

**STINSON BEACH VILLAGE ASSOCIATION  
PO BOX 706  
STINSON BEACH, CA 94970**

July 20, 2008

Mr. Alex Hinds, Director  
Marin Community Development Agency  
3501 Civic Center Drive, Room 308  
San Rafael, CA 94903

Dear Alex,

In anticipation of a revision of the Stinson Beach Community Plan, the Stinson Beach Village Association recently sent out 1100 questionnaires to residents, property and business owners in the community. The document was drafted by a committee headed by Professor David Dowall, a member of the faculty of the Department of City and Regional Planning and the Director of the Institute of Urban and Regional Planning at UC Berkeley. It was immodestly long (17 pages), painfully detailed and was returned completed by 334 recipients, a response which we found heartening and interpreted as a measure of the sincerity of the public interest in Stinson Beach in the welfare of the community. The initial review by Dr. Dowall's staff of the data received indicates that, while several issues are of importance to the people of Stinson Beach, flood mitigation tops the list. This interest stems largely from the fact that the most densely developed area of Stinson Beach, the Robinson and Upton Tracts, occupy a flood plane bounded by Easkoot Creek on the north and the Pacific on the south. The vulnerability of this area was dramatically highlighted by the storms of December and January 2006-7, as was the lack of rapid and meaningful remedies for this vulnerability. While several flood mitigation plans are presently in the early stages of consideration, they are a long way from completion and approval, and quite possibly may never be implemented. I am writing to propose one modest and rapidly achievable avenue of relief to those property owners subject to the ills of floodwaters on their property

What the Stinson Beach Village Association suggests is that building permit fees be waived or substantially reduced and that the permit process be fast tracked for storm and flood damage repairs and for flood damage prevention projects, including raising structures above historic flood levels. Any such alterations in the present permit process would, of course, be confined to repairs to properties within pre-damage building footprints, setbacks and height restrictions. Such flexibility would assist owners in taking anticipatory measures to prevent flood damage and also allow the owners of damaged properties to react quickly to prevent additional damage that might be caused by breaches of structural integrity as a result of storm and flood. Village Association Flood Mitigation Committee members stand ready to discuss the scope and feasibility of this issue with you at your earliest convenience.

On another tangentially related issue, it has come to my attention that the Village Association no longer receives the lists of Marin County building permit applications as we once did. As you know, our Compliance Committee has traditionally reviewed all building plans in Stinson Beach for compliance to building codes, and has commented to the Planning Department about that review. Does the Community Development Agency still value such local responses? If so, please restore the Stinson Beach Village Association to the list of recipients of the building permit application report.

I understand that your tenure as Director of the Community Development Agency is coming to an end, and that the issues that I have raised here may find no place on the calendar of your remaining time in your present position. If that is the case, I ask that you assign these issues to your planning chief for timely consideration. I can't think of a great sentiment about the rapid passage of time and the appropriateness of preparation for winter, but I am sure you know what I mean.

On a personal note, I would like to express my admiration for your handling of the St. Vincent's land use issue. I was one of the members of the Marin Commission on Aging who were working on that project, and I thought that the efforts of you and your staff were thoughtful, professional, well-reasoned, and, most importantly, successful.

Thanks in advance for your help in these matters.

Best regards,

Chris Harrington

CC: S. Kinsey  
Flood Zone 5 Advisory Board