of December 6, 2012, with concerns on the Local Coastal Program Amendments (LCPA).
The Proposed California Coastal Trail. On Page 19 of attachment four of the Staff report:

4. California Coastal Trail

LCPA Policy C-PK-14 supports completion of the California Coastal Trail through Marin County through work with willing sellers or donors and other entities. In the northern part of the County from Tomales to the County line, that policy supports a general route for the Coastal Trail as shown on Map 25 in the LCPA. Furthermore, the policy supports a route for an interim inland bypass, to the extent that it is necessary, to follow Dillon Beach Road and Valley Ford-Franklin School Road, as appropriate. Standards for the acquisition, siting, and design of the trail are provided. Furthermore, Program C-PK-14.a supports continued collaboration with State and federal park agencies, local communities, Caltrans, and other entities to identify gaps in the California Coastal Trail and to propose methods to complete the trail.

We in the agricultural community appreciate the Planning Commission transferring the proposed trail off of private working ranches. However, we do believe the proposed alignment of the coastal trail would be **safer for pedestrians and hikers, on Hwy. 1 as compared to Valley-Ford Franklin School Road (VF-FS Road)** for the reasons stated in the Farm Bureau letter and in addition::

1. SAFETY & VISIBILITY

Vehicles travel at high speed on VF-FS road, unfettered by concerns of road signs, narrow areas, dead end sight curves, and total lack of cell service for emergency services.

2. STRICT LIABILITY FOR THE LANDOWNER & CATTLE PRODUCER

As noted, we have experienced four hit & run events through our fence, which resulted in our cattle on the road creating dangers to oncoming vehicles, resulting in Strict Liability to the landowner cattle producer.

3. LACK OF CELL SERVICE FOR EMERGENCY SERVICES

Some road curves are so dangerous, we have witnessed on that County road a mile beyond our lands, toward Dillon Beach, bike riders knocked off their bikes apparently by speeding vehicles, with long delays for emergency services because of remote locations and lack of cell service in the entire area.

RECAP OF GRIEVANCES RE LCP:

We would also like to respectfully remind the Board, and repeat an objections record, that we strongly **object to the reversion of Bed & Breakfast**, after so many years of being a principally permitted use, now without public consensus, and reason or equity, turning the clock back to a CCC permit process.

We object to the **7 K Sq Ft. aggregate housing limitation with clustering**; the **denial of Veterinary Clinics, the mandatory easements to a designated land trust.**

We object to the the limitation on kind and placement of crops, *or as an erudite scholar friend of mine called it, akin to the*

“former Soviet Union under their Five Year Plan, dictating which crops would be allowed to be planted, what & how, in the long forgotten Kolkhoz.” ...That in the year 2012 in USA, we “should not be dictated to about which crops to plant”.

We object to restrictions on rural recreation, guest houses, cottage industries, educational tours for profit, vet clinics and animal hospitals, schools, libraries and museums all forbidden in the agricultural C-APZ zone.

With Best Regards for a Happy Healthful Holiday Season to you and your families,

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C-EN-3 Incentives for Energy Efficiency. Continue to offer incentives that encourage energy efficiency and conservation, and renewable energy practices.

(PC app. 11/7/11, 4/27/09)

[Adapted from CWP Policy EN-1.2, p. 3-82]

C-EN-4 Renewable Energy Resource Priority. Utilize local renewable energy resources and shift imported energy to renewable resources where technically and financially feasible at a scale that is consistent with the sensitivity of coastal resources. Preserve opportunities for development of renewable energy resources only where impacts to people, natural resources and views would be avoided ~~or minimized.~~ Support appropriate renewable energy technologies, including solar and wind conversion, wave and tidal energy, and biogas production through thoughtfully ~~streamlined~~ planning and processing; ~~rules and other incentives~~ that are all consistent with Policy C-EN-5.

(PC app. 1/9/12, 11/7/11, 1/24/11)

[Adapted from CWP Goal EN-2 and CWP Policies EN-2.1, 2.2 and 2.3, p. 3-85]

Program C-EN-4.a Study Renewable Energy Resource Potential. Work with other agencies to study the potential for renewable energy generation in the Coastal Zone, and identify areas with adequate capacity for renewable resources such as wind and solar power. Within areas identified, specify sites suitable for locating renewable energy facilities with the least possible impact, and evaluate mechanisms for protecting such sites for appropriate renewable energy facilities.

(PC app. 1/9/12, 11/7/11, 1/24/11)

[Adapted from CWP Policy BIO-1.a, p. 2-16, and CWP Program AG-1.f, p. 2-162]

Program C-EN-4.b Consider Policy to Allow the Creation of Local-Serving Renewable Energy Systems. Evaluate the future implementation of a policy that would allow local-serving renewable energy systems in the Coastal Zone. Such systems would provide energy service exclusively from renewable energy resources such as solar or wind power to one or more coastal communities.

(PC app. 9/19/11)

[New program, not in Unit I or II]

C-EN-5 Energy Production Facility Impacts. Ensure through siting, design, scale, and other measures that all energy production facilities are constructed to avoid ~~where possible, and minimize where avoidance is not possible,~~ impacts on public health, safety and welfare, public views, community character, natural resources, agricultural resources, and wildlife, including threatened or endangered species, bat populations, and migratory birds.

(PC app. 11/7/11, 1/24/11)

[Adapted from CWP Program PFS-5.d, p. 3-209]

C-EN-6 Energy and Industrial Development. The Coastal Zone contains unique natural resources and recreational opportunities of nationwide significance. Because of these priceless resources and the very significant adverse impacts which would result if major energy or industrial development were to occur, such development, both on and offshore, is not appropriate and shall not be permitted. ~~The development of alternative energy sources such as solar or wind energy shall be exempted from this policy.~~

(PC app. 1/9/11, 11/7/11)

Suggested revisions, based on *CommunityMarin* Recommendations
December 11, 2012



