

**East Shore Planning Group  
P. O. Box 827  
Marshall, CA 94940**

February 22, 2013

To the members of the Marin County Board of Supervisors:

This is to express the support of the East Shore Planning Group for the Staff Report's proposed revisions to the draft LCP regarding agricultural processing and retail sales.

We also hope to be in a position to give unqualified support to these sections of the draft LCP when it is presented to the California Coastal Commission for approval. We would intend to do so if the draft provisions in the Staff Report are adopted by the Board of Supervisors.

The East Shore Planning Group is a California not-for-profit corporation formed in 1984. Its members are about 90 owners and tenants of properties in Marshall and on the east shore of Tomales Bay, which is in the unincorporated area of Marin County and is in the Coastal Zone. The ESPG is the primary local organization involved with issues of development in the area and authored the East Shore Community Plan.

The ESPG has been actively involved with the LCP process since March 2009, when we submitted the first of our several letters to the Planning Commission (all on the LCP website). From the start, the ESPG has had the objectives of protecting the special qualities of the Highway One corridor along the east shore of Tomales Bay from unregulated commercialization and associated issues of traffic, safety, noise, our community's character and the unique coastal experience the east shore of Tomales Bay offers to visitors. At the same time, we strongly support the ranchers and farmers in our area (which is one of the primary components of the East Shore Community Plan).

While the Planning Commission's LCP draft regarding agricultural processing and sales would achieve many of our objectives, we agree that it is an awkward, cumbersome and confusing document. It was the result of a process that attempted to liberalize some of the Countywide plan provisions in favor of agriculture; but doing so created unintended loopholes that needed to be closed, which resulted in the odd provisions regarding types of products and percentages.

Shortly after the Board of Supervisors January 15 meeting, the ESPG invited David Lewis of UCCE, Dominic Grossi of the Marin County Farm Bureau and Lisa Bush to meet with us to see if we could come to a positive resolution. (A copy of that [letter dated January 29, 2013](#), is on the LCP website). This resulted in a meeting on February 4 with several ESPG members, David Lewis of UCCE and Jack Liebster, who also arranged space for the meeting at the CDA offices.

During the meeting there was a frank discussion of what made sense for the east shore, for farmers and ranchers and generally for the Coastal Zone with regard to these issues. We also discussed the draft procedures for issuing coastal permits, which offer the opportunity for a hearing if requested and appeals to the Planning Commission and Board of Supervisors (but not to the Coastal Commission in most cases). We also were assured that conditions similar to those in use permits could attach to a coastal permit, if appropriate.

We came to a consensus that the simple provisions in the Countywide plan respecting agricultural processing and retail sales in non-coastal areas would generally serve all stakeholders well. This was a position that previously had been advanced by David Lewis and others in the agricultural community. It also maintains consistency between the general Marin County regulations and the Coastal Zone, which was desired by the agricultural community.

Accordingly, the current Staff Report recommends this approach with two clarifications – to require that the operator is directly involved with agricultural production on the subject property, and to ensure adequate parking and ingress and egress. We have reviewed the proposed language and find it completely satisfactory. We urge that the Board of Supervisors adopt it without change.

Having been involved with this process for nearly four years, we are aware that there are many nuances to the issue, and seemingly minor changes in language could have considerable significance. If the Board of Supervisors believes that there should be changes in the proposed language, we would respectfully reserve the opportunity to make substantive comments at a later Board of Supervisors meeting where the matter could be finalized.

I would like to close by giving sincere thanks from the ESPG Board of Directors, from our LCP Committee, from our membership and from myself to all those who have been so gracious with their time and so helpful with ideas and information in this process. These particularly include Jack Liebster, Kristin Drumm and Christine Gimmler, as well as the more senior CDA staff, Commissioner Wade Holland and Supervisor Steve Kinsey. They all have had a role in helping us address these important issues which are of critical importance to the east shore in the years ahead.

Sincerely yours,

*Lori Kyle*

Lori Kyle, President

CC: Supervisor Steve Kinsey  
Planning Commissioner Wade Holland