

Dillon Beach Neighborhood Group Board Meeting - November 20, 2024 on Zoom 5pm

Board Members present: Melinda Bell, Hilary Avalon, Brian Maggi, David Brown, John Bird, Nichole Vogler, Mike Goebel, Jackie Cato. Absent: MaryKay Patton.

Call to order: 5:07pm

- I. Wastewater Committee Report - Because of the impending discussion about disbanding committees, this committee did not meet, thus there is no Report.
 - A. News. Discussion about disbanding. The Wastewater Committee will not be disbanded at this time. During the Board meeting, the members of the Committee discussed and decided to share the Wastewater Update document with the Board for final approval, and then send that document to the wider membership. Hilary will send the document to the Board for approval.
 - B. Effect of National Election (projected) - we will keep an eye on EPA funds for projects like the proposed Wastewater Project currently being evaluated by the County (Village septic to adopt a community sewerage solution?) County, State and California Coastal Commission agendas already appear to be at cross-purposes, as the County Wastewater mitigation plan runs headlong into the CCC Environmental Hazards requirement regarding removing wastewater/septic/sewer and other facets of wastewater systems out of coastal inundation zones. We will see what the Fed does.

- II. Short Term Rental Committee Report - this committee also did not meet because it might be disbanded. Discussion. The decision was made to disband this committee. DBNG will remain aware of actions by the County with respect to STRs and distribute updates to our Members. Most recent update on the County website regarding STRs is

We're excited to announce that the new Short Term Rental (STR) License and STR Waitlist application will be available starting **December 2nd, 2024**.

Here's what you need to know:

- **Application Availability:** Starting December 2nd, you'll be able to access and complete the STR License and STR Waitlist Application online, in person, or by mail.
- **First Round STR License Eligibility:** Please confirm if your property is on the website's list of existing legal STRs. You can find the list under "What's New?" at <https://www.marincounty.gov/departments/cda/planning/long-range-planning-initiatives/short-term-rental-str>
- **STR Waitlist:** Anyone interested in operating a STR in unincorporated Marin County may apply for the STR Waitlist. The waitlist lottery will determine the ranking for all applications submitted within the first thirty days after the county begins accepting license applications. After that, properties will be waitlisted on a first come first served bases [sic].
- **Waitlist Timing:** To be included in the lottery, please submit your completed STR Waitlist application and submit the required \$50 fee between December 2nd and December 31st, 2024. Applications received after that will be placed on the waitlist in the order they are received.

- III. Membership Committee Report - this committee also did not meet because it might be disbanded and there is no committee report. The Membership Committee was not disbanded. Hilary will send out an email so the next committee meeting can be set. Hilary will send the latest update to the proposed Amendment to the Bylaws defining "Member" and "Membership" and "Voting."
- IV. [This happened earlier, see Agenda items I through III] Disband Committees Discussion. It was decided to disband the STRs committee and keep Membership and Wastewater. Hilary and Mike will share info from Arti, the project manager for Marin County - this happened during the regular Board Meeting by email from Arti.
- V. Annual Meeting Planning. Should we have a speaker at the Annual meeting? Suggestions for speakers include someone from Marin County to speak about STRs, Wastewater, or Environmental Hazards, or someone from DBERT to talk about DBERT and its importance to our community (and why everyone should join!). Melinda will follow up potential speakers.
- VI. Internet/Communication
 - A. Website - up to date. Also: we want to add the web link for the [Local Coastal Program – Environmental Hazard Amendments | Marin County](#) and the web link for the County's STRs site [Marin County STRs](#) (both embedded here).
 - B. Mailchimp - on hold until we have the logo. The current method of emailing our members is functioning well, and there is no rush on MailChimp. Hilary will do a final update of addresses to MailChimp when we are ready to launch.
- VII. Approval of Minutes from Meeting October 16, 2024. Hilary moved to approve the minutes from the October Board meeting. John 2nd. Motion approved.
- VIII. Approval of Logo? Nichole reported that the simplified design requested by the group last time wasn't looking right in the design phase. She is working on design options and will present them when ready.
- IX. Info from Marin County Planners Meeting re Environmental Hazards - Meeting was held November 12, 2024.

The California Coastal Act of 1976 set up the California Coastal Commission and required all California counties to adopt a Local Coastal Program. The purpose is to carry out the coastal resource protection policies of the California Coastal Act. Like other counties in California, Marin County has adopted a comprehensive land use plan for its entire jurisdiction area, which extends from the sea three miles inland.

