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Sent: Wednesday, October 26, 2016 2:32 PM

To: MarinLCP@coastal.ca.gov

Cc: Crawford, Brian; Kinsey, Steven

Subject: Item No: W10a/Marin County LCP Amendment No. LCP-2-MAR-15-0029-1

Item No: W10a

Marin County LCP Amendment No. LCP-2-MAR-15-0029-1

OPPOSED

NAMES: LAWRENCE A. BASKIN & KATHLYNN CAPDEVILLE

Commissioners of the California Coastal Commission

c/o Shannon Fiala, Planner

45 Fremont Street, Suite 2000

San Francisco, CA 94105

Dear Commissioners,

My wife and I have owned a home in Stinson Beach for over 30 years. We are urging you vote NO on the motions submitted by your staff to approve the LUPA and IPA with the staff's modifications, and that you instead vote YES on Marin County's LUPA and IPA as submitted by the County.

Marin County's staff worked very hard and held many public meetings with Stinson Beach residents to produce a Local Coastal Program that balanced public access, the environment and our property rights. The process was quite impressive. Marin County staff worked with a number of Stinson Beach and West Marin residents and community based groups to produce a set of amendments that were truly representative of the West Marin coastal community. Your staff has adopted an adversarial approach, refused to listen to the community's clearly expressed preferences, and consistently rejected the proposals without a rational basis. They appear to have staked out a position early in the process and refuse to make modifications despite widespread community supported proposals. Now, less than two weeks prior to the vote, your staff deleted all of the proposed amendments and replaced them with their own ill conceived regulations!

None of us in Stinson Beach were allowed any input into those changes. Most of them would unfairly remove our property rights, such as denying us the right to rebuild and maintain our homes if there is a "possible hazard" from flooding 100 years from now. **Using a hypothetical and highly speculative 100 year standard makes no sense. Even trying to guess future effects based on a 50 year run-out is a guess, but more rationally based and can be revised every ten years based on actual data rather than purely speculative creations of worst case scenarios. While climate change is undeniable, the resulting seal level rise and rate of such is clearly an unknown.** The County maps show that my entire neighborhood in Stinson Beach could "possibly" be flooded if the most extreme, unlikely sea level projections are used – how can you possibly take away my home now, on the outside, highly speculative chance such flooding might occur in 100 years?

Please honor well the thought out and carefully developed plan amendments submitted by Marin County created and supported by the community you were appointed to serve.

Thank you for your consideration.

Lawrence A. Baskin, Esq. & Kathlynn Capdeville

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