

CALIFORNIA COASTAL COMMISSION

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Th21a

Prepared July 22, 2016 (for August 11, 2016 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Deputy Director
Nancy Cave, North Central Coast District Manager
Jeannine Manna, North Central Coast District Supervisor
Shannon Fiala, North Central Coast Coastal Planner

Subject: Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1 (Marin LCP Update)

Marin County is proposing a new and revised comprehensive Local Coastal Program (LCP) Update in response to prior Coastal Commission action and hearings on their previously proposed LCP Update. Specifically, on May 15, 2014, the Commission conditionally certified the County's proposed Land Use Plan (LUP) Update following a well-attended public hearing in Inverness in Marin County. Subsequently, on April 16, 2015, the Commission conducted another well-attended public hearing in San Rafael in Marin County to consider the County's then proposed Implementation Plan (IP) Update. At that time, Commission staff recommended approval of the proposed IP Update, subject to suggested modifications that staff believe were needed in order for the IP Update to conform with and adequately carry out the Commission's conditionally certified LUP Update. However, citing the need for additional time to consider the IP modifications suggested by Commission staff, the County withdrew the proposed IP Update at the hearing prior to Commission action.

Ultimately, instead of submitting just the IP Update for Commission consideration (given the updated LUP had already been approved by the Commission), the County chose to submit a new overall revised LCP Update proposal (i.e., both a revised LUP, different from that conditionally certified by the Commission, and a revised IP, different from that previously proposed) for Commission consideration. On August 25, 2015 and April 19, 2016, the Marin County Board of Supervisors held two public hearings on the newly revised LCP Update. The County then transmitted a portion of their revised LCP Update to the Commission for its consideration on October 8, 2015. On April 22 and 25, 2016, the County transmitted a second package of Update materials, stating that the second package of materials was intended to complete the first package of Update materials, as well as to respond to requests for information made by Commission staff in their status letters. On June 3 and 8, 2016, the County transmitted additional information relating to both packages of Update materials intending to complete those packages in response to Commission staff requests for information and materials; they further indicated that they would be providing the omitted sea level rise maps shortly; and they requested that Commission staff file the County's revised LCP Update as complete. On June 17, 2016, Commission staff informed the County that they would be able to move forward with filing the County's proposed update once the County provided the sea level rise maps that their letter had committed to providing. On July 1, 2016, the

County transmitted the omitted sea level rise maps to the Commission, they were reviewed by staff, and the LCP Update was deemed submitted (i.e., “filed”) on the same day.

Coastal Act Section 30510 requires proposed LCP amendment submittals to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied and an amendment request is deemed submitted (or “filed”), Sections 30511(a) through 30514 of the Coastal Act require the Commission to act on IP amendments within 60 days, LUP amendments within 90 days, and combined LUP/IP amendments within 90 days. This revised LCP Update proposes changes to both the LUP and the IP and thus the 90-day deadline for Commission action applies. The 90th day after the date this revised LCP Update was deemed filed is September 29, 2016. Therefore, unless the Commission extends the deadline for Commission action, the Commission will have to complete its action on the LCP Update at the Commission’s September 2016 Commission meeting scheduled for Newport Beach.

In this case, the revised LCP Update proposes revised policies and standards as compared to what the Commission previously considered, including significantly revised coastal hazards policies and IP procedural sections. These changes and the new submittal overall require thoughtful analysis and discussion, particularly in terms of discussions with County staff regarding potential suggested modifications, as well as with interested groups and parties who remain keenly interested in the Update. In particular, Commission staff would very much like to work together with County staff to try our best to resolve potential consistency issues as much as possible prior to a Commission hearing as a means to narrow the issues that might need to be resolved by the Commission at the hearing. This is a significant LCP update that raises important coastal resource issues and concerns for a jurisdiction that has not had an update in over 30 years, and it will be important to carefully and thoughtfully proceed in that respect.

Coastal Act Section 30517 allows the Commission to extend, for good cause, the time limit for Commission action for a period not to exceed one year. Although Commission staff is planning to bring the proposed LCP Update forward to hearing in the very short term, and ideally before the end of the year, staff recommends that the Commission extend the deadline for the full year as provided by the Coastal Act to allow for uncertainty in the review process and flexibility for coordination with the County and others regarding issues and potential suggested modifications. Therefore, staff recommends that the Commission extend the deadline for Commission action on the County’s proposed LCP Update by one year. A one-year extension would result in a new deadline for Commission action on the proposed LCP amendment of September 29, 2017.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on the proposed LCP Update by one year. Staff recommends a **YES** vote on the motion below. Passage of the motion will result in a new deadline for Commission action on the proposed LCP Update. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Motion. I move that the Commission extend the time limit to act on Marin County LCP Amendment LCP-2-MAR-15-0029-1 to September 29, 2017, and I recommend a yes vote.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
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**Memorandum****August 9, 2016**

To: Commissioners and Interested Parties

FROM: Dan Carl, North Central Coast District Deputy Director
 North Central Coast District

Re: ***Additional Information for Commission Meeting
 Thursday, August 11, 2016***

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Note: 113 email comments substantially identical to this email comment were received. This email comment is provided as a representative sample of the 113 email comments. All of the 113 email comments substantially identical to this email comment are available for review at the Coastal Commission's North Central Coast Office in San Francisco.



