

**STINSON BEACH VILLAGE ASSOCIATION**  
Minutes from the meeting of November 2, 2013, 2013  
Stinson Beach Community Chapel

***The SBVA acts as a steward of the Stinson Beach Community Plan, is a conduit for information and advocates on behalf of the community, supports the rural atmosphere of the Village, and provides a forum to promote communication regarding county, federal, and state regulations that affect all areas of the Village, including the commercial area, Seadrift, the Calles, the Patios, Panoramic, and the Hill.***

**Minutes can be read at the Stinson Beach Library, or  
Online at [www.stinsonbeachvillage.com](http://www.stinsonbeachvillage.com)**

- I. Call to Order:** The SBVA monthly meeting was called to order by Mike Matthews at 10:00 a.m. in the Stinson Beach Community Chapel. Board Members in attendance were: Mike Matthews, Larry Crutcher, Terry Gordon, Sam Matthews, Terry Bryant, and Susan Banta. **(Quorum was met).**
- II. Acceptance of Minutes:** Minutes for the October 5, 2013 meeting were approved by email by the SBVA Board Members and are posted on the SBVA's website.
- III. Treasurer's Report: Sam Matthews gave the report.** The Cash balance as of 10/1/13 was \$12,943.77. There were deposits of \$395.05 (including interest income of \$.05), disbursements of \$1413.49, resulting in a cash balance of \$11,925.33 as of 10/31/13. Regarding the solicitation letter, the SBVA has received 145 replies that total \$8,355.00 with an average contribution of \$58.00. Last year, three months after the mailing, the SBVA received 110 contributions for a total of \$5,495.00 resulting in an average contribution of \$49.95. **(Treasurer's Report Attached to Original Minutes)**
- IV. New Business:**
- 1. Appointment of Susan Banta to the SBVA Board-** Susan Banta was appointed to the Stinson Beach Village Association Board of Directors to fill the position of the Stinson Beach Community Center Representative.
  - 2. GGNRA: Public Access Improvements and Proposal for the new Central Leachfield- Steve Ortega reporting.** 1) Steve announced that the GGNRA plans to improve the accessibility routes to the beach and to the picnic areas. The GGNRA will hold a community meeting (hopefully next month) to gain input from the community.  
2) John Ryan, project manager for the new central leachfield, has been working on this project for over three years. He was introduced to the SBVA membership by Steve Ortega and led the discussion.  
The GGNRA has looked at several options regarding septic issues, and they have already met with the landowner adjacent to the proposed leachfield.

The GGNRA plans to collect all wastewater to a central septic/equalization storage tank from all wastewater-producing areas within the NPS Stinson Beach. This waste will then be pumped to a higher- elevation offsite drainfield. The proposed offsite leachfield under consideration is located on a NPS property lot at the corner of Hwy1 and the service road leading to the NPS administrative compound. The land is perfect for a leachfield, but the NPS will have to cut all the vegetation, replacing it with a ground cover that does not have a deep root system, and fencing in the area.

The project's objectives are as follows: **a)** to protect the environment and adhere to existing regulations related to septic system wastewater discharge, **b)** the system must be aesthetically acceptable, **c)** the final design of the wastewater system will adhere to the guidance provided by the Stinson Beach community, **d)** the SBCWD must approve its design according to Title IV as it relates to septic system and drainfield design, **e)** the design must have adequate capacity to treat 5 different sources of wastewater flows during all times of the year, **f)** all design alternatives will consider abandonment of all facilities except for the restrooms that will remain onsite, **g)** the design will result in water conservation.

The plans and construction drawings are still being developed, and construction will not begin until next fall at the earliest. When a refined proposed action is developed and environmental impacts are analyzed, the NPS will solicit public review and comment before making a final decision. The preliminary plans can be viewed at <http://parkplanning.nps.gov/SBleachfield>. If you wish to comment on this project please do so by December 13, 2013 as follows: Send a letter to: GGNRA, Attn: Stinson Beach Central Leachfield Project, Fort Mason, Bldg 201, San Francisco, Ca. 94123, or comment on-line and/or send an email to: [goga\\_planning@nps.gov](mailto:goga_planning@nps.gov).

