

Tauni Meade
2 Joaquin Patio
Stinson Beach, CA 94970

April 13, 2016

Marin County Board of Supervisors

Shoreline Hazard Standards

Dear Supervisor Kinsey,

My home is located in the Patios of Stinson Beach, where I have lived for the last 27 years. I am writing to support the County's position that "Shoreline Hazards" are distinctly different from "Bluff Top Hazards" and especially where I live, should be treated differently by county development code. In our current Local Coastal Program there are provisions for construction safety near bluff or Cliff Tops, which are mandated by the Coastal Act. In earlier drafts of the new LCP, Coastal Commission Staff apparently "copied and pasted" these and created a new section called "Shoreline Hazards" that would force homeowners along the shore to apply the same standards as those who live on Bluff Tops. Homeowners who wanted to develop or maintain their properties would have to "set them back" from the shoreline until they were sufficiently high enough to avoid erosion and sea level rise. But if you have ever been to Stinson Beach, you would recognize that our properties are by and large flat, as is most of the low-lying area around us. "Setting back" would be a nonsensical and frankly unsafe solution, since as sea levels rise all the land around us would be equally flooded; but the Coastal Commission Staff rewrites explicitly disallow the safer solution, which would be to elevate our homes in a reasonable manner. Having grown up in Bolinas, and watching many houses along the Cliff Tops be removed because of cliff erosion, I understand the need for codes and standards specific to that condition. However, Stinson Beach does not have the same type of geography and needs its own set of provisions "Shoreline Hazard Standards" to meet our specific conditions. Worse, the Coastal Commission Staff version made no provision for whose properties or homes would be so close to the "shoreline" as to require hazard mitigation; in our neighborhood we could all arbitrarily be subject to such a provision. Wisely, County Staff proposes to separate Shoreline Erosion into its own separate section, and proposes first that the definition of this hazard be based on existing FEMA V-Zone standards, which are easy to understand and apply, and which we already have to follow for insurance purposes. This would greatly assist shoreline homeowners in complying with both Federal and County policies without fear of them conflicting. Second, County Staff proposes that what we need to account for along the shoreline is the real risks from erosion and sea level rise, and gives us the permitting tools to elevate our homes safely. I urge you to support your County Staff's proposal in this matter. With your vote, I will hopefully be able to stay in my home for many years to come and will be able to make changes to it to mitigate flooding as needed.

Sincerely, Tauni Meade