TH21a

LCP-2-MAR-15-0029-1

**Environmental Action Committee of West Marin
Support Time Extension**

July 28, 2016

Jack Ainsworth, Acting Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via US Mail & Electronic Mail

Re: EAC Support of Extension of Time Limit for Commission Action on Marin
County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1

Dear Mr. Ainsworth,

As you know, the Environmental Action Committee of West Marin ("EAC") has been involved in Marin County ("County")'s Local Coastal Program amendment process since the beginning. We have reviewed thousands of pages of draft development code and policy language, staff reports, and errata. We have participated in countless hours of public workshops, meetings, and hearings. EAC is heavily invested in this process and is committed to ensuring that the County maintains strong coastal policies that protect our priority coastal resources. Like the Coastal Commission ("Commission") and its staff ("Commission staff"), EAC wants to ensure that the County's Local Coastal Program amendments ("LCPA") are consistent with the Coastal Act.

A. EAC Support of Extension of Time

For the following reasons, EAC supports the Commission staff's recommended extension of time for Commission action on the LCPA. It is important that both the Commission and the Commission staff have adequate time to review the County's request to comprehensively update the County's Certified Local Coastal Program ("Certified LCP"). A thorough and detailed analysis is an essential culmination of this lengthy process. The LCPA marks the first substantial update to the Certified LCP in 35 years. There is no public purpose served by rushing the process, after so much effort has been devoted to this important issue. Adequate time to review the LCPA is necessary for a thoughtful result and to ensure that all groups are afforded full public participation.

Environmental Action Committee of West Marin
PO Box 609, Point Reyes Station, CA 94956
415-663-9312 | www.eacmarin.org

Due to the volume of the documents submitted and re-submitted by the County (including multiple and conflicting versions, often in piecemeal form), EAC agrees that the Commission staff needs additional time to prepare a thorough report for a Commission hearing. The Commission staff's July 22, 2016 report also raises an important concern about needing adequate time to address consistency issues with the County prior to the Commission hearing, so that the hearing can be as efficient as possible.

Considering the lengthy history of this amendment process and the nature of the County's most recent submittals, it is essential that the Commission's time limit for action on the LCPA be extended. The Commission held two full hearings on previous County submissions in May 2014 and April 2015. The Commission staff reports for those hearings totaled approximately 1,302 pages. Additionally, the record of public comments was many hundreds of additional pages. And now all prior submissions have lapsed, and the County's current submission constitutes what is effectively a total revision of the Certified LCP. The submission totals approximately 1,116 pages of text, plus more than 1,600 pages of maps, appendices, and referenced provisions.¹ When prepared, the Commission staff report will be voluminous and will likely include numerous recommendations for substantive modifications. The public needs adequate time to review the County's complete submission, consider the Commission staff recommendations, and prepare comments. Commissioners will be challenged to review the submission and Commission staff report(s) prior to the public hearing. They will need to deliberate on many aspects of the proposed comprehensive overhaul of the Certified LCP.

B. EAC Support of a Hearing Location in the County

Furthermore, EAC advocates for the Commission hearing to be held in the County, so that the public can be afforded substantial participation in this vital process. The Commission should strive to ensure the widest public participation in the review of the County submission, as required by section 30006 of the Coastal Act. Furthermore, the California Code of Regulations provides that "all dates for public hearing shall be set with a view...toward allowing full public participation and attendance at the meeting." § 13522. The opportunity for the widest public participation can be achieved by holding the hearing in the County, so that "interested members of the public...may comment on the proposed LCP" without traveling long distances. *See* California Code of Regulations § 13526.

The County's community members must have time to prepare and participate in this far-reaching and enduring community issue. Since the County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Commission, it is essential that the Commission's public hearing be held locally so that the public can effectively participate at this point in the process. The LCPA includes major policy changes on environmental hazards, as well as changes to many implementation measures, that

¹ These figures include the County's submissions to the Commission in August 2015 and April 2016.

have never received a public hearing before the Marin Planning Commission.² Additionally, the public has not yet had the chance to review all of the documents which the County has submitted. Certain documents have not yet been made available for public review, such as the County's sea level rise maps.³ Additionally, the County website states that the "Coastal Commission requests additional information prior to starting review." Therefore, there will be even more documents to be reviewed once the public has access to them.

In the alternative, if there is some reason that the hearing absolutely cannot be held in the County, then EAC supports holding the hearing elsewhere in the North Central Coast District, as close to the County as possible.

C. A Location with Adequate Capacity Should be Selected for the Hearing

When considering a hearing location, it is necessary to find a location with adequate capacity due to the large local interest in this issue. As you may recall, at the May 15, 2014 public hearing in Inverness on the then proposed Land Use Plan, there was an overflow of attendees and all could not participate. Then in April 16, 2015, the public hearing in San Rafael (on the then proposed Implementation Plan update) was again very heavily attended. Based on the high local interest in the LCPA, it is essential to find a hearing location with adequate capacity so that all of the interested persons can fully participate.

In sum, EAC supports the extension of time for a hearing to be held in the County at a location with adequate capacity in order to ensure thoughtful and thorough consideration of the LCPA with the widest opportunity for public participation. Thank you for your consideration of our concerns.

