

Stinson Beach Village Association
September 5, 2015 Meeting Minutes
Stinson Beach Community Chapel

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

Minutes can be read online at www.stinsonbeachvillage.com

I. Call to Order

Mike Matthews called the meeting to order at 10:06 a.m. The following SBVA officers were present: Terry Gordon, Mike Matthews, Sam Matthews, Annie Rand, and Chris Ruppe. **(Quorum was met.)**

II. Approval of minutes from last meeting

The directors previously approved the minutes for August 1, 2015, via email.

III. Treasurer's Report

Sam Matthews presented the Treasurer's report for August. (The SBVA did not have a meeting in July so there was no second quarter report. Instead, Sam will file with the SBVA secretary, the second quarter report which will be attached to the August minutes.) As of August 1, 2015, the cash balance was \$6,811.00. There were deposits (contributions) of \$5,325.00 and cleared transactions of \$4,800.00. At the end of August the cash balance was \$10,577.00. The SBVA's annual letter was sent and arrived in the post office boxes in town on August 15. There were 346 letters sent to addresses outside of Stinson Beach and 525 sent to those who had post office boxes in town. As of this meeting, the SBVA has received 92 contributions for a total of \$6,680.00, an average contribution of \$72.50. Last year at this time the SBVA received 73 contributions for a total \$3,375.00. The SBVA's budget for this year is \$9,130.00. Expenditures are budgeted at \$8,417.00 leaving a net projected reserve of \$713.00. The SBVA thanks those who have already contributed funds this year and appreciates any future contributions as well.

IV. Old Business

A. Parking and Fire Safety/Stinson Beach Disaster Plan

1. Mike Matthews made a motion at the June 6, 2015 SBVA meeting that the SBVA send a letter to the SBCWD and the Fire District, stating that the SBVA Board believes that Stinson Beach needs to develop a coordinated disaster plan and communication system that involves all the agencies in town. The writing of this letter was again addressed at this meeting and will be written and sent to Fire Chief Kenny Stevens with copies sent to the SBCWD.
2. Stinson Beach Fire Chief Kenny Stevens sent in a report by email: He contacted the Marin County Department of Public Works before the Memorial Day weekend this year to survey and address encroachment issues here in Stinson Beach, and he met with Pete Mandel to discuss the issues regarding brush that still needs to be taken care of. While pleased with Mr. Mandel's crew's work, he was told that any other issues would be the responsibility of County Land Development. To date, this has not happened. There are homeowners that have placed logs, planted trees, and built stairs into the county easement. Kenny has been patient all summer, however, on Labor Day, Stinson Beach was at full capacity and again overrun with parking issues. Kenny has mentioned this matter at the SBVA meetings and also has had Supervisor Steve Kinsey out to do a ride-along to see for himself what the problems are. Is Kenny to assume that the owners of property here in Stinson Beach have the green light to do as they wish on County easements to prevent anyone from parking in front of their homes? Kenny looks forward to a response from Marin County Department of Public Works so that

if he contacts the local news media, he will have the correct information as to what the County allows residents to do on county property. Mike Matthews stated that the SBVA also will write a letter to the County and asked Kenny to send a copy of his letter to the SBVA.

