

MEMORANDUM

TO: Michelle Levenson, Deputy Zoning Administrator
FROM: Immanuel Bereket, Senior Planner
DATE: October 18, 2023
RE: Deputy Zoning Administrator Hearing on October 19, 2023
Agenda Item No. 1

The purpose of this memorandum is to provide written correspondences staff received since the publication of the staff report. Enclosed, you'll find correspondences from the applicant as well as members of the public, both in support and in opposition of the proposed project.



Bolinas Community Land Trust <info@bolinaslandtrust.org>

Emergency RV park

1 message

Nick Bogle <nickbogledesign@gmail.com>
To: info@bolinaslandtrust.org

Sun, Oct 15, 2023 at 10:39 AM

To whom it may concern,

I'm on the board of the BCLT. I'm writing to express my support for the emergency RV park that is close to completion on land that the Bolinas Community Land Trust acquired from the Tacherras. It has taken a huge effort, spearheaded by Annie O'Connor, to get this stage in an extremely complicated process. Time is of the essence. The rainy season is coming and it's vital that the residence of the Tacherra Ranch are relocated into the temporary RV park. They're presently living under conditions that no one should have to and they need the assistance that the BCLT is providing.

Please help us clear this final hurdle so the project can be completed.

Thank you,
Nick Bogle

Sent from my iPhone



Bolin Community Land Trust <info@bolinaslandtrust.org>

RV emergency housing

1 message

Wendy Botwin <2dancingtree@gmail.com>
To: info@bolinaslandtrust.org

Fri, Oct 13, 2023 at 11:09 PM

To whom this may concern:

I am writing this letter in support of the establishment of Bolinas Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolinas' most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet Winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolinas for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolinas is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch. We are in a housing crisis, especially in West Marin, which means there is no where else for these community members to go.

Thank you, Wendy Botwin

Bereket, Immanuel

Subject: FW: Decent Housing at Tachera Ranch

From: Dianne Bramwell <bramwelldianne@gmail.com>

Sent: Tuesday, October 17, 2023 10:22 AM

To: Rodoni, Dennis <DRodoni@marincounty.org>

Cc: Rice, Katie <KRice@marincounty.org>; Moulton-Peters, Stephanie <smoultonpeters@marincounty.org>; Sackett, Mary <MSackett@marincounty.org>; Lucan, Eric <elucan@marincounty.org>; STR <str@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>

Subject: Decent Housing at Tachera Ranch

Some people who received this message don't often get email from bramwelldianne@gmail.com. [Learn why this is important](#)

Dear Planning Commissioners and Supervisors,

I am writing as a West Marin resident deeply concerned about the Tachera Ranch housing situation in Bolinas. I understand that you may have received a 13-page letter opposing this vital project due to one person's environmental concerns.

Most of the rest of our community has faith in the carefully initiated plan currently in front of you for humane living conditions for our friends and neighbors.

We understand that wetland issues have already been carefully addressed and will actually improve environmental conditions.

Please do not let one misguided opinion hamper the timeliness of this important project.

I understand that if we miss the deadline these essential people, our local service workers, will have to wait another year or more for a life without squalor, mold, or otherwise deplorable living conditions.

Thank you for your careful consideration,

Name: Dianne Bramwell

Address: 145 Hawthorn Rd, Bolinas

Email: bramwelldianne@gmail.com



Bolinas Community Land Trust <info@bolinaslandtrust.org>

Tacherra Ranch Project

1 message

Wayne Campbell <dogtownstudio@gmail.com>
To: info@bolinaslandtrust.org

Sat, Oct 14, 2023 at 10:44 AM

I am fully in support of the temporary trailer housing project for Tacherra Ranch residents. This temporary housing measure will serve to move residents out of non-comforming red--tagged housing units and into clean and comfortable trailers while waiting for BCLT's eco-friendly development at the ranch. Note that the current ranch owners are invited to move into both of these housing projects.

Thank you for considering my opinion,

Wayne Campbell 555 Dogwood, Bolinas 94924 510-393-5519



Bolinas Community Land Trust <info@bolinaslandtrust.org>

Bolinas' Emergency RV Housing Initiative

1 message

Stu Art <bobostu@gmail.com>
To: info@bolinaslandtrust.org

Mon, Oct 16, 2023 at 12:35 PM

I totally support the initiative as being fair and humane
thank you,
Stuart Chapman

Edward Chiera

80 Oak Road - P.O. Box 719, Bolinas, California 94924

October 18, 202

Deputy Zoning Administrator
County of Marin
Community Development Agency
Planning Division
3501 Civic Center Drive
San Rafael, CA 94903

Re: BOLINAS COMMUNITY LAND TRUST (BCLT) COASTAL PERMIT AND
CONDITIONAL USE PERMIT (PROJECT I.D. P4152) AND CEQA EXEMPTION
Planner: Immanuel Bereket The project is located at 130 Mesa Road, Bolinas, further
identified as Assessor's Parcel 193-020-38.

Dear Deputy Zoning Administrator:

I request that you approve the staff's recommendation and conditionally approve the
Bolinas Community Land Trust (BCLT) Coastal Permit and Conditional Use permit.

I have been a resident of Bolinas for over 30 years and being fluent in Spanish, have
helped many of the Tacherra Ranch residents on issues regarding immigration. I am
familiar with the deplorable living conditions of those residents, but am deeply
appreciative for the compassion that BCLT, the Tacherras and county officials have
shown to find a solution so as not to displace the families that live there.

We in Bolinas are fortunate to have these Latino families as an integral part of our
community. Like all of our working families--Latino and Anglo alike-they provide
necessary services we need to maintain our village. By my estimate, the children living
on the Tacherra Ranch represent nearly a quarter of our current local school
population. The diversity of our community and school would suffer greatly if these
families were displaced. The future of our public school and volunteer fire department
would be in jeopardy.

October 15, 2023

I have read the letter of opposition by my neighbor Cheryl Ruggiero. I know her to be a compassionate person, but as a non-lawyer, I find the wording of her letter to be legally nitpicking and lacking compassion for the big picture--namely, without the solution BCLT proposes, at least two dozen Bolinas families would be homeless!

How else could one describe the BCLT project, other than being a RV campsite on private land? In plain English, that is what it will be.

And, yes, the BCLT will be providing "affordable housing". That is their mission!

There have been and currently are code violations on the Tacherra Ranch. Let's not hash over the past and get on to solving the residents' housing problem. And yes, under the BCLT plan all of the families will be involved in an agricultural pursuit and eligible for farmworker housing.

The final point she raises is the issue of water consumption. The ranch residents and the Bolinas community as a whole are fully aware of our need to conserve water resources. BCPUD manages our water and has worked with BCLT to see that the project adheres to its rulings so as not to jeopardize our water moratorium.

I respect Cheