

## News and Announcements

Posted May 10, 2016

### **County Supervisors complete approval of Local Coastal Program Amendments**

*Coastal Commission requests additional information prior to starting review*

*After seven years of community input, amendments to the Local Coastal Program (LCPA) received the OK from the Marin County Board of Supervisors on April 19 and are one step away from approval by the California Coastal Commission. However before that step can be taken, Commission staff is requiring the County to provide additional information before filing the LCPA and beginning the official review process. [The Commission letter is available here.](#)*

The Community Development Agency benefited greatly from citizen participation through public workshops and received valuable feedback from the Marin County Farm Bureau, Marin Conservation League, Seadrift Homeowner's Association, Stinson Beach Village Association, Environmental Action Center, Resource Conservation District, Point Reyes Village Association and East Shore Planning Group, and many, many other organizations and individuals. Sincere thanks to everyone who helped get the LCP to this point.


The second half of the LCP Amendments just adopted by the Board focused on environmental hazards, sea level rise and regulations to implement LCPA policies. Resident safety was a prime motivation throughout the process. The LCP amendments, drawn up after thorough technical analysis of potential hazards in West Marin, including projected increasing sea levels led to strengthened specific standards to counter risks associated with the variety of hazards. The policy formulation drew heavily from the intensive effort invested in the "Collaboration: Sea Level Marin Adaptation Response Team" (C-SMART) program, especially the work done with the wide variety of managers of assets that may come under risk in future years, as well as other stakeholders. Policies were carefully crafted to carry out the hazard policies of the California Coastal Act.


A key approach includes requiring homeowners' to elevate or otherwise retrofit homes to withstand flooding to simultaneously allow them to meet the Federal Emergency Management Agency's (FEMA) requirement for development in flood-risk areas and to provide for protection from three feet of sea level rise (SLR), a median estimate for SLR over the next 50 years. Additionally, new development must disclose and assume personal responsibility for longer-term risks over at least 100 years, holding the County and other government agencies harmless for potential damages. The Plan also commits the County to undertake long-term research and

monitoring as it responds to evolving environmental hazards, and to update policies over time to reflect the best available science.

A separate issue arose over the priority the Coastal Act places on visitor-serving commercial development and how to accommodate that priority in Marin's Coastal villages. The Board modified to draft Plan to now provide for existing "village commercial core areas" where commercial uses will be "principally permitted," while Residential will be designated as the principal use in the more extensive existing residential areas. However, a full rezoning public notice and hearing process will be required before any such changes would go into effect.

The focus of the LCP Amendment process now shifts to the Coastal Commission, which must review the County's LCPA submittal and make a determination of whether the Amendments are consistent with the Coastal Act. A public hearing on the matter is currently expected in August, in Santa Cruz.

However, prior to Commission review, the County's submittal filing must be deemed complete and sufficient to initiate review. Commission staff have indicated additional materials they need to officially file the Amendment and start the review process ([CCC 5/6/16 Letter](#) .

County staff will continue to work closely with Coastal Commission staff and members of the public leading up to a Coastal Commission hearing on the LCP later this year. All the documents approved by the Board are located under "Board Documents LCP Amendment Resubmittal – Part 2 – 4/19/2016 [here](#). For updates, [subscribe](#)  to receive emailed updates or check [www.MarinLCP.org](http://www.MarinLCP.org).