

News and Announcements

- **Board Hearing Scheduled: 12/13/2016**

The Board of Supervisors will conduct a [public hearing](#) on **Tuesday, December 13, 2016 at 1:30 pm** to consider approving amendments to Marin County's LCP, including suggested modifications approved by the California Coastal Commission.

- **Board of Supervisors to Consider Coastal Commission Changes to Marin LCP.**

Posted November 18, 2016

At the end of an all-day hearing in Half Moon Bay on November 2, 2016 the California Coastal Commission (CCC) approved most elements of Marin County's Local Coastal Plan (LCP), incorporating a large number of "Suggested Modifications" proposed by the Commission's staff, but rejecting the CCC staff's recommendation to require coastal permits for certain agricultural activities.

Such grave concerns were raised with the proposed changes in the Hazards provisions, that the Commission voted to continue the matter to allow issues to be resolved.

Portions of the Coastal Commission-proposed changes will be considered by the Board of Supervisors at a public hearing tentatively scheduled for December 13, 2016. The Hazards provisions will not be before the Board at this time. An official Public Notice will be distributed to announce the details of that hearing.

A large number of local citizens traveled down to Half Moon Bay to attend the hearing. More than 40 spoke directly to the Commission, while others signaled their support from the audience. A link to the video of the meeting, with a list of speakers, the staff presentations, and the Commissioners' discussion and the timeline at which they appear on the video is provided [here](#). All documents related to the years of analysis, planning, workshops, consultations, community meetings and formal hearings related to the LCP are available below.

IJ reporter Richard Halstead also provides an account of the Nov. 2 hearing in his article in the [Marin Independent Journal](#).

As a result of motions offered by Marin County Supervisor Steve Kinsey, The Coastal Commission made a crucial change in the their staff proposed Agriculture policies, deleting language that would have required coastal permits for activities that were not "existing legally established activities," with implications that a broad range of past activities might be affected. The Coastal Commission also overruled its staff's recommendation to require a coastal permit for conversion of grazing areas to crop production. The modified text adopted by the Commission now reads:

Agriculture Ongoing (Coastal) means the following agricultural activities:

Existing legally established agricultural production activities (including crop rotation, plowing, tilling, planting, harvesting, and seeding) which have not been expanded into never before used areas. Determinations of such ongoing activities may be supported by Marin County Department of Agriculture, Weights and Measures information on such past activities. Examples of activities that are NOT considered ongoing agricultural activities include but are not limited to:

- ~~Conversion of grazing area to crop production~~
- Development of new water sources (such as construction of a new or expanded well or surface impoundment)
- Installation or extension of irrigation systems
- Terracing of land for agricultural production
- Preparation or planting of land for viticulture
- Preparation or planting of land for cannabis
- Preparation or planting of land with an average slope exceeding 15%

A Coastal Development Permit will not be required if the County determines the activity qualifies for a de minimis waiver pursuant to the requirements Section 22.68.070

Aside from this change and the temporary continuance of the Hazards provisions, the balance of the Commission staff modifications were approved, and are available through the links below. As stated in the Commission Notification letter, the County has until May 2, 2017, or through an extension, one

year after that, to accept or reject the Coastal Commission's Modification in their entirety. The Commission has until September 29, 2017 to act on the Hazards provisions.

- [CCC Notification of Commission Action](#)
[Marin_LCP_Implementation_Program_as_Modified](#) file size 4,547 KB
- [Marin_LCP_Land_Use_Plan_as_Modified](#) file size 9,232 KB