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May 17, 2011

Stinson Beach County Water District  
P.O. Box 245  
Stinson Beach, California 94970-0245

Re: Septic Tank Approvals in Stinson Beach, California

To whom it may concern:

Recently, a Stinson Beach Village Association Board Member and several Stinson Beach Community residents met with Supervisor Steve Kinsey regarding the issuance of building permits for two substandard lots in the Patios in Stinson Beach. It should be noted here that one of the permits has already been approved while the other permit continues to be subject to several appeals from concerned Stinson Beach residents. Also, for the record, it was the Stinson Beach Village Association's position that the two permits in question did not support the Community Plan, and were being built on substandard lots with a full 30% FAR. Letters from the SBVA objecting to the building of these homes have been sent to the Marin County Planners.

Supervisor Kinsey reminded us that both projects were exempt from the 7500 square foot minimum "buildable" lot size as set forth in the Stinson Beach Community Plan, because both projects were correctly presented to the County under "design review" which made them legal regardless of their size. However, and this is the SBVA's concern, Kinsey indicated that Stinson Beach residents should, in essence, find fault with the Stinson Beach County Water District for approving these new, technologically updated septic systems on both properties thus making these substandard lots "buildable" from the County Planners' point of view. Kinsey's argument was further acknowledged by Marin Independent's reporter, Nels Johnson who, in an April 28<sup>th</sup> article wrote, "Supervisor Steve Kinsey

said the County's hands were tied, noting the property owner had development rights after the water district approved a septic system on "the postage stamp lot". (Newspaper Article attached).

The Stinson Beach Village Association understands that the Stinson Beach County Water District limits their responsibilities to whether or not a septic system can be fit and/or be engineered to function on a piece of property; that septic systems are not used to make planning decisions. However, it does prompt one to consider whether the Marin County Planners have an expectation that the Stinson Beach County Water District's septic system permits are the primary influential factor regarding building permit decisions rather than the Stinson Beach Community Plan which should be their first priority.

The Stinson Beach Village Association believes that it would be helpful if the Stinson Beach County Water District place a "disclaimer" on all of their future septic system permits such that all parties concerned, including the Marin County Planners, are "reminded" that septic system approvals do not determine the issuance of building permits in Marin.

Very truly yours:

Don Anderson, Coordinator  
Stinson Beach Village Association

CC:

Marin County Board of Supervisors

Supervisor Steve Kinsey

Brian Crawford, Marin County Community Development Agency

Nels Johnson, Marin Independent Journal