3. CHP Officer Darren Bruestle answered a few questions from the audience. **1.** Angela Rubin: the speed limit by the library has fallen down and could the CHP repair it? Officer Bruestle said he would take care of this. **2.** Judy Stemens: Emergency vehicles cannot get up the hill due to people parking along the road. Can the CHP and Sheriff's department issue more tickets? Yes, tickets can be issued if cars are parked less than 6 feet from the center of the roadbed. **3.** Tickets will be issued if cars/bicycles are not proceeding over the mountain in a safe manner. Regarding bicyclists, you have to give bicyclists 3 feet of space on the roadway "only if you can" and this is sometimes difficult to enforce because the road is so narrow. **4.** A bike race is scheduled for October 10, 2015 and will officers be present? Darren stated that officers would be assigned, depending upon what the race requires. **5.** Sam Matthews: regarding southbound State Route 1 by Arenal, there is a 25mph sign that acts as a checkered flag for people to speed. Is there anything the CHP can do to slow down the traffic when going out of town? (I.e. flashing sign?) Officer Bruestle will look into this but signage is the responsibility of Caltrans. **6.** Can more signs be posted? (I.e. slower traffic, please yield) The CHP can only enforce black and white signs...the yellow and black signs are only advisory). Even if the speed limit is posted at 35 mph for example, a ticket will be issued if an individual is driving in an unsafe manner (i.e. too fast to go around a curve). Officer Bruestle emphasized that both bicyclists and cars equally need to "share the road."

B. Shoulder Widening along Highway 1 into town: No report.

V. New Business

- A. **Tom Lai, Assistant Director of the Community Development Agency (CDA): Report on the enforcement by the California Coastal Commission (CCC) of the Local Coastal Program (LCP) Unit 1 prohibition of development in the Easkoot Creek Flood Plain.** (Let the record reflect that the SBVA truly appreciates Tom Lai taking the time to come to Stinson Beach and talk to the SBVA membership regarding this new building prohibition, especially on a holiday weekend.) Mike Matthews introduced Tom Lai and asked him to explain what was going on at the County level to be followed by a question and answer period from the audience. Tom stated that the LCP, developed in 1981, consists of policies affecting development along the coast. Separate from the LCP are a set of Land Use Plans and Implementation Plans, regulations that work in conjunction with the LCP and control such categories as zoning, the maximum height limit of buildings, property line set backs, etc. Earlier this year, while the CDA was attempting to work out permitting requirements for construction of a new house in the Calles that was appealed to the Board of Supervisors, the CDA received information from the CCC that the CDA were interpreting incorrectly a long-standing policy prohibiting development in the Easkoot Creek Flood Plain. As a result, the CDA, notified approximately 300 property owners within the flood plain and that the LCP was now going to be interpreted differently than it has been for the past 35 years. (13 new homes and 15 major additions/remodels have been approved during this time.) The new interpretation Local Coastal Program Unit 1, Policy IV-30 is that no new development in the 100-year flood plain of Easkoot Creek is permitted. (When asked by Larry Baskin, President of the SBCWD if septic systems were included in this policy, Tom replied this includes new septic systems on vacant lots, which would be considered new development). In the meantime, the CDA plans to work with homeowners on minor types of construction that can go forward and that do not trigger the implementation of this policy. Tom also stated that the LCP is being updated/amended with new policies and zoning regulations. Also, amendments to the Environmental Hazards section of the LCP will be presented to the CCC after the C-SMART Study (Collaboration: Sea-level Marin Adaptation response program) is completed and analyzed. Mike Matthews interjected that the Coastal Commission has final say over development in Stinson Beach: all development here requires a coastal permit, which can be issued by the CDA subject to the regulations in the LCP.

The question that now arises is “what is the Easkoot Creek Flood Plain?” Neither the county nor the coastal commission had a good definition or even good maps to define the flood plain. As a result, the county decided to apply the FEMA flood designated areas as the flood plain map for Easkoot Creek. Therefore, applying the FEMA maps, the Easkoot Flood plain is defined by whether land has an AE or AO designation. Areas in the V-zone are not subject to this policy. The county is also proposing to change the wording in the LCP. Instead of “there will be no development in the flood plain”, the county is suggesting that this language be replaced with, “development in these hazardous areas, where there is a flood plain... needs to be designed to insure that it is safe for 100 years...that it does not create hazards to other properties.” Bruce Wachtell asked how one should quantify what would be considered a 100-year storm. Again, Tom responded that they were relying on the C-SMART and updated FEMA maps to help them determine the areas most affected by Environmental Hazards.

