

From: [Peter Asmus](#)
To: [MarinLCP](#)
Subject: LCP - Stinson Beach Impacts
Date: Monday, April 18, 2016 12:09:13 PM

Dear Jack -

I am writing to support the County's position that no more than a 50 year timeframe should be used to determine hazards from flooding and sea level rise. Even though I am not currently a home owner in Stinson Beach, I rent in the Patios. I am looking to buy a home right now, and have therefore become educated on issues that will clearly impact my home purchase decision.

I am also a member of the Stinson Beach Village Association, and previously served on the board of the Marin Conservation League.

The California Coastal Commission staff earlier edited County's draft of the Local Coastal Program, imposing a 100 year analysis for any development in the area where I live. But according to the projections used by the Marin County's own C-SMART sea level rise project, the best available science for sea level rise gives such a huge range of sea level rise projections 100 years from now – anywhere from 16 inches to nearly 7 feet! – that it is not under reasonably possible under this policy to determine a sensible height to which my potential future home would be required to be raised to be considered "safe".

According to the C-SMART projections, at the high end of that range all of my neighborhood, well over 300 homes, would be "potentially" underwater; this sort of uncared language could lead to yet another blanket moratorium preventing any development at all, even development for maintenance and safety, in almost half of Stinson Beach.

Though I am an ardent environmentalist worried about the impacts of climate change, it is simply not reasonable to use such a long timeframe for evaluating development projects when the science that far out into the future is that imprecise. And it is not reasonable to place such an unreasonable burden on a homeowner who is very unlikely to be building or rebuilding their home for their own use 100 years in the future. Even 50 years is a very long time to have to consider when doing work to our homes – but at least the County Staff's own suggestion to use a 50 year timeframe would give us a reasonable sea level rise range to work with, from a few inches to two feet; at this level, those of us who live in Stinson Beach could continue to reasonably maintain our houses and adapt to sea level rise over the years as the science advances.

County Staff proposes to reevaluate the science of sea level rise every 5 to 10 years, which would allow for adjustment over time to make our community safe 100 years from now in a much more sensible manner. I urge you to support your County Staff's proposal in this matter.

Thank you for your time.

Sincerely,

Peter Asmus