Adoption of new environmental hazards policies have proved controversial since they may entail costly mandates for changes required to prepare for sea-level rise and other environmental hazards. The commission and the county have battled over what would trigger a requirement for a property owner to be required to make changes and how extensive those alterations would

have to be.

Commission staff wanted property owners to be required to get a coastal development permit if they altered 50% or more of any major structural component such as a foundation, floor, roof or wall. Commission staff also sought to make the 50% threshold retroactive to 1977. They wanted to require property owners to guarantee their home's safety from environmental hazards for 100 years by posting a surety bond and obtaining a coastal development permit for clearing flammable vegetation as required by fire agencies. Marin County has now backed off from these draconian requirements.

Marin County has been working on amending the Local Coastal Plan (LCP) since 2008. The California Coastal Commission approved the amendments in 2021 except for the Environmental Hazards section of the LCP. They are now beginning a major effort to get these sections amended and approved by the California Coastal Commission. They also plan to amend the Housing Element and adopt some general updates. The planners, Kristin Drumm and Leslie Lacko, along with Community Development Department Deputy Director Jeremy Tejirian, are hosting several meetings with each coastal area's property owners and residents on Zoom. DBNG will provide updates, and everyone in the community is strongly encouraged to attend these Zoom meetings.

[Embedded Backgrounder from ACMV (aka "The Alliance") DBNG is part of the Alliance.]

Backgrounder for Village Meetings with the Community Development Agency on proposed Hazards Amendments to the Local Coastal Program (LC)

The ACMV has reviewed multiple drafts of amendments to Marin's Local Coastal Plan, with a focus on the Environmental Hazards (EH) section, since at least 2019. By unifying the concerns of the Coastal Zone villages in a "Top 10 List" of amendments we opposed as serious threats to our communities, we were successful in 2021 and 2022 in reaching agreement with Supervisor Rodoni and convincing the Community Development Agency (CDA) to drop the proposed EH section entirely. CDA is now returning in 2024-25 with a new round of draft EH amendments.

ACMV's LCP committee met Monday evening and carefully reviewed the entire draft. Generally, we were very pleased that the preponderance of our earlier "Top 10" concerns had been resolved in this new draft, and that only a few sections remain potentially problematic, included [sic] those mentioned below. CDA agreed to a sit-down in December with our committee, at or by which time we will cover those issues as well as other significant issues affecting specific coastal areas. We will bring along any other concerns we heard from ACMV representatives arising from your individual village meetings.

There were three major issues that potentially "violated" our original Top 10 agreement and should be highlighted to all ACMV representatives and their village associations:

1. Wildfire Safety. In the original Top 10 List we, as well as several of our fire departments, strongly opposed severe restrictions and mandatory permits for clearing brush for defensible space. We believe this section has now been rewritten sensibly at the policy level. What remains to be seen is whether any actual development code changes arising from this policy obstruct our ability to keep our homes fire safe and compliant with Fire Safe Marin.

2. Raising Homes for Flood Safety. We were very pleased to see language we originally proposed allowing older homes threatened by sea level rise to raise their foundations above flood levels without having to obtain variances or spend extra time and money fixing nonconformities. However, we believe this section unfairly benefits only homeowners on the coast; we will argue that this right should also be given to homeowners in any flood hazard zone, including in upland villages along streams posing flood risk.

3. Forced Removal of Homes. We strongly opposed earlier drafts that required homeowners to pay to remove their homes while still potentially habitable. The worst of this language is gone, but two poorly constructed subsections would require removal of homes at homeowners' expense either if a future LCP proposed removal, without any legal process or right to appeal; or if roads or "utilities" serving the home are "degraded" – which we read as possibly as simple as a roadway falling into poor repair, or an interruption of wastewater treatment systems due to seawater intrusion. It also commits the County to a policy of not assisting in bringing such roads and utilities back into repair. The language specifically calls out Calle de Arroyo in Stinson Beach, but the same could apply to county-maintained roads across many if not most of our villages.

The next Community Development Agency meeting is December 11 on Zoom. DBNG will distribute the invitation and we strongly encourage all interested parties to attend the meeting.

X. Other Business

XI. Next Meeting(s): No Board meeting in December; Next Board Meeting is January 15, 2024 at 5pm on Zoom; Annual Members Meeting is January 29, 2024 at 5pm on Zoom

XII. Adjourn. Hilary made a motion to adjourn. David 2nd. Approved.

Meeting Adjourned at 5:57pm