

**From:** [Matt Field](#)  
**To:** [MarinLCP](#)  
**Cc:** [Jeff Loomans \(loomans@stanfordalumni.org\)](mailto:loomans@stanfordalumni.org)  
**Subject:** Local Coastal Program - Stinson Beach Flood Hazards  
**Date:** Monday, April 18, 2016 8:19:01 PM

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Dear Mr. Liebster

My wife and I own 5 Sacramento Patio at Stinson Beach and we are acutely sensitive to the potential impacts to property rights under the Local Coastal Plan and the assessment of flood hazard risk. I am writing to support the County staff's position that flood hazards should be separately considered and addressed using readily available and quantifiable flood zone maps. My home was identified as being in an area of Stinson Beach "potentially" subject to flooding in earlier drafts of the Local Coastal Program. We strongly support having one set of standards for addressing the requirements including the County's position to mandate use of FEMA maps where applicable, and to make flood-proofing requirements based on height use the same standards that FEMA does, as it is already a lot of effort for homeowners to comply with FEMA requirements.

This sort of measure would remove the risk of arbitrary denial or appeal of maintenance permits I and my neighbors might need in the future. It would preserve our property values, by removing the risk for a future buyer that the property might not be developable at all. And it would in doing this balance local residents' need for safety and proper construction where flood risks are concretely identified. I urge you to support your County Staff's proposal in this matter.

Matt & Camilla Field