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November 3, 2012

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

SUBJECT: Local Coastal Program Amendments (LCPA)
Second Board Public Hearing - *Continued issues from the October 2, 2012 hearing on
Biological Resources, Agriculture and Agriculture-related Public Access*

Dear Members of the Board,

The Stinson Beach Village Association (SBVA) thanks the Marin County Board of Supervisors (BOS) for this opportunity to comment on the Local Coastal Program Amendments (LCPA) prior to their adoption and submission to the California Coastal Commission for review.

The SBVA came into being after the original Stinson Beach Community Plan (SBCP) was adopted by the Board of Supervisors on May 4, 1976, fulfilling the Plan's first priority: "Formally establish a permanent monitor group to serve in a liaison and informational capacity between the community and outside agencies." (Policy 2.0B and 5.0A) Although the original SBCP served us well, a number of events prompted recognition that a re-evaluation of the 1976 plan would be appropriate, and the SBVA worked in cooperation with the County Planning Department to revise the SBCP, and this revised plan was adopted by the BOS on June 25, 1985. Subsequently, an amendment eliminating Circulating Objective 1, Policy A (a southern entrance to the GGNRA beach) was adopted by the BOS June 23, 2006.

The SBVA continues to pursue the goals and policies of the SBCP and to provide a forum to discuss matters that could materially affect the Village. The SBVA also keeps the residents informed of decisions made by county, state, and federal agencies.

The SBVA began monitoring the evolution of the LCPA in the fall of 2011, and in July of 2012, formed an ad hoc committee comprised of residents and representatives from local organizations to review the LCPA and related documents to insure that there were no policy conflicts between the proposed LCP and the SBCP.

Based on the committee's findings on the issues being discussed at this hearing, the SBVA offers the following comments:

On October 2, 2012, the Community Development Agency sent a letter to the Board of Supervisors, recommending that the BOS "[c]onsider the LCPA recommended by the Planning Commission and additional alternatives to Agriculture Biological Resources and policies governing interpretation of the LCP as set forth in Attachments 1 through 5." In attachment #5, in the section, "Interpretation of the Land Use Plan," on p. 14 was the following:

Relationship to community plans. Community plans are considered part of the Marin Countywide Plan (CWP) and supplement the CWP by providing local goals and objectives that pertain to an individual community. With the exception of Dillon Beach and the Bolinas Gridded Mesa area, existing community plans in Marin's coastal zone were not certified by the Coastal Commission and thus are not a formal part of the LCP. However, the provisions of these plans do govern any permits issued under the CWP, such as Design Review and Use Permits, which are applicable to a majority of development in the Coastal Zone. In addition, the LUP incorporates many community plan policies that were identified by members of the communities as being appropriate to be part of the LCP. Accordingly, although the community plans themselves are separate documents from the LCP, they remain as important and relevant policy guides for development in their respective communities.

This section was edited and moved to a new chapter related to Policy Interpretation, which was included in Attachment #6: LCPA, Alternative Text for Board Consideration, under the heading, "Policies for Interpretation of the Land Use Plan (INT), a proposed new chapter for the LCPA Land Use Plan." This same edited version now appears in the Staff Report for the November 13, 2012 Board of Supervisors hearing, p. 22, BOS Exhibit #2:

C-INT-3 Community Plans. Community plans are part of the Marin Countywide Plan (CWP), and are implemented through measures such as Design Review and Use Permits. The existing Dillon Beach and Bolinas Gridded Mesa community plans have been certified by the Coastal Commission and made part of the LCP; all other community plans have not. However, the public LCP process identified many community plan policies that have been directly incorporated into, and will be implemented through the LCP.

While we appreciate the logistical, budgetary, and staffing challenges of including the community plans of West Marin in their entirety in the LCP, and understand Staff's approach of choosing elements in each plan that could apply to all the communities in the Coastal Zone, the character, size, population, recreational opportunities, and relationship with visitors of each community is different. The individual community plans define and preserve those differences, and the policies of the LCP should endeavor to embrace and protect them whenever and wherever possible.

Therefore, as only select policies of the community plans (with the exceptions of Dillon Beach and the Bolinas Gridded Mesa) are included in the proposed LCP, and as the focus of the LCP is in a large sense to develop general policies for all of the West Marin communities within the Coastal Zone, we believe it imperative that the revised LCP state clearly that the integrity of all the community plans is to be preserved. The BOS should not inadvertently supersede any part of the existing community plans.

The SBVA believes the original language describing the relationship of community plans in Attachment #5 describes more clearly the importance, relevance, and continued viability of community plans to the LCP and asks that it be moved without revision to C-INT-3.

Sincerely,

The Stinson Beach Village Association Board:

Tara Evans, Coordinator; Mike Matthews, Coordinator; Tim Hamilton, Coordinator; Sam Matthews, Treasurer; Chris Ruppe, Secretary; Donna Andrews, SBCC Liaison; Belinda Zell, Publicist; Don Anderson, Compliance; Terry Bryant, Member-at-Large

cc: Jack Liebster