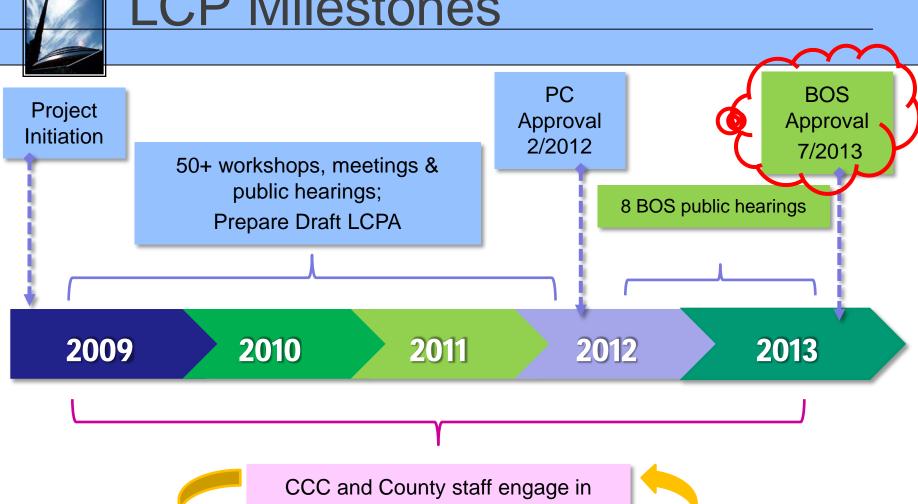
Marin County Board of Supervisors Hearing May 16, 2017

Marin County Local Coastal Program Amendments

Jack Liebster & Tom Lai
Community Development Agency



LCP Milestones





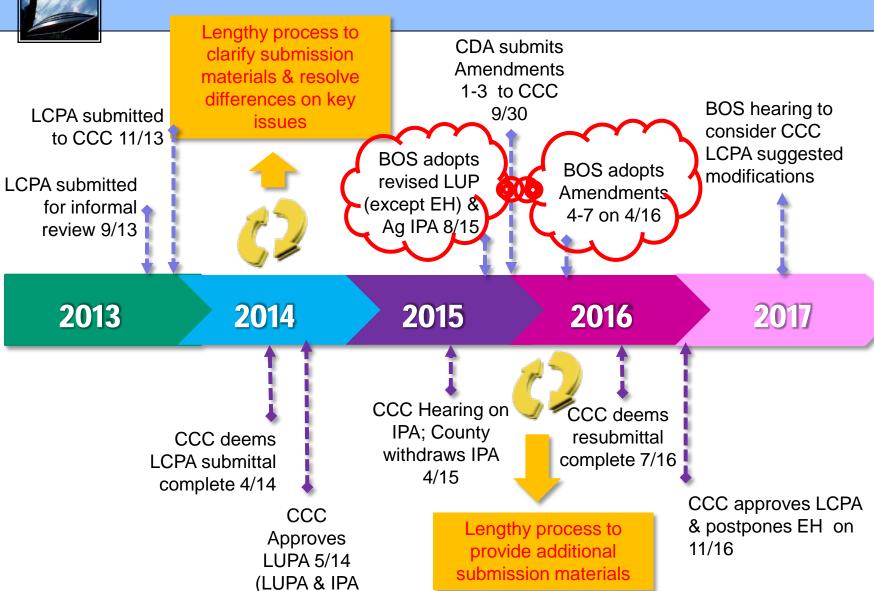
ongoing, open dialogue regarding early consultation of issues to be addressed