How does re-interpretation of this LCP policy affect homeowners who currently have homes in the Easkoot Flood Plain? Tom explained that if someone were to propose development, the county would address the construction to see if this development qualifies for an exemption. If an exemption does not apply to the work, the question next to ask, “Is there an exclusion?” If it does not qualify for “exclusion”, then a coastal permit is required. As long as you are not enlarging or expanding, you could qualify for an exemption permit (i.e. fix a window, fix dry rot, raise the building to comply with FEMA). Patios, decks, and fences fall into another class of exemptions. Tom went on to say that the sea level is rising, and while we do have time to deal with it, it is a matter of making informed decisions now. Tom brought maps that indicate the properties that are in the Easkoot Flood Plain. [The maps are displayed in the Stinson Beach library and can also be found on the following link:
<http://www.marincounty.org/depts/cd/divisions/planning/FEMAMapEaskootCreek.>]

Prior to opening the discussion to those in attendance, Mike Matthews explained that the Village Association has been actively involved with the County in this process, but the SBVA’s focus has been on pursuing the goals of the Stinson Beach Community Plan, an effective document that is part of the Countywide Plan and recognized by the Coastal Commission as a resource for policy development. The SBVA has not focused on specific guidelines for the Patios, Calles or Seadrift, and was as surprised as anyone when the Coastal Commission informed the County that it would not issue permits in the Easkoot Flood Plain. The Village Association generally, as well as residents who attend our meetings, see a tremendous pressure on landowners near the ocean to build higher up in order to meet FEMA requirements; new houses in Seadrift are becoming much higher. Pre-FEMA guidelines mandated houses not exceed 25 feet in height. Now, to have minimum floor heights, they are going as high as 35-40 feet. To preserve property values, owners in the Calles, Patios, and Seadrift may want new guidelines allowing much higher houses. The effect will be a gradual transformation of the town, as houses along the water and in the flood plain become much higher. That may be what we all decide we want, since the alternative may be unsafe houses (in the 100-year flood plain) that put residents and property at risk, but there is no question that those changes will change the character of the town and the experience of walking the beach. The Village Association has tried to get all affected parties together to discuss how we should respond collectively, or at least to provide a forum for discussion, but we have not had any success so far. Seadrift is working effectively on this issue, but its interests are for Seadrift, not the town in general. Except for those who have attended our meetings, residents of the Calles and Patios have not been organized and do not have a common voice. Ideally, Supervisor Kinsey and the County Planning Staff could meet with everyone to explain what is taking place and what might be done. There is a community meeting scheduled for November 14, 2015 at the SBCC at 10:00 AM to discuss this further.

As part of this discussion, Measure A, which did not pass, was briefly mentioned. The Flood Advisory Board’s budget is only \$60,000.00, limiting their ability to participate in physical projects or repairs. Tom Lai did acknowledge that dollars raised within the community might leverage some funding from the County.

- B. Presentation to the SBVA membership, discussion and vote regarding proposed amendments to the SBVA Bylaws:** Terry Gordon led the discussion and summarized the proposed amendments to the Bylaws. The Ad Hoc Committee to Recommend Bylaw Changes has been working on more amendments to the SBVA Bylaws, the majority of which are editing changes, allowing the Bylaws to conform to our mission statement, to be compliant with State of California rules and regulations for non-profit corporations, to be organized more logically, and to change all references to “coordinators” to the current titles of “President” and Vice-President.” Additionally, substantive changes were made to other sections of the Bylaws, including but not limited to Article IV, which adds provisions governing the removal of elected and appointed directors. The membership was given proper notice by email of the proposed amendments to the Bylaws. Mike Matthews asked if there was any further discussion from the membership. A motion was made by Annie Rand to accept the proposed changes to the Bylaws. Mike Matthews seconded the motion. The proposed amendments passed unanimously by the membership in attendance.
- C. Mia Monroe, GGNRA Liaison: Report on the GGNRA’s flood control plans for the berm in the north parking lot. (See GGNRA Community Reports)**
- D. Request letters from Community Organizations re: designation of representatives to the SBVA for insurance coverage.**

