

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

45 FREMONT, SUITE 2000

SAN FRANCISCO, CA 94105-2219

(415) 904-5260

F 6a

RSM



April 25, 1997

TO: Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Robert S. Merrill, North Coast District Manager
Bill Van Beckum, Coastal Planner

SUBJECT: Concurrence with the Executive Director's determination that the action of **MARIN COUNTY** accepting certification of **LCP Amendment No. 1-96 (Major) (Unit II - Tomales)** is legally adequate (For Commission review at the meeting of May 16, 1997, in Santa Barbara)

BACKGROUND

Marin County LCP Amendment No. 1-96 (Major) was filed as complete on November 18, 1996. The amendment changes Unit II (North Marin) LCP provisions (Unit II Plan, Zoning, and Zoning Map) affecting the town of Tomales by: (1) rezoning all residential area lands surrounding the commercial core (all or portions of 58 parcels) from Suburban agriculture/residential (C-R-A:B-1) to planned residential (C-RSP-7.26); (2) rezoning 2 former high school parcels from C-R-A:B-4 (min. 1 acre lot) to C-RSP-1.6 (1.6 units/acre); (3) rezoning 2 other former high school parcels from C-VCR:B-3/5 (Coastal, Village Commercial-Residential, min. 30,000 sq.ft. lot) to C-VCR:B-4 (min. 1-acre lot); (4) rezoning a portion of an agricultural parcel from C-ARP-10 (Coastal Agriculture/Residential, Planned) to C-APZ-60 (Coastal, Agricultural Production Zone, 60-acre minimum lot), (5) rezoning a portion of another agricultural parcel from C-ARP-2 to C-APZ-60, (6) revising the zoning map community expansion boundary to exclude agricultural properties and incorporate a 3.96-acre sewage treatment plant parcel and (7) updating various sections of LUP text. The Commission acted on the proposed amendment on February 5, 1997, approving it as submitted.

EFFECTIVE CERTIFICATION

On March 11, 1997, the County held a public hearing and took action to acknowledge receipt of the Commission's resolution of certification, to accept and agree with it (by Resolution No. 97-22), and to adopt an ordinance (No. 3244) to implement the amendment. As provided in Sections 13544 (a) and (b) of the California Code of Regulations, the Executive Director must determine that Marin County's actions are legally adequate and report that determination to the Commission. Unless the Commission objects to the determination, the certification of Marin County LCP Amendment No. 1-96 (major) shall become effective upon the filing of a Notice of Certification for the LCP amendment with the Secretary for Resources, as provided in Public Resources Code Section 2180.5(d)(2)(V).

**COUNTY OF MARIN LCP AMENDMENT
NO. 1-96 (UNIT II - TOMALES)**

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STAFF RECOMMENDATION

Staff recommends that the Commission concur with the Executive Director's determination that the action of Marin County accepting the Commission's certification of Marin County LCP Amendment No. 1-96 (Major) is legally adequate, as noted in the attached letter, Attachment A (to be sent after Commission concurrence).

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(415) 904-5260**ATTACHMENT A**

May , 1997

John B. Kress, Chairman Pro Tem
Marin County
Board of Supervisors
Administration Building
3501 Civic Center Drive, Suite 315
San Rafael, CA 94903-4193

SUBJECT: Effective Certification of the Marin County Local Coastal Program Amendment No. 1-96 (Major, Unit II - Tomales)

Dear Chairman Kress:

The Executive Director of the Coastal Commission has reviewed County Board of Supervisors Ordinance No. 3244, adopted March 11, 1997, for effective certification of Marin County LCP Amendment No. 1-96 (major). The amendment changes Unit II (North Marin LCP provisions (Unit II Plan, Zoning, and Zoning Map) affecting the Town of Tomales. The Commission previously certified the amendment at its meeting of February 5, 1997.

The Executive Director has found that the ordinance fulfills the requirements of Section 13544.5 Title 14, Division 5.5 of the California Code of Regulations. In accordance with Section 13544(b) of the regulations, the Director has determined that the County's actions are legally adequate.

The Coastal Commission concurred with this determination at its meeting of May 16, 1997, in Santa Barbara. Commission approval of the amendment is now complete. The certification of LCP Amendment No. 1-96 shall become effective upon the filing of a Notice of Certification for the amendment with the Secretary of Resources. If you have any questions, please contact Bill Van Beckum in our San Francisco Office.

Sincerely,

STEVEN F. SCHOLL
District Director

cc: Mark Riesenfeld, Planning Director
Dan Dawson, Planning Department

BVB/ltc
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