3. **New website:** There is a new website called "Next Door.com." Mike Matthews has invited several of his neighbors to join. This website will provide a "facebook" type of page with pertinent information regarding Stinson Beach. (This site requires a street address, not a P.O. Box.) Mike encourages all SBVA members to join in the hope that the website will provide newsworthy updates regarding many topics pertinent to the Stinson Beach and Bolinas communities.

#### V. **Old Business:**

1. **174 Seadrift Road Building Plan:** This property has had two hearings at the County level. The first hearing was held in front of the DZA. The SBVA sent a letter commenting on the height and mass of the FEMA pod that was potentially blocking the view of the ridge from the beach. The DZA suggested a reduction of 2 feet for the FEMA pod, reducing the requested variance down to 1½ feet. The applicant appealed this decision, and another hearing was held in front of the Planning Commissioners. The applicant lost more in this hearing and was told to eliminate the rear deck and to keep the FEMA pod at the same level as stated in the prior DZA hearing. The applicant has appealed this decision, and a new hearing will take place in front of the Board of Supervisors.
2. **350 Calle Del Mar Building Plans:** Mike Matthews reiterated that the SBVA's responsibility is to comment on the final plans and to make certain that they are in compliance with the Community Plan. The County deems the plans complete, but the SBVA has yet to see plans without the roof deck and railing, which according to the applicant, Mary James, have been eliminated. Mary James also stated that no mediator had been retained and that a hearing with the DZA has been scheduled for November 14 at 9:00 am. Carol Harootunian was concerned that the plans did not identify any means of access to solar panels on the side of Mary's house adjacent to her property. Mary stated that the stairs were switched to the other side of the house. The SBVA will review the DZA's staff report, the amended plans, and write a letter to the County, confirming its position that all new construction needs to be in compliance with the Stinson Beach Community Plan.
3. **145 Buena Vista-SFD Addition:** Larry Crutcher stated that there seems to be no information on this project and that it appears to be non-controversial, as it will not affect the views of any neighbors.
4. **10 Sacramento Patio:** This addition adds 1,000 square feet to the existing structure. No neighbor complaints have been heard so far.
5. **Multi-use path through Stinson Beach:** Terry Bryant has asked Terry Gordon to help him co-author a letter to the GGNRA, CalTrans, and Marin County suggesting that it should be the duty of the state to build a MUP through Stinson Beach along Hwy 1. It is the SBVA's understanding that CalTrans has the right of way along the road. Jamie Sutton commented that CalTrans is reticent to go forward on this project, that it would be better if Stinson Beach residents found a way to push this project forward on their own, and that the SBVA should hold off in writing a letter to CalTrans until after the first of the year. In view of the fact that there are several homeowners who are concerned about their potential liability in granting easements for the pathway, Terry Gordon believes that CalTrans needs to be included and that they need to give official permission for a pathway to run across their easement. Larry Crutcher then gave a brief history of the pathways built in Bolinas. As a matter of interest, there does exist a statute that protects homeowners who give easements for the public to cross their lands. However, Terry Gordon pointed out that it is up to the private homeowners to verify this with their attorneys, and not for the SBVA to "guarantee" that the homeowners would be exempt from any liability associated with a MUP. The MUP will be discussed

at future SBVA meetings, but it is tabled for the meantime. Mike Matthews thanked Jamie Sutton for his research regarding the MUP.

