

Supplemental Memo Attachment 4

From: [Jack Siedman](#)
To: [Cardoza, Sabrina](#)
Cc: [Marisa Atamian-Sarafian](#); [Elizabeth Brekhuis](#)
Subject: from Jack Siedman
Date: Thursday, July 27, 2023 1:57:11 PM
Attachments: [friedman MCC\(1\).pdf](#)

July 27, 2023

EMAIL TO

Sabrina Cardoza

Re: Coastal Permit Application

P3049

cc: Marisa.atamian-Sarafian

Elizabeth Brekhuis

Hello Sabrina:

Please find attached a copy of the letter I sent to County Planning on June 22, 2023 regarding the project at 21 Calle del Onda, Stinson Beach. I understand the letter has not been included in the County's file. Please include it at once for consideration in this matter. Thank you.

Sincerely,

// Jack Siedman //



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June 22, 2023

Marin County Community
Development Agency
Planning Division
3501 Civic Center Dr., Ste. 308
San Rafael, CA 94903-4157

Re: Coastal Permit Application P3049
21 Calle del Onda, Stinson Beach

Dear Planners:

I represent Robert Friedman, who owns property located at 17 Calle del Onda, which is adjacent to the above-referenced parcel. I previously wrote you on July 29, 2021, and on November 9, 2021, expressing concerns over this project, the latter specifically addressed to the applicant's claim that CEQA review by the Stinson Beach Water District satisfied CEQA requirements. As I stated in that letter the Water District's review was limited to issues of waste water only, and did not otherwise address the issues required to be addressed by CEQA.

Since then, there has been some modification of the proposed project, including removal of the garage and reduction of the house's size from 1500 sq. ft to 1200 sq. ft. Nevertheless, it continues to be my client's view, shared with virtually every one of his neighbors, that the project is fundamentally flawed and ill-conceived for its location.

I understand that you have been provided with a copy of ESA's Stinson Beach Adaptation Response Collaboration dated April 24, 2023. That comprehensive study enumerates some half-dozen environmental "vulnerabilities" which collectively lead to the obvious conclusion that no building should be allowed at this site.

1. Easkoot Creek. In a letter to you dated February 3, 2023 from the Coastal Commission Staff, it was specifically pointed out that any development within the 100-year flood plain is contrary to the provisions of the LCP, Unit 1, Policy IV-30, and contrary to Marin Code Sec. 27.56.130L. In addition, the staff expressed concern that, in general, the project would have adverse impacts to environmentally sensitive habitat areas, including the Creek.

2. Erosion, Storm Flooding and Wave Run-up. After the storms in January of this year it became apparent that these issues were not something to be worried about in the future. In an article appearing in the January 23, 2023 edition of the *San Francisco*

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Chronicle Sarah Jones, then acting director of CDA, toured Stinson Beach after those storms and said: "One thing this has told us is this is not a someday kind of thing." Photos of waves running over the dunes and down the Calle's clearly demonstrate the vulnerability of this project site to continued erosion, flooding and wave run up.

3. Septic. In the October 23, 2022 edition of the *San Francisco Chronicle* the following item appeared:

Septic tide Home septic systems in communities near the coast are becoming less practical as rising sea levels cause ocean water to seep into the soil needed for wastewater to be treated and flushed into the environment, a report warns. As groundwater rises with the sea, coastal septic systems no longer work well, with a mix of groundwater and untreated waste being pushed to the surface."

Therefore, whatever conditions are currently used as the basis for allowing any septic system are temporary and will only diminish over time, thus threatening the surrounding ecosystem.

4. CEQA. If there was ever a project which required a complete and comprehensive review of CEQA requirements, this is that project, and cannot be avoided with a Negative Declaration. Unless and until such a comprehensive report is submitted addressing all of the issues discussed above the application cannot be approved.

5. Common Sense. In addition to the above there must be some consideration given to the common sense of not building a home with a septic system at the Stinson Beach sand dunes, especially near Easkoot Creek. From an environmental view, as well as benefit to the public, the site needs to remain undeveloped.

Thank you for your consideration in this matter. I hope your decision will concur with the conclusion that this is an ill-conceived project and should not be allowed.

Sincerely,



Jack Siedman

JS/ms
cc: client
Elizabeth Brekhus