VI. Community Reports

- A. GGNRA, Tamalpais District, Mia Monroe, Marin Community Liaison, reporting by email and read by Chris Ruppe:** Sorry to miss being at meeting in person. Here's my report, available next week for follow-up questions, feedback and will continue to work on highest priority of getting ready for winter!
 - 1. Park signage:** Sign program manager will review current signage for placement and content with attention to adding other information such as restroom symbol...she feels we could look at this in the fall.
 - 2. Weather message:** Has been discontinued. Tracking system reported a very low volume of calls, rec'd complaints because weather changed later in day, too much variability in staff assessment of surf conditions. Current plan is to encourage public to call lifeguard tower (415-868-0942) for a report from a live person during the season and to refer people to NOAA.gov during the rest of the year. Checking in with NOAA.gov gives localized information, updated throughout day and if there are emergency conditions they are highlighted.

NPS still plans on installing a webcam (thanks to Cusco Bussan mitigation funding), but there are still details to work out...but this may be the modern tool!
 - 3. Project update: A community meeting is scheduled for October 3, 2015 at 10:00 a.m. at the Stinson Beach Community Chapel whereby the community is invited to review the plans for the wastewater treatment facility as well as GGNRA’s plans to repair the berm in the north parking lot, which will take place this fall. For further information, please contact Mia Monroe at mia_monroe@nps.gov or at 415-725-1630).**
 - a. Storm Damage:** The ocean outfall repair for when Easkoot Creek exceeds its channel and drains into the National Park Service's northern parking lot has been designed and is currently out to bid for construction contract. The design fixed the elevation of the outfall at the current elevation of the parking lot at the outfall and fixed the width to approximately the existing current width in order to calculate an engineered berm height along the northern NPS-private property boundary. The flow utilized in the design was from the Marin County Hydraulic Model and analysis of Easkoot Creek drainage for a 7-10 year storm similar to the past winter storm event that caused Easkoot Creek to exceed its channel and flood the northern NPS parking lot. The largest flow event based on alternatives considered by Marin County was utilized for final flow determination as the most conservation design approach. Post design of the outfall dimensions and elevations,

Marin County verified the engineered berm height along the northern parking lot boundary with additional modeling of the hydraulic drainage system. Anticipated construction contract award is prior to October 1st with construction completion by Thanksgiving or sooner pending contract award date.

