Marin County Local Coastal Program Amendments

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Community Development Agency
LCP Milestones

- **Project Initiation**
  - 50+ workshops, meetings & public hearings; Prepare Draft LCPA

- **2009**

- **2010**

- **2011**

- **2012**
  - PC Approval 2/2012
  - 8 BOS public hearings

- **2013**
  - BOS Approval 7/2013

- CCC and County staff engage in ongoing, open dialogue regarding early consultation of issues to be addressed
LCP Milestones

- **2013**
  - LCPA submitted to CCC 11/13
  - LCPA submitted for informal review 9/13

- **2014**
  - CCC deems LCPA submittal complete 4/14
  - CCC Approves LUPA 5/14 (LUPA & IPA separated)

- **2015**
  - CCC Hearing on IPA; County withdraws IPA 4/15
  - CCC approves EH on 11/16

- **2016**
  - CCC deems resubmittal complete 7/16
  - BOS adopts Amendments 4-7 on 4/16

- **2017**
  - BOS hearing to consider CCC LCPA suggested modifications

**Lengthy process to clarify submission materials & resolve differences on key issues**

- CDA submits Amendments 1-3 to CCC 9/30
- BOS adopts revised LUP (except EH) & Ag IPA 8/15
November 2016
CCC Hearing

May 2017
BOS Hearing

Sept. 29, 2017
Deadline for CCC Action

May 2018

Environmental Hazards

Per CCC: No part of LCPA becomes effective
### Marin County Local Coastal Program

#### Land Use Plan Amendments

**Summary of Coastal Commission Suggested Modifications**

<table>
<thead>
<tr>
<th>Chapter &amp; Page</th>
<th>Suggested Modification</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Background p. 12</td>
<td>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.</td>
<td>This useful clarification is discussed in the Board Letter Attachment 1.</td>
</tr>
<tr>
<td>C-AG-2 p. 13-14</td>
<td>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 operated by a third party, agricultural homestay facilities, agricultural worker housing above 42 units per legal lot of 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...</td>
<td>• The definition of &quot;farm tract&quot; was previously accepted by the Board.  • &quot;Parcel&quot; is often confused with Assessor's parcels used for tax purposes. &quot;Legal Lot&quot; and &quot;Legal Lot of Record&quot; 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 &quot;shall&quot; rather than &quot;may&quot; be included when reviewing a Coastal Permit application.</td>
</tr>
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</table>
### Marin County Local Coastal Program

#### Implementation Program Amendments

**Summary of Coastal Commission Suggested Modifications**

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<tbody>
<tr>
<td><strong>Transportation &amp; Communications Uses</strong></td>
<td></td>
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<tr>
<td>Airparks</td>
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<td>Marinas and harbors</td>
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<tr>
<td>Pipelines and utility lines</td>
<td>PU(9) PU(9) PU</td>
<td>(9) Use Permit approval may be required for aboveground telecommunications facilities per Section 22.32.165</td>
</tr>
<tr>
<td>Telecommunications facilities</td>
<td>PU(9) PU(9) PU</td>
<td></td>
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<tr>
<td></td>
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<td>Footnote (9) deleted since aboveground telecommunications facilities are now a Conditional use.</td>
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</table>

**Table 5.2-d**

<table>
<thead>
<tr>
<th>Land Use (1)</th>
<th>CRA Residential Agricultural</th>
<th>CR1 Single Family</th>
<th>CR2 Two Family</th>
<th>CRSP Single Family Planned</th>
<th>CRSP Multiple Planned</th>
<th>See Permit Requirements and Standards in Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pipelines and utility lines</td>
<td>U</td>
<td>U</td>
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<td>Telecommunications facilities</td>
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**Table 5.3-c**

<table>
<thead>
<tr>
<th>Land Use (1)</th>
<th>C-VCR Village Commercial Residential (55)</th>
<th>C-1 Limited Business</th>
<th>C-CD Planned Commercial</th>
<th>C-RMPC Residential Commercial Multiple Planned</th>
<th>C-RMPC Resort and Commercial Recreation</th>
<th>See Permit Requirements and Standards in Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses</td>
<td>Affordable housing</td>
<td>P, PP</td>
<td>U</td>
<td>U</td>
<td>P</td>
<td>P (9)</td>
</tr>
<tr>
<td></td>
<td>Group homes, 6 or fewer residents</td>
<td>P, PP</td>
<td>U</td>
<td>—</td>
<td>P</td>
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</table>
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.

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;
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

b. 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.
MAP 20
PUBLIC FACILITY SERVICE AREAS

Legend
- County Boundary
- City Boundaries
- Coastal Zone Boundary
- Highways and Major Roads

Public Facility Service Areas
- Marin Municipal Water District
- North Marin Water District
- Stinson Beach County Water District
- Coast Springs Water System
- Estero Mutual Water Company
- Bolinas Community Public Utility District
- Inverness Public Utility District
- Muir Beach Community Services District
- Tomales Village Community Services District

Not Shown: Tomales Sewer Maintenance District, which covers approximately 11 acres within the Tomales community.

SOURCE: Marin County Community Development Agency

The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.
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 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.
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