

INVERNESS ASSOCIATION

Incorporated 1930

Post Office Box 382
Inverness, California 94937

October 1, 2012

Marin County Board of Supervisors

Via email: BOS@marincounty.org

Re: Agricultural production and retail sales (LCP Hearing 10/2/12, Issue II, Attachment #2)

Dear members of the Board:

The Inverness Association acts to protect and advance the rights and interests of property owners and residents of the Inverness area and to collect and expend funds for the construction and maintenance of trails, bridges, parks and beaches and for the protection, preservation and promotion of the Inverness area, the Inverness community, Tomales Bay and its watershed.

We have participated in nearly all of the LCP workshops and Planning Commission hearings in the last four years. We offer the following comments for the Board's consideration at the your October 2, 2012 LCP public hearing.

We commented at Planning Commission hearings on the advisability of maintaining agricultural processing and retail sales as conditional uses that require a Use Permit, particularly on the east shore of Tomales Bay, where weekend traffic can frequently result in congestion and impair the tranquility of the rural landscape.¹ Maintaining a case-by-case investigation of coastal development permits that could potentially increase traffic and impact local communities is, in our view, essential to preserving the coastal experience for visitors and residents alike.

Although the LCPA, as drafted, does not require all retail sales and agricultural processing to be conditionally approved, it at least limits the size of such ancillary activities that can be conducted without a User Permit. **We strongly recommend that the Board take no action that would increase the scale of agricultural production and retail sales operations that could be conducted without Use Permit review and approval.**

We hope that you will approve the provisions regarding retail sales and agricultural processing in the staff report without amendment.

Sincerely yours,

Nick Whitney, President

¹ http://www.co.marin.ca.us/depts/CD/main/pdf/planning/coastal/Letters/Inverness_Assoc-EAC_10-9-11.pdf