- b. Waste Water System Rehabilitation:** Construction contract was awarded September 2nd. Next step is to get storm water pollution prevention plan (SWPPP) and approved schedule. Anticipated construction start is October/November pending timing on permitting. Once there is an approved schedule a public project update brief will be scheduled in mid-late September.
- 4. Special events:** Coastal Cleanup Day is the biggest event (9/19). **Please spread the word that this is a great day to help out at Stinson Beach! 9:00 a.m.** We have a 50 k trail run, a Mt. Tam Hill Climb Ride on 9/12 and a Marin Co. Bike Coalition ride on 9/13, but both are 350 or under.
 - 5. Mailing List:** Get on the park's mailing list to get invitations to NPS Open Houses, receive park newsletters...on the www.nps.gov/goga website look for PLANNING and then it will tell you how to sign up.
 - 6. Sunday is National Shorebird Day.... somber message:** We have been getting a lot of inquiries about all of the dead seabirds on park beaches, particularly at Rodeo Beach and other beaches in Marin County. Most of the dead birds are young common murrelets, along with some adults and a few other species. The Greater Farallones National Marine Sanctuary Beach Watch volunteers have been out documenting the dead birds, and several were sent to the Wildlife Disease Diagnostic Laboratories at the USGS National Wildlife Health Center in Madison, WI. So far, the cause is believed to be starvation. Some of the fish present in the ocean right now, primarily sardines, are too large to feed to chicks, and the warm water may also affect what fish species are present. The dead birds are left on the beaches; this is a natural process, and actually occurs every year, but with higher numbers this year. The dead birds decompose and provide nutrients back into the system. If you get inquiries from the public, please feel free to share this information and just let them know to avoid handling the birds, and keep an eye on their pets. This is not a health threat to the public, but the decaying birds can be covered in flies and be kind of gross when fresh. Please do not report the dead birds to Natural Resources and do not refer callers to us, but feel free to share this info. The Beach Watch program is conducting regular monitoring and providing updates to the NPS.
- 7. For Immediate Release from Marin County Planning: September 1, 2015**
 - a. We Went to the Beach and It Wasn't There!** *Learn about the impacts of sea-level rise Saturday at Stinson Beach.*
 - b. San Rafael, CA - Sand, sun and surf – the perfect mix for a fantastic Labor Day weekend. But what would it be like in the future when the sand is gone as a result of sea-level rise?**
 - c. Holiday beachgoers at Stinson Beach will get a vivid preview of what may be in store Saturday when Marin County planners stake the beach with signs showing how the beach could shrink with increased erosion and permanently higher water levels as a result of climate change. It's part of an effort to educate the public and get more people involved in the process of planning for a coordinated response to sea-level rise.**
 - d. "We all have a stake in getting prepared for rising seas – more than many people are aware of,"** said Jack Liebster of Marin County's [C-SMART](#) ("Collaboration: Sea-level Marin Adaptation Response Team") program. "This is a way to provide a picture of the future, and get people to play a role in helping to shape it."

- e. Organizers will staff a booth at the “Year 2100” level of the beach to sign up those interested in following and participating in sea-level rise planning, not just in Marin but throughout the Bay Area.
- f. A preliminary report from the firm of Environmental Science Associates shows Stinson Beach being reduced to almost nothing by 2100 by a combination of drowning by rising seas and increased erosion. Similar consequences could be expected in many ocean-fronting beaches all along California’s coast.
- g. Go to www.MarinSLR.org for additional information.
- h. **The full report can also be found on the SBVA’s website at www.stinsonbeachvillage.com.**

B. Bolinas Lagoon Advisory Council: No report

C. Friends of Bolinas and Stinson Beach Libraries: Ann Walsh reporting. The library is now open on Monday, Tuesday, Friday and Saturday with no closed “breaks” during the day. Check out the Grateful Dead Tour exhibit at the library.

D. Bolinas-Stinson Union School District: No report

E. Stinson Beach Montessori School: No report

F. CSA33-Village Green 1 & 2: Mike Mitchell reporting. The Village Green gardeners are trying to use as little water as possible and working with the SBCWD in order to keep the plantings alive. The ping-pong court is slowly progressing but almost complete.

G. Seadrift Association: No report

H. Stinson Beach Community Center: No report.

I. Stinson Beach Disaster Council, Fire Protection: (See Old Business) The emergency telephone number to call on a cell phone or from a landline is 911. New radios were recently tested bringing the total radios in use to 40. Kenny Stevens has 28 volunteers and so far has received 198 calls for the year. Last Saturday night the Fire Department hosted a movie-in-the-park night and approximately 125-150 people attended to watch a Disney movie. They will host another movie night on September 24, 2015. A CERT training class will be offered on October 3. You can sign up online by going to www.CountyofMarin.org.

J. Stinson Beach Historical Society: On September 12, the SBHS and the Friends of the Bolinas and Stinson Beach Libraries will host an evening of music of Stinson Beach over the years at the SBCC at 6:00 p.m. KT’s Kitchens is catering the food, there is a no host bar, and donations will be gratefully accepted at the door.

K. Stinson Beach Medical Center, Coastal Health Alliance: No report

L. Stinson Beach Water District: Sandy Cross reporting: The SBCWD is still discussing the purchase of smart meters and the bids are coming in. Research continues on their electromagnetic safety. Let the SBCWD know if you wish to opt out of having a smart meter installed on your property.