## VI. Community Reports:

1. **GGNRA, Tamalpais District: See "New Business"**
2. **Bolinas Lagoon Advisory Committee: No report.**
3. **Bolinas-Stinson Library Society, Larry Crutcher reporting:** Tara Evans is working on a new website with the assistance of Alicia Myers.
4. **Bolinas-Stinson Union School District, Pamela Lichtenwalner reporting:** There are 112 students currently enrolled with a projection of 119-121 students for next year.
5. **CSA33---Village Green 1 & 2: Al Engel reporting-** A volunteer workday has been scheduled for November 10 from 9:00 am to 3:00 pm. The sprinkler system has been fixed. There will be a new maintenance contractor hired in the near future.
6. **Seadrift Homeowners Association: No report**
7. **Stinson Beach Community Center, Susan Banta reporting:** Susan encourages everyone to review the SBCC calendar, which can be found on the SBCC website. A Barn Dance is scheduled for this evening, Nov 2, and the first Spaghetti Bingo will be held next Friday night, November 8, at 6:00 pm. On Saturday, Nov 9, there is a concert scheduled in the Chapel. Mark your calendars for the Firemen's Ball scheduled on November 30.
8. **Stinson Beach Disaster Council, Fire Protection: No report**
9. **Stinson Beach Historical Society, Chris Ruppe sent in a report:** The new Willow Whistle is out. Make your reservations early for this year's Holiday Luncheon, which will be held on December 6, 2013.
10. **Stinson Beach Medical Center:** Currently, The Stinson Beach Clinic hours are Monday and Thursday: 9:00 a.m.-5:00 p.m. A reminder: the clinic takes Kaiser patients.
11. **Stinson Beach Montessori School, Pamela Lichtenwalner reporting:** They are still dedicated to the concept of a pre-K for all.
12. **Stinson Beach Water District, Sandy Cross reporting: 1)** New garbage contract rates have been approved tentatively. Rates will gradually be raised over a 7-year period. Stinson Beach has lower rates than in other areas of Marin and West Marin. The garbage company has also agreed to continue to pick up doggie-bag waste in the park. **2)** The Stinson Beach Watershed Program Flood Study and Alternatives Assessment prepared for the Marin County Flood Control and Water Conservation has nine proposed alternatives to consider for flood control. Ed Schmidt sits on their technical advisory board. They intend to take two of the nine proposed alternatives and combine them. This report is available on-line at <http://marinwatersheds.org>.
13. **Stinson Beach Community Church, Al Engle reporting:** There will be a candlelight service on Christmas Eve at 7pm. Hopefully, members of the choir from St. Mary Magdalene's will come over to sing.
14. **West Marin Senior Services, Beth Carusillo reporting: 1)** Two therapists from Bolinas are forming a conscious-aging group that will be open to all from Bolinas and Stinson Beach residents and will discuss topics related to aging. The first session will be held on Tuesday, November 5, 2013, from 1:30-3:00 pm at the Bolinas Firehouse. Future meetings will be on the first Tuesday of every month for the next 6 months. **2)** Due to lack of space, the West Marin Senior Services office needs a new location in Bolinas or Stinson. Please contact Beth if you know of any office space available. **3)** The WMSS director is retiring in December and new candidates are being interviewed for the position. Beth surmised that with the changes in upper management she is expecting an overhaul of her organization in the near future.
15. **Flood Advisory Board:** Chris Choo, Senior Watershed Planner will make a presentation at the next SBVA meeting on December 7.

## VII. Committee Reports

1. **Standing**
2. **Compliance Review: No report**

3. **Flood Mitigation: No report**
4. **Traffic, Terry Bryant reporting:** 1) Traffic was terrible during the government shutdown. The sheriff's department did not have the manpower to handle the traffic chaos. Terry emphasized that more residents other than himself need to complain to the sheriff's department regarding traffic. 2) Pamela Lichtenwalner raised a concern that the Stinson Beach community needs to have a sign showing "no left turn" where Buena Vista and Calle del Mar intersect, because tourists are going the wrong way on the road.
5. **Ad Hoc Committees**
  - a) **Local Coastal Plan Amendments, No report.**
  - b) **Keep the Beach Clean, No report.**
  - c) **Advisory committee to address sea level rise, No report.** However, Pamela Lichtenwalner had a handout that shows where flooding would occur in Stinson Beach. You can view where the flooding will occur in Stinson Beach by going to the website <http://data.prbo.org/apps/ocof/>. Please note that you have to register in order to use the map tools on this site.

**VIII. For the Good of the Order:**

1. **Will Scott's Stinson Beach Farm stand:** Will Scott announced that he is planning to open a staffed farm stand with temporary structures that will be open approximately 6 months of the year on a private landowners' property in Stinson Beach. All produce sold will be pre-washed and packed. Will also commented that since a permit would cost approximately \$16,000.00, he is not planning to apply for one. Mike Matthews suggested that the SBVA put this on the agenda under "New Business" and solicit comments from the membership when Will opens the farm stand in the spring of 2014.

Terry Gordon motioned to adjourn. Larry Crutcher seconded the motion. All were in favor and the meeting was adjourned.

**The next SBVA Meeting will be held on December 7, 2013 at 10:00 am in the Stinson Beach Chapel.**