

June 21, 2013

Mr. Curtis Havel
Senior Planner
Community Development Agency Planning Division
County of Marin 3501 Civic Center Drive, Suite 308
San Rafael, CA 94903-4157

Dear Mr. Havel,

We, the undersigned, represent the retail food merchants of the Village of Stinson Beach, California. By this letter, we are formally and collectively voicing our strong opposition to the concept, plan, application, consideration, or intent of the food truck plan presented to the Marin County Community Development Agency Planning Division to permit or allow food truck vendors to operate within Stinson Beach.

We understand that the County cannot generally discriminate against a particular brand or type of commercial enterprise. Where, however, the proposed enterprise does not align with, or actually conflicts with the character or needs of the existing community, it should not be allowed. This is the case here.

In this small coastal town, the kind and number of businesses are necessarily limited by the geography. We, as long-time residents, merchants, and tax-payers of this town, have all invested significant amounts of time, energy, and capital in our fixed improvements and operations. Each of us also is deeply committed to our community - year round. In order to serve our small local resident population on a year round basis and provide steady and sustainable employment for local workers, we absolutely rely on the profits we generate during the months of May through October and certain holiday windows - as every one of us operates on a cash flow loss-to-break-even basis during the late fall, winter, and early spring months. Unlike some other unincorporated areas and towns within Marin County we simply do not have the benefit of a constant "city" population or consistent tourist patronage.

For these reasons, we respectfully urge you to consider the unique characteristics of this village, and the unusual and substantial financial challenges we face operating our year round businesses in a community where economics are so tied to the turn of seasons. The potential operation of non-local non-fixed mobile food trucks during peak season business months, holidays, and weekends represents a real and immediate threat to all of our livelihoods and the well-being of this community's permanent residents and workers. (We presently leave aside predictable harmful environmental impacts, as well as parking, traffic, and bathroom issues.) All of us would be negatively affected. By contrast, any benefit to the County from allowing such operation, would seemingly be negligible.

Accordingly, we collectively request that the Planning Division ban or exclude food truck vendors from our village.

Thank you.

Merchant:

Signature:

Name:

Title

Breakers Café

Odyssey Video & Ice Creamery

Parkside Cafe & Snack Bar

Sand Dollar Restaurant

Stinson Beach Market

The Surfer's Grill