M. Flood Advisory Board: No report.

N. Stinson Beach Community Church: The SB Community Church has a wonderful new pastor, the Reverend Sharon LaTour, who began her duties in August and conducts services every Sunday in Stinson Beach at 9:30 a.m., and at 11:30 a.m. in Bolinas.

O. West Marin Senior Services: Ann Walsh reporting for Beth Carusillo: 1. There is a movement happening called “The Village” in which towns pool their resources and create a structure that provides more support and resources for elders. WMSS is beginning to process and create “The Village” model in Bolinas. Beth Carusillo will keep the SBVA informed, and she wonders if Stinson Beach might be involved or interested? It has been recommended that the towns of West Marin think about adopting this “hub and spoke model.” A meeting to discuss this further is scheduled for September 16, 2015, at the fire department in Bolinas. Please call Beth if you are interested in working on this project: 415-299-4100. **2.** An End-of-Life-Decision workshop is scheduled for September 17 at the Pt. Reyes Station. Please call Beth for more information.

VII. Committee Reports

A. Traffic

B. Flood Mitigation

C. Compliance Review: Mike Matthews reporting:

(In past meetings, Mike Matthews has explained that the SBVA not only serves as a forum for neighbors to come and discuss building plans directly with the applicants, but the SBVA also receives notification of applications for building permits and is invited by the Marin County Planning Commission to comment on building plans, utilizing the Stinson Beach Community Plan as the guideline for comments. In addition, there are houses in Stinson Beach that are built on smaller than normal lots that for various reasons do not require design review. The SBVA is asked to comment on these properties but only insofar as the plans relate to the Stinson Beach Community Plan. The California Coastal Commission, on the other hand, does not recognize the Stinson Beach Community Plan as a planning document, and therefore, the SBVA has to address compliance issues based on criteria set by the commission.)

1. **Hjorth (Wilson)**—Calle del Embarcadero vacant lot (14-0051): The project is on hold. Update: See Tom Lai's report under **New Business**.
2. **Carrigan/Ford**—Calle Del Onda Project (14-0348)/Coastal Permit (2014-0348): The Plan is to merge three properties, creating a 25,998 sq. ft. lot, and a 747 sq. ft. building with a one-story addition that will include a bedroom, a bathroom, and a laundry room to an existing 1,000 sq. ft. house. The addition will push toward the highway. The FAR is less than 10%.
3. **Schow**—150 Seadrift Road, Steve Wisenbaker, architect, Coastal Permit (CP 15-20), Design Review (DR 15-65), and Variance (VR 15-5); Jocelyn Drake, Planner: The project includes a proposed demolition of a 2,354 sq. ft. home to be replaced by a new 3,206 sq. ft., two-story structure; 25 feet easterly front line; 6 feet from north and south set backs; 0 feet from rear setback; raised deck on front portion; raised deck on rear portion; 37 ft. 6 in. maximum height; and 24 ft. 3 in. feet above natural grade. The height exceeds the county's height limit of 33 ft. NAVD by 4 ft. 6 in. A DZA hearing on this project was held on June 25, 2015, attended by Mike Matthews and Sam Matthews. The DZA endorsed the SBVA's concerns regarding the permit, variance, and design review applications and denied them. Mr. Wisenbaker then filed an appeal. However, since the first DZA hearing, Supervisor Kinsey has met with Mr. Wisenbaker and suggested a few modifications for the design of the house. Mr. Wisenbaker went back to the DZA with his plans and they were "reluctantly" approved by the DZA. The SBVA was not informed of the new DZA hearing and if it had, would have again raised several objections to this project, citing noncompliance with the Stinson Beach Community Plan. Chris Ruppe made a motion that the SBVA appeal this decision to the Coastal Commission. The motion was seconded by Terry Gordon and passed unanimously.
4. **Hancock**—6976 Panoramic Coastal Permit/Design Review (15-0161), Mike Mitchell, applicant; Jocelyn Drake, Planner: Construction of a 3,651 sq. ft. single-family resident with a 528 sq. ft. garage on a 3 ½ acre parcel; original Barrel House to remain. Both Mike Mitchell, the architect, and the Hancock's attended the SBVA meeting. Several neighbors are concerned regarding water runoff, drainage, and where the swimming pool will be placed. Mike Mitchell stated that a civil engineer has addressed the drainage issues. Mike Matthews encouraged the neighbors to meet with Mike Mitchell and the Hancock's to discuss this further and hopefully reach a compromise.
5. **Howarth Coastal Permit**-25 Lincoln Ave. (15-0222) (Parcel 195-174-23), John Windner, architect. Demolish existing structure and construct a 2,068 square foot single-family residence on a 7069 square foot property with a 29.2% FAR. Proposed height is 25 feet above natural grade with setbacks as follows: 3 feet from northern property line, 2 feet 6 inches from western side, 12 feet 3 inches from eastern side, and 36 feet from southern property line. The neighbors are concerned that not only is parking an issue, but the road is already very narrow and with the variance requested it is too close to the county road, making it difficult for emergency vehicles to traverse the roadbed.