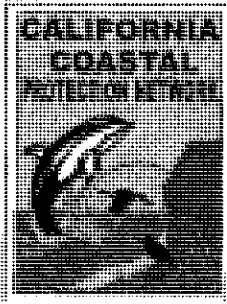
Respectfully,


Morgan Patton
Executive Director


Ashley Eagle-Gibbs
Conservation Director

² The amendments are "material," but the public has not had adequate access to or time to review all of the County submitted documents. *See* California Code of Regulations § 13536.

³ The Commission staff's July 22, 2016 report references additional documents that the County has submitted which make the filing complete (sea level rise maps), but as of the date of this letter, these documents have not yet been posted to the County or the Commission staff's websites for public review. EAC is thankful that the Commission staff has provided us with a copy of the sea level rise maps, but the public needs access to these maps as well.



July 28, 2016

Jack Ainsworth, Acting Director
California Coastal Commission
45 Fremont Street
San Francisco, CA
94105-2219

RE: Item TH21a - Request for Local Hearing on Marin County LCP Amendment

Dear Acting Director Ainsworth,

Our organizations are writing to support your staff's proposed time extension for consideration of the Marin County Local Coastal Program Amendment [Marin LCPA], and to request that any future Coastal Commission hearings on the Marin LCPA be held locally in Marin County so that the public who will be most impacted by these significantly new coastal resource policies, development regulations and procedures will be able to attend and testify.

As you know, Marin County first submitted its Local Coastal Plan Amendment to the Coastal Commission in the spring of 2014 after extensive local public hearings before the Marin County Planning Commission. The Coastal Commission approved the Land Use Plan (LUP) component of the LCP at a hearing held in Inverness in May 2014. The County submitted its Implementation Plan (IP) in the winter of 2015, and at a Coastal Commission hearing in May 2015, the County chose to withdraw the IP during the public hearing.

Marin County then submitted a new LUP for the Board of Supervisors review and approval in August 2015. This new LUP was approved without any public hearings at the Planning Commission. Additionally, the Marin County Board of Supervisors approved the LUP despite a 16-page letter from the Coastal Commission staff explaining the numerous ways the LUP did not meet the Chapter 3 policies and standards of the Coastal Act.

Marin County submitted a new IP for the Board of Supervisors review and approval in April, 2016. Again, this new IP was approved without any public hearings at the Planning Commission. Additionally, the Marin County Board of Supervisors approved the IP despite another 16-page letter from the Coastal Commission staff elaborating on the additional significant and numerous ways that the IP failed to meet the standards of the Coastal Act.

Marin County then submitted its LCP Amendment to the Coastal Commission in May 2016 and your staff deemed the submission "complete" in mid-July. However, because Marin County's LCP Amendment submission contained numerous policies and development code provisions that do not comply with the Chapter 3 policies of the Coastal Act, a Commission hearing on Marin County's LCP Amendment submission has been postponed until later this year.

On July 22nd, the Commission issued a notice to extend the deadline for the Commission's consideration of the Marin LCP. Our organizations are writing to support that time extension and to request that any future hearings be held locally in Marin County.

During this process, the public was not given the benefit of workshops or hearings at the Planning Commission prior to the Board of Supervisors hearings that approved each component of the LCPA. The public has endured reviewing well over 5,000 pages of Marin County's draft policy and development code language over the past five years and still has numerous outstanding questions that have been raised and which have either not been addressed or have not been sufficiently answered at the local level.

The next Coastal Commission hearing in the North Central District is scheduled for November 2016. We respectfully, but strongly, urge you to hold the Commission's hearing on the Marin LCPA at a local hearing in Marin County.

Thank you very much for your consideration of our request.

Respectfully yours,

Amy Trainer, California Coastal Protection Network

Scotty Tye, Marin Chapter, Surfrider Foundation

John Sharp, Esq., Attorney for Sierra Club California

Th21a

Fiala, Shannon@Coastal

From: Johnston, Bob <rajohnston@ucdavis.edu>
Sent: Thursday, July 28, 2016 7:35 PM
To: Ainsworth, John@Coastal
Cc: Cave, Nancy@Coastal; Fiala, Shannon@Coastal; Johnston, Bob
Subject: Support of Extension of Time Limit for Commission Action on Marin Co. LCP Amendment Number LCP-2-MAR-15-0029-1, TH21a

Jack Ainsworth, Acting Exec. Dir.
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via Email

Please put this letter into the Packet for the August 11, 2016 Commission Hearing (S. Cruz), at Agenda Item TH21a

Re: Please Adopt the Staff's Proposed One-Year Extension of the Time Limit for Commission Action on Marin Co. LCP Amendment No. LCP-2-MAR-15-0029-1, TH21a

Dear Coastal Commissioners:

My Qualifications:

I am a retired UC Davis professor of land use planning. I have been a local planning commissioner for two California cities in the past. I taught the CEQA class for 30 years at UCD and was an expert in several NEPA and CEQA lawsuits in the 1970s, 80s, and 90s regarding land use and transportation impacts. I have published over 50 technical articles on these topics. I was on the Marin Co. coastal sea level rise citizens committee in 2014-16. I am currently on the board of a State conservancy that is not in the coastal zone.

I have participated in this amendment proceeding for several years. I wrote a comment letter to the Commission for the May 15, 2014 hearing on the first part of this LCP Amendment package and commented at that hearing in Inverness, CA. That LUP was approved by the Commission, but withdrawn by the County later. I have written several letters by email to your staff since then, commenting on various provisions in the County's proposed amendments, especially on the Agricultural LUP and IP parts. I also commented in person at the County Supervisors' two hearings on the submitted package, in 2015 and 2016. I have read all of the documents and all of the organizational comments in the file on the County web site, back to 2008.

Comments:

I agree with all of the reasons for granting this extension offered by the Environmental Action Committee of West Marin, most of them procedural issues. In addition, I would like to outline the serious deficiencies in the file, to date, with regard to fulfilling the Commission's duties under CEQA. The CCC is required by CEQA, the CEQA Guidelines, the Coastal Act, and the Commission's administrative rules to complete an impact assessment of the proposed amendments using your own procedure, called a Certified Regulatory Program (or a Functional Equivalent process).

Many State court holdings have established the requirements for such assessments. To summarize, an agency's impact assessment process must include all of the substantive requirements of CEQA, but is relieved of many procedural

mandates. A brief list of cases includes: NRDC v. Arcata (1976), EPIC v. Johnson (1985), Laupheimer v. Calif. F&G (1988), Mt. Lion Fdn. v. F&G Comm. (1989), and Conway v. Imperial Beach (1997). These cases held that agency Functional Equivalent procedures must be in "strict compliance" with all CEQA requirements and written responses must be made to all public comments regarding impacts. Other cases require "full disclosure" of impacts, long the rule for CEQA reports.

I do not see in the County's submitted documents information pertinent to most of the various parts of an impact assessment that are required: Environmental Baseline, Project Description (perhaps contained in the proposed policy and code changes, but not readily accessible to the public), Impacts, Alternatives and Mitigation Measures, and Monitoring of Mitigation Measures. In this case, cumulative impacts and growth-inducing impacts are especially important, due to the extensive number of policy changes proposed, many of which increase allowable development. Your staff's proposed changes in policies and code provisions, forthcoming in their report, might be considered mitigation measures, but they will make no sense without a detailed identification and discussion of the impacts of all of these policy changes. Also, your staff must also describe how the mitigation measures will very likely reduce each impact at issue to insignificant levels. Typically, State agencies request sufficient information from the regulatee on the existing environment, impacts, mitigation measures, and monitoring methods so that the State agency can perform the detailed analysis, as required by law. I do not see such information in the County's submissions.

The objective of all this, of course, is to protect the environment. Your regulations require that LCP amendments "... will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which substantially lessen any significant impact..." (14CCR13542(a), 13540(f), 13555(b)). State agencies are required by many court holdings to identify and evaluate mitigation measures that are proposed to be adopted, and others that are not, in order to show that all feasible ones have been proposed for adoption. Furthermore, Cal Pub Res Code sec. 30007.5 states that, where there are conflicts among the policies of the CCC, the conflict must be resolved in a way that is most protective of significant coastal resources and then goes on to give as an example the prevention of sprawl by concentrating development in existing employment centers. Since many of the County's proposed policies will enable development of more residential, and new retail and light industrial uses on ag lands, far from the existing villages, these policies are relevant. The County's proposed policies and code changes potentially will create adverse impacts on ESHAs by reducing development setbacks (buffers), life and property near to sea level, traffic safety, GHG emissions from vehicles, and scenic resources. Given the nature of land markets in coastal California, the growth-inducing impacts of pro-growth policy changes on rural parcels are very important. In this case, it may be impossible to limit the secondary effects of allowing additional housing units, new retail sales buildings, and new ag processing plants on dairies and ranches.

Conclusions:

Because of these deficiencies in the Marin Co. submitted documents, I ask the Commission to adopt an extension of the time limit, so that the additional data can be gathered from the County and the required impact assessment be performed by your staff.

Thank you,

Robert A. Johnston
Emeritus Professor
Univ. of Calif., Davis

Robert A. Johnston
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TH21a

LCP-2-MAR-15-0029-1

**Inverness Association
Support Time Extension**

Jack Ainsworth, Acting Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via US Mail & Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin County
Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1

Dear Mr. Ainsworth,

The Inverness Association supports the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. **The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.**
- Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. When prepared, the Commission staff report will be lengthy and will likely include numerous recommendations for substantive modifications. **The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.**
- As the village association for Inverness in Marin County, the Inverness Association believes it is critical for this Coastal Commission hearing to be held in Marin County. As residents who will be directly impacted by the changes to the Local Coastal Plan, we want to be able to participate in this public process. **The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act. The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.**

BOARD OF DIRECTORS: • KATHY HARTZELL, PRESIDENT • SEANA QUINN • FRANCINE ALLEN, SECRETARY
JOYCE ARNDT, TREASURER • TOM BRANAN • CATHERINE CAUFIELD • BOB JOHNSTON • MARSHALL LIVINGSTON
SARAH MYERS • ALEX PORRATA • ELIZABETH WHITNEY

- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. **The amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.**

Thank you for your consideration of our comments.

Respectfully,



Kathleen Hartzell
President
Inverness Association

Th21a

From: Bridger Mitchell [bmitchellecon@gmail.com]
Sent: Friday, July 29, 2016 12:30 PM
To: Ainsworth, John@Coastal
Subject: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Jack Ainsworth, Acting Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.
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- As a resident of Marin County, it is critical for this Coastal Commission hearing to be held in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act. The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.
- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. The amendments include major policy changes on environmental hazards,

as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.

Thank you for your consideration of my comments.

Respectfully,

Bridger Mitchell – PO Box 31, Inverness, CA 94937

TH21a

From: Toby Symington [tsymo7@comcast.net]
Sent: Friday, July 29, 2016 2:26 PM
To: Ainsworth, John@Coastal
Subject: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Jack Ainsworth, Acting Executive Director California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via US Mail & Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.
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Thank you for your consideration of my comments.

Respectfully,
Toby Symington
33 Knoll Road
San Anselmo, CA

TH21a

From: Cynthia Lloyd [cynthiabllloyd@gmail.com]
Sent: Friday, July 29, 2016 8:35 PM
To: Ainsworth, John@Coastal
Subject: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Jack Ainsworth, Acting Executive Director California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via US Mail & Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.
- Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. When prepared, the Commission staff report will be voluminous and will likely include numerous recommendations for substantive modifications. The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.
- As a resident of Marin County, it is critical for this Coastal Commission hearing to be held in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act. The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.
- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. The amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.

Thank you for your consideration of my comments.

Respectfully,

Cynthia Lloyd
85 Mesa Rd,
Pt. Reyes Station, Ca 94956

Th21a

From: Larry Litvak [<mailto:llitvak@aol.com>]

Sent: Friday, July 29, 2016 2:23 PM

To: Ainsworth, John@Coastal

Subject: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.
- Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. When prepared, the Commission staff report will be voluminous and will likely include numerous recommendations for substantive modifications. The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.
- As a resident of Marin County, it is critical for this Coastal Commission hearing to be held in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act. The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.
- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. The amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission. Thank you for your consideration of my comments.

Respectfully,

Lawrence Litvak

Lawrence Litvak
14 Midhill Drive, Mill Valley, CA 94941
llitvak@aol.com
415-595-0030 (c)
www.linkedin.com/in/larrylitvak

TH21a

From: Conn Rusche [conn@rusche.com]
Sent: Sunday, July 31, 2016 1:06 PM
To: Ainsworth, John@Coastal
Subject: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Jack Ainsworth, Acting Executive Director California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via US Mail & Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.
- Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. When prepared, the Commission staff report will be voluminous and will likely include numerous recommendations for substantive modifications. The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.
- As a resident of Marin County, it is critical for this Coastal Commission hearing to be held in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act. The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.
- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. The amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.

Thank you for your consideration of my comments.

Respectfully,

Conn Rusche
40 Tomahawk Dr
San Anselmo, CA 94960

TH21a

From: Sharon Barnett [<mailto:sharon@marinnature.com>]
Sent: Monday, August 01, 2016 11:46 AM
To: Ainsworth, John@Coastal
Subject: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1, TH21a

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation. • It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.

- Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. When prepared, the Commission staff report will be voluminous and will likely include numerous recommendations for substantive modifications. The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.

- As a resident of Marin County, it is critical for this Coastal Commission hearing to be held in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act. The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.

- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. The amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.

Thank you for your consideration of my comments.

Respectfully,
Sharon Barnett

KENNETH DREXLER
ATTORNEY AT LAW

Th21a

August 3, 2016

VIA Mail and Email

California Coastal Commission
Mr. Jack Ainsworth, Acting Executive Director
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Local Coastal Program Amendment No. LCP-2-MAR-15-0029-1
Item: TH21a

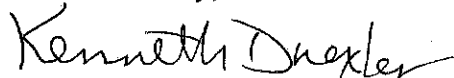
Dear Mr. Ainsworth:

I live in Fairfax in Marin County resident and own a house in Inverness Park. I am writing to support the recommendation of the Coastal Commission staff that the time for the Commission to act on the Marin County's Local Coastal Program amendments now before the Commission be extended for one year.

The final documents needed to complete Marin County's submission to the Commission of the revised LCP amendments were not provided the Commission staff until July 1. The documents are lengthy and include significantly revised policies which have not been previously considered by the Commission. The amendment would update and replace a decades old Plan. There is insufficient time within the 90 days allowed by the Coastal Act for the revised LCP amendments to be carefully considered and evaluated, as they should be, by the Commission staff and the Commission itself. Also, the public needs time to review Marin's proposal and the Commission staff's recommendation on it.

I urge the Commission to approve the extension recommended by its staff. Such an extension would also allow the matter to be placed on the Commission's agenda at a meeting which is held in or near Marin County so at time that the many persons interested in the issues raised by the LCP amendments can attend as they have when portions of Marin's proposals have been considered.

Sincerely,



Kenneth Drexler

TH21a
LCP-2-MAR-15-0029-1
Jessica Reynolds-Taylor
Support Time Extension

Jack Ainsworth, Acting Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via US Mail & Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. **The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.**
- Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. When prepared, the Commission staff report will be voluminous and will likely include numerous recommendations for substantive modifications. **The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.**
- As a resident of Marin County, it is critical for this Coastal Commission hearing to be held in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. **The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act.¹ The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.²**

¹ See also California Code of Regulations § 13522.

² See California Code of Regulations § 13526.

TH21a
LCP-2-MAR-15-0029-1
Support of Extension of Time

- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. **The amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.**

Thank you for your consideration of my comments.

Respectfully,

Jessica Reynolds-Taylor
PO Box 22
Olema, CA 94950

TH21a

Carolyn K Longstreth

P.O. Box 657, Inverness CA 94937
(415) 669-7514; (415) 233-2777 [cell]
cklongstreth@gmail.com

TH21a
LCP-2- MAR-15- 0029-1
Support of Extension of Time

Jack Ainsworth, Acting Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Via US Mail & Electronic Mail

*Re: Support of Extension of Time Limit for Commission Action on Marin
County Local Coastal Program Amendment Number LCP-2- MAR-15-0029-1*

Dear Mr. Ainsworth:

I am writing to convey my strong support for the Commission staff's recommended extension of time recommended by Commission staff for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2- MAR-15- 0029-1). This extension of time is necessary to ensure thorough consideration of the amendments by all concerned and with the widest opportunity for public participation.

It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program and particularly the new provisions added only this past April.

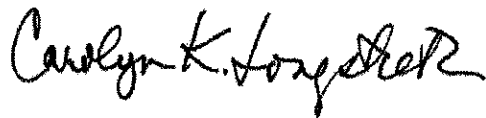
Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. The Commission staff report will be undoubtedly also be lengthy and detailed and will likely include numerous recommendations for substantive modifications. The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.

□ As a resident of Marin County, I strongly urge you to hold the hearing on Marin's LCPA in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. See California Code of Regulations § 13526. The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act. See also California Code of Regulations § 13522.

□ Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. The amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Carolyn K. Longstreth". The signature is written in a cursive, flowing style.

Carolyn Longstreth, Inverness, CA

From: Victoria Hanson [<mailto:info.flipside2012@gmail.com>]

Sent: Thursday, August 04, 2016 4:33 PM

To: Ainsworth, John@Coastal

Subject: Support Extension of Time Limit for Commission Action on LCP-2-MAR-15-0029-1 (Marin LCP Update)

TH21a

LCP-2-MAR-15-0029-1

Victoria Hanson

Support Time Extension

Jack Ainsworth, Acting Executive Director

California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105

Via US Mail & Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure

thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.
- Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. When prepared, the Commission staff report will be voluminous and will likely include numerous recommendations for substantive modifications. The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.
- It is critical for this Coastal Commission hearing to be held in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act.[1] The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.[2]
- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. The amendments

[1] See also California Code of Regulations § 13522.

[2] See California Code of Regulations § 13526.

include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.

Thank you for considering my comments.

Respectfully,

San Francisco, CA

Th2/a

From: Anne W. Baxter [mailto:awb94956@gmail.com]
Sent: Thursday, August 04, 2016 1:24 PM
To: Ainsworth, John@Coastal
Cc: Fiala, Shannon@Coastal; Cave, Nancy@Coastal
Subject: supporting the staff's request for an extension of Commission action on the Marin LCP

Jack Ainsworth, Acting Executive Director

California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105

Via US Mail & Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin County
Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. **The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.**
- Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. When prepared, the Commission staff report will be voluminous and will likely include numerous recommendations for substantive

modifications. **The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.**

- As a resident of Marin County, it is critical for this Coastal Commission hearing to be held in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. **The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal Act. The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.**
- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. **The amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.**

Thank you for your consideration of my comments.

Respectfully,

Anne W. Baxter

Inverness, California

See also California Code of Regulations § 13522.

See California Code of Regulations § 13526.

Anne W. Baxter
PO Box 1345
Point Reyes, CA 94956
415-663-1222
415-606-2235 (cell)

TH21a
LCP-2-MAR-15-0029-1
Daniel Dietrich
Support Time Extension

Jack Ainsworth, Acting Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via US Mail & Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin
County Local Coastal Program Amendment Number LCP-2-MAR-15-
0029-1

Dear Mr. Ainsworth,

For the following reasons, I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1) in order to ensure thoughtful and thorough consideration of the amendments with the widest opportunity for public participation.

- It is important that both the Coastal Commission and the Commission staff have adequate time to review Marin County's request to comprehensively update the County's Certified Local Coastal Program. **The Local Coastal Program amendments mark the first substantial update to the Certified Local Coastal Program in 35 years. A thorough and detailed analysis is an essential culmination of this lengthy process.**
- Considering the lengthy history of this amendment process and the nature of Marin County's most recent voluminous submittals, it is essential that the Coastal Commission's time limit for action on the amendments be extended. When prepared, the Commission staff report will be voluminous and will likely include numerous recommendations for substantive modifications. **The public needs adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments.**
- As a resident of Marin County, it is critical for this Coastal Commission hearing to be held in Marin County. Residents who will be directly impacted by the changes to the Local Coastal Plan must be able to participate in this public process. **The Coastal Commission should strive to ensure the widest public participation in the review of Marin County's submission, as is required by section 30006 of the Coastal**

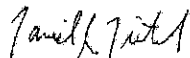
TH21a
LCP-2-MAR-15-0029-1
Support of Extension of Time

Act.¹ The opportunity for the widest public participation can be achieved by holding the hearing in Marin County, so that members of the public may comment on the Local Coastal Program amendments without traveling long distances.²

- Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. **The amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.**

Thank you for your consideration of my comments.

Respectfully,



Daniel Dietrich
Inverness, CA

SENT VIA EMAIL ONLY

¹ See also California Code of Regulations § 13522.

² See California Code of Regulations § 13526.

From: Ed Nute [mailto:e.nute@nute-engr.com]
Sent: Thursday, August 04, 2016 8:13 AM
To: Ainsworth, John@Coastal
Cc: Fiala, Shannon@Coastal; Cave, Nancy@Coastal
Subject: TH21a LCP-2-MAR-15-0029-1 Support Time Extension

TH21a
LCP-2-MAR-15-0029-1
Support Time Extension

Mr. Jack Ainsworth, Acting Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via Electronic Mail

Re: Support of Extension of Time Limit for Commission Action on Marin County
Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1

Dear Mr. Ainsworth,

I am writing in support of the Commission staff's recommended extension of time for Commission action on the Marin County Local Coastal Program Amendment (Number LCP-2-MAR-15-0029-1).

This is the first substantial update of the Certified LCP in 35 years and it is essential that there be a thoughtful and thorough analysis and consideration of the amendments by the Coastal Commission and the Commission staff. There also needs to be the widest opportunity for public participation of Marin County residents and stakeholders.

Marin County has requested a comprehensive update the County's Certified Local Coastal Program and has recently submitted voluminous support materials. A thorough and detailed analysis is a necessary culmination of this lengthy process. The Commission staff report will be voluminous and will likely include numerous recommendations for substantive modifications. For this reason it is imperative that the Coastal Commission's time limit for action on the amendments be extended.

The public will need adequate time to review Marin County's complete submission, consider the Commission staff recommendations, and prepare comments. As a resident of West Marin, it is critical for this Coastal Commission hearing to be held in Marin County so residents who will be directly impacted by the changes to the Local Coastal Plan can participate in this public process without travelling long distances. It takes me almost an hour to drive from Inverness to Highway 101 so any trip out of the county becomes a major journey.

Marin County did not hold any Planning Commission hearings on either the Land Use Plan or the Implementation Plan now before the Coastal Commission. It is essential that the Coastal Commission's public hearing be held locally so that the public can effectively participate at this point in the process. This is particularly important since the amendments include major policy changes on environmental hazards, as well as changes to many implementation measures, that have never received a public hearing before the Marin Planning Commission.

I would appreciate it if you could add us to your list to receive notifications and review materials. Thank you for your consideration.

Very truly yours

W. Edward Nute
P.O. Box 314
Inverness, CA
e.nute@nute-engr.com

Th2/a

From: Mary Barone [mailto:tbarone514@gmail.com]
Sent: Friday, August 05, 2016 3:34 PM
To: Ainsworth, John@Coastal
Subject: Extend the Deadline to Amend Marin County's Local Coastal Program

I am writing to encourage you to extend Marin County's Local Coastal Program amendment deadline for one year, in order to allow careful consideration and public involvement in this important process.

The LCP amendments will be the first substantial update to the Certified Local Coastal Program in 35 years. Because the program governs decisions that determine the short and long term conservation and use of coastal land, water, and other resources, these are extremely important decisions that should be made carefully and with attention to detail. I agree with Commission staff that more time is needed.

It is also important that the Marin County LCP be heard in Marin County, but this will not be the case unless the deadline for action is extended. Community members have a history of attending the LCP Update Hearings before the Coastal Commission, and we desire the opportunity to continue to participate.

Thank You,

Mary Barone
759 Bay Rd
Mill Valley, CA 94941

Th 2/a

From: Corey Barnes [<mailto:cjkbarnes@gmail.com>]
Sent: Friday, August 05, 2016 4:09 AM
To: Ainsworth, John@Coastal
Subject: As a MARIN COUNTY RESIDENT, Please Extend the Deadline to Amend Marin County's Local Coastal Program

First, let me say that I am a Marin County Resident.

Thank you for the opportunity to submit comments on the proposed deadline extension for the California Coastal Commission to take action on Marin County's proposed Local Coastal Program amendment. I am writing to encourage you to extend Marin County's LCP deadline for one year, in order to allow careful consideration and public involvement in this important process.

The LCP amendments will be the first substantial update to the Certified Local Coastal Program in 35 years. Because the program governs decisions that determine the short and long term conservation and use of coastal land, water, and other resources, these are extremely important decisions that should be made carefully and with attention to detail. I agree with Commission staff that more time is needed.

It is also important that the Marin County LCP be heard in Marin County, but this will not be the case unless the deadline for action is extended. Community members have a history of attending the LCP Update Hearings before the Coastal Commission, and we desire the opportunity to continue to participate.

Thank You,

Corey Barnes
10 Woodoaks Dr.
San Rafael, CA 94903

Th21a

From: Dawn Ward-Doma [mailto:Dawnie12@optusnet.com.au]
Sent: Sunday, August 07, 2016 11:34 AM
To: Ainsworth, John@Coastal
Subject: Please Extend the Deadline to Amend Marin County's Local Coastal Program

Thank you for the opportunity to submit comments on the proposed deadline extension for the California Coastal Commission to take action on Marin County's proposed Local Coastal Program amendment. I am writing to encourage you to extend Marin County's LCP deadline for one year, in order to allow careful consideration and public involvement in this important process.

The LCP amendments will be the first substantial update to the Certified Local Coastal Program in 35 years. Because the program governs decisions that determine the short and long term conservation and use of coastal land, water, and other resources, these are extremely important decisions that should be made carefully and with attention to detail. I agree with Commission staff that more time is needed.

It is also important that the Marin County LCP be heard in Marin County, but this will not be the case unless the deadline for action is extended. Community members have a history of attending the LCP Update Hearings before the Coastal Commission, and we desire the opportunity to continue to participate.

Thank You,

Dawn Ward-Doma
8. Cobain Street
Melbourne, VIC 3001



TH21a
LCP-2-MAR-15-0029-1
Environmental Action Committee of West Marin
Support Time Extension
Additional Comment

August 8, 2016

Jack Ainsworth, Acting Executive Director
California Coastal Commission
Via Electronic Mail

Re: EAC Additional Comment in Support of Extension of Time Limit for Commission Action on
Marin County Local Coastal Program Amendment Number LCP-2-MAR-15-0029-1

Dear Mr. Ainsworth,

Throughout the more than seven-year process of updating the Marin County Local Coastal Program, the Environmental Action Committee of West Marin has consistently advocated for "the widest opportunity for public participation" in accordance with the letter and spirit of Coastal Act Section 30006. Recently, Marin County announced that on September 26, 2016 it will hold a Planning Commission hearing on the proposed amendments to Marin's LCP. Those proposed amendments have already been approved by the Board of Supervisors, submitted to the Coastal Commission, and deemed complete. As such, there is no further role for a County-level process until after the Commission acts on the proposed amendments.

The county Planning Commission last considered the amendments to the certified LCP in 2012. Since that time, the Board of Supervisors has revised them numerous times, submitted them to the Coastal Commission, withdrawn them from Coastal Commission consideration, revised them again, and resubmitted them. At no time in the last four years did the County hold a Planning Commission hearing on the substantial modifications as required by its Interim and Development Codes. Now it is too late.

Nevertheless, the County's announcement informs the public that the Planning Commission will focus on the amendments approved by the Board of Supervisors, and any modifications suggested by Coastal Commission staff. The County cannot now change the amendments approved by the Board of Supervisors. Moreover, to our knowledge, the Coastal Commission staff's suggested modifications have not been completed, nor are they likely to be available to the public with adequate time prior to the Planning Commission hearing for the public to make meaningful comment on them. In any event, public comment at the Planning Commission will have no effect whatsoever.

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We view the County's announcement of a Planning Commission hearing that would take place after submission of the LCP to the Commission as a hollow gesture at best; at worst, it is a cynical ploy to confuse the public and redirect their interest and energy into participating in a meaningless forum that will have no relevance to the Coastal Commission's consideration of the County's proposed LCP Amendments. There is no legitimate substitute for allowing the public to have their concerns heard directly by the Coastal Commission.

We therefore reiterate our request that the Coastal Commission approve the requested extension of time for action on Marin County's Local Coastal Program amendments. We also strongly urge that the Coastal Commission's future hearing on the amendments be held in Marin County so that county residents can express their views directly to the Commission.

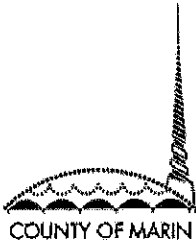
Respectfully,



Bridger Mitchell
President
Environmental Action Committee of West Marin

Attachment: Save the Date announcement

Cc: MarinLCP
Marin County Planning Commission



SAVE THE DATE

Monday, September 26, 2016*

(*It is expected the hearing will begin in the morning, but an official notice will be issued with details)

Public Hearing Amendments to the Marin County Local Coastal Program

Marin County Planning Commission

Marin County Civic Center, Planning Commission Chambers,
Room 328 (Administration Building), 3501 Civic Center Drive, San Rafael, California.

To provide continued opportunities for public input regarding the adoption of proposed Local Coastal Amendments (LCPAs) for potential certification by the California Coastal Commission, the Marin County Planning Commission will hold a public hearing in Marin County on September 26, 2016.

The Coastal Commission and its staff have previously concurred on a majority of provisions contained in the LCPAs. County staff anticipates the Coastal Commission may consider Marin County's LCPAs at a public hearing at a location yet to be determined in October, 2016. The Marin County Planning Commission hearing will focus on recent revisions to the LCPAs approved the Board of Supervisors on April 19, 2016, and any modifications suggested by Coastal Commission staff.

The pending LCPAs, and the record of how they were developed by the County, can be reviewed at www.MarinLCP.org, in particular by visiting the "[Plans and Documents](#)" page and clicking on the "Marin County 6/3/2016 Response to CCC Staff Filing Status Letter" tab.

NOTE: New maps of potential building elevations to avoid sea level rise hazards are being prepared for the [website](#) and will be posted shortly.

PLEASE FORWARD THIS NOTICE to your neighbors and other interested parties and urge them to subscribe the website for future communications.

The Planning Commission Chambers is accessible to persons with disabilities. If you require American Sign Language interpreters, assistive listening devices, or other accommodations to participate in this meeting, you may request them by calling (415) 473-4381 (voice/TTY) or 711 for the California Relay Service or e-mailing disabilityaccess@co.marin.ca.us at least four working days in advance of the event. Copies of documents are available in accessible formats upon written request.