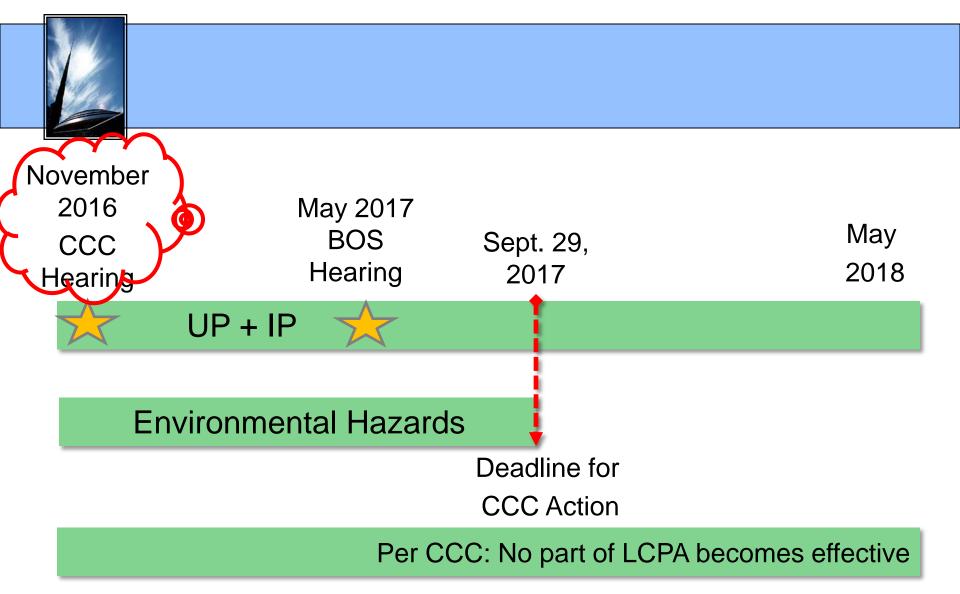




LCP Milestones

separated)







Accept 18 Modified Land Use Policies

(Attachment 4)

MARIN COUNTY LOCAL COASTAL PROGRAM LAND USE PLAN AMENDMENTS SUMMARY OF COASTAL COMMISSION SUGGESTED MODIFICATIONS

Chapter & Page	Suggested Modification	Comments				
Agriculture Background p. 12	A key measure to continue the preservation of agriculture is the Agricultural Production Zone (C-APZ), which limits the use of land to agriculture, or uses that are accessory to, in support of, and compatible with, or necessary for agricultural production.	This useful clarification is discussed in the Board Letter Attachment 1				
C-AG-2 p. 13-14	C-AG-2 Coastal Agricultural Production Zone (C-APZ). A. In the C-APZ zone, the principal permitted use shall be agriculture, limited to the following: 4. Agricultural Dwelling Units, consisting of: a. One farmhouse or a combination of one farmhouse and one intergenerational home per farm tract, defined in this LCP as all contiguous legal lots under a common ownership within a C-APZ zoning district, consistent with C-AG-5, including combined total size limits; b per legal parcel lot 5.b. Not for profit educational tours. B. Conditional uses in the C-APZ zone include a second intergenerational home per farm tract legal lot, for-profit tours eperated by a third party, agricultural homestay facilities, agricultural worker housing above 12 units per legal lot 36 beds in group living quarters per legal lot or 12 units or spaces per legal lot for agricultural works and their households, and additional agricultural uses and	 The definition of "farm tract" was previously accepted by the Board. "Parcel" is often confused with Assessor's parcels used for tax purposes. "Legal Lot" and "Legal Lot of Record" are specifically defined terms discussed in the Board Letter Attachment 1. Educational tours are discussed in Attachment 1. Differentiation between Principally Permitted and Conditional agricultural worker housing is further clarified. Contiguous properties under the same ownership "shall" rather than "may" be included when reviewing a Coastal Permit application 				



Accept 55 Modified IP Sections

(Attachment 5)

MARIN COUNTY LOCAL COASTAL PROGRAM IMPLEMENTATION PROGRAM AMENDMENTS SUMMARY OF COASTAL COMMISSION SUGGESTED MODIFICATIONS

Chapter & Page			Comments							
			Pi	oduction		dential nned	Area	in Section:	Footnote (9)	
	TRANSPORTATION & COMMUNICATIONS USES								deleted since above	
	Airparks				U				ground telecommunications	
	Marinas and harbors					J	U		facilities are now a	
	Pipelines and utility lines			P <u>U(9)</u>	P <u>U</u>	<u>l(9)</u>	₽ <u>U</u>		Conditional use.	
	Telecommunications facilities		P/ U(P/ U (9)		P/ U (9)	22.32.165	Conditional asc.	
	(9) Use Permit approval may be required for aboveground telecommunications facilities per Section 22.32.165									
Table 5-2-d	LAND USE (1) PERMIT REQUIREMENT BY DIS							See <u>Permit</u> Requirements	releccommunication	
p. 55	LAND USE (1)	C-RA Residential Agri- cultural	C-R1 Single Family	C-R2 Two Family	C- RSPS Single Family	Single Family	/ Planned	and Standards in Section:	facilities are changed to a Conditional use	
					Seadrift Sub- division					
	TRANSPORTATION & COMMUNICATIONS USES									
	Pipelines and utility lines	U	U	U	U	U	U			
1	Telecommunications facilities	₽/U	₽/U	₽⁄U	₽⁄U	₽/U	₽⁄U	22.32.165		
Table 5-3-c p. 58-59	LAND USE (1)		PERMIT REQUIREMENT BY DISTRICT C-VCR C-H1 C-CP C-RMPC C-RCR					See Permit Requirements	Residential uses are a Permitted	
		Village Commercial	Limited	Planne	ed Resi cial Com Mu	dential	Resort and		use in the C-VCR zone. See Board Letter Attachment	
	RESIDENTIAL USES								1.	
	Affordable housing	P , PP	U	U		Р	P (9)			
I	Group homes, 6 or fewer residents	P ,PP	U	_		Р		22.32.080		



Definition of Legal Lot is Problematic

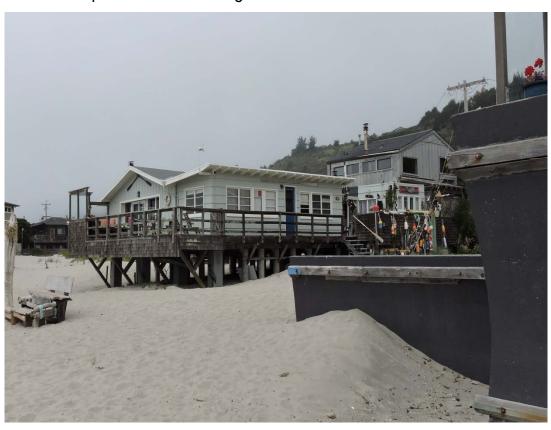
Legal Lot. A lot that was lawfully created under both the Subdivision Map Act and the Coastal Act and has received the necessary Map Act approval and a Coastal Permit.

One farmhouse or a combination of one farmhouse and one intergenerational home per farm tract, defined in this LCP as all contiguous legal lots under a common ownership within a C-APZ zoning district, consistent with C-AG-5, including combined total size limits;



Piers/caissons are not Shoreline Protective Devices

Shoreline Protective Device. (coastal). A device (such as a seawall, revetment, riprap, bulkhead, piers/caissons, or bluff retention device) built for the purpose of serving a coastal-dependent use, or protecting an existing structure or public beach in danger from erosion.

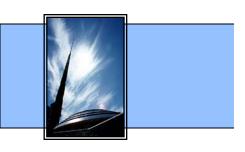


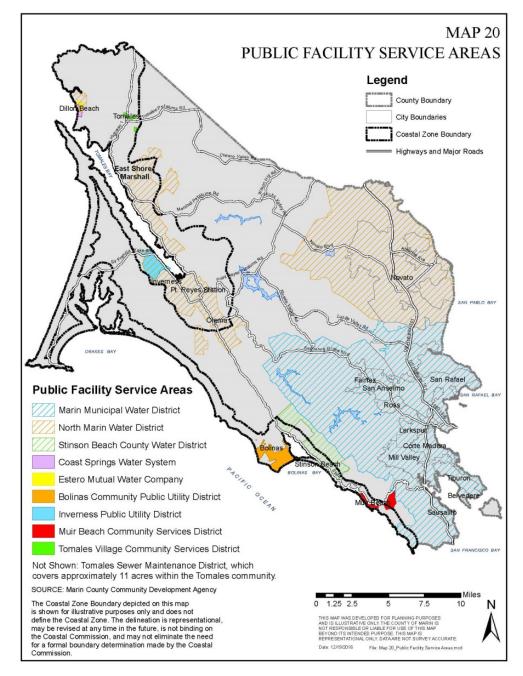


New standards that exceed Coastal Act

1. Adequate public services

- An application for new or increased well production to increase public water supply shall include a report :...
- 3) The extraction will not adversely impact other wells located within 300 feet of the proposed well; adversely impact adjacent biological and hydrogeologically-connected resources including streams, riparian habitats, and wetlands that are located on the subject lot or neighboring parcels lots; and will not adversely impact water supply available for existing and continued agricultural production or for other priority land uses that are located on the subject parcel or served by the same water source.







Lowest Density Required for Widespread Areas of Any Hazard Attachment 1, pg.19

Section 22.64.030 – General Site Development Standards...

(**Footnote 6**) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers, and properties that lack public water or sewer systems, shall be calculated at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by the Review Authority, or lots proposed for affordable housing, and if it can be demonstrated that the development will ean avoid and protect all ESHA and ESHA buffers and will avoid all hazardous areas and hazard setbacks, and will be served by on-site water and sewage disposal systems.



HAZARD AREAS

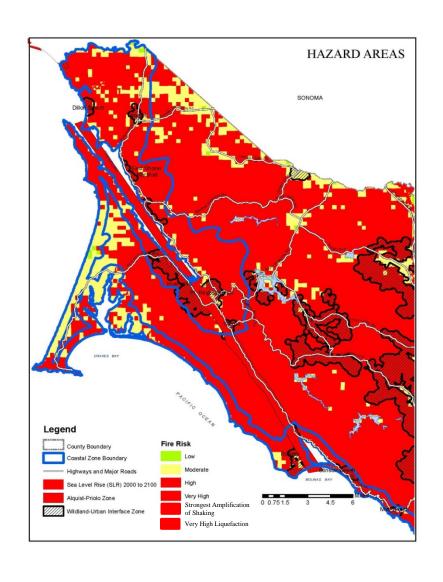
Policy C-EH-1 - Areas Potentially Subject to Hazards:

- High geologic, flood, erosion and fire hazard areas
- Alquist-Priolo earthquake hazard zones
- Areas subject to landslides & liquefaction
- Steep slopes averaging > 35%
- Unstable slopes regardless of steepness
- Episodic and long term shoreline & bluff erosion & retreat
- High velocity wave and tidal action from storms/high seas
- Ocean & stream inundation
- Tsunamis
- Sea Level Rise
-and combination of all of the above



HAZARD AREAS

- High & Very High Fire Risk Areas
- WUI
- Alquist-Priolo Zone
- Sea Level Rise
- flooding
- Areas subject to "very high" liquefaction & "strongest" amplification of shaking





Addendum

Map Technical Corrections:

- Map 12 Flooding: show dam inundation areas
- Map 29f Inverness Zoning: Include disclaimer per CCC modifications
- Maps 28a & 28b Remove Appeal and Permit Jurisdiction Areas for Northwest and Southwest Marin (part of Post LCP Certification)



Recommendation

- Accept LUPA as certified with CCC Modifications
- Defer action on IPA



www.MarinLCP.org



Photo Credit: Rendel