6. **Brian John Coastal Permit-21 Calle Del Onda (CP-2015-0271)(Parcel 195-162-49) Craig Nunes, Applicant; County Planner: Scoble.**

B. Ad Hoc Committees

1. **Keep the Beach Clean: No report**
2. **Committee to Recommend Bylaw Amendments: (See New Business).**
3. **Advisory Committee to Address Sea Level Rise:** (Sent in by Jeff Loomans, C-SMART SAC representative, Seadrift/Stinson Beach).
 - a. There was a C-SMART Stakeholder Advisory Committee meeting Thursday, September 3, 2015. At that time, the County reported that Marin's Sea Level Rise Vulnerability Assessment, including descriptions of public and private assets in and around Stinson Beach that could be vulnerable to sea level rise, is not in final review. Final comments from the community need to be submitted by September 18. County also reported that the subsequent Adaptions document, outlining proposed policy alternatives for mitigating the impacts of sea level rise on at-risk community assets, would not begin with an expected completion date of December 31, 2015. This document will form the basis for a revision to Marin County's Local Coastal Plan in the spring of 2016. An outline of this document was presented, which will no go to the C-SMART advisory board and to the CCC for review. Anyone wishing to obtain a copy of the draft documents, or who wishes to submit their own comments can do so by contacting me at loomans@stanfordalumni.org, or by contacting any other C-SMART SAC member.
 - b. There will be a community Workshop on November 14 at 10:00 a.m. to hear from FEMA, the CCC, Public Works and Utility Managers about Marin's options for responding to Sea Level Rise. At that time community members can provide direct input as to their preferences for protecting local assets such as roadways, utilities, recreation areas, environmentally sensitive habitat, businesses, and homes. Please come to this meeting not just to learn but also to help guide the upcoming revisions to Marin's policies for protecting our coast.

VIII. For the Good of the Order:

- A. Pam Lichtenwalner reported that school started on August 26, 2015 with an ADA of 119 students. There will be a special BSUSD board meeting on September 14, 2015 at 6:00 p.m. to discuss the curriculum relative to the common core curriculum. There are jobs available at the school, and they are posted on the website. Regarding the preschool, the school began on August 25, 2015 with approximately 17 students.

Mike Matthews made a motion to adjourn the meeting at 12:45 pm. Annie Rand seconded the motion, and the motion was passed by unanimous consent.

Please note: To become an SBVA member and have voting privileges, individuals 18 years of age or older who are either a permanent resident, property owner, or business owner in Stinson Beach must complete the Member Registration Form, which can be found on the SBVA website, www.stinsonbeachvillage.com, under the "Bylaws and Policies" tab, and submit it to the Secretary at P.O. Box 706, Stinson Beach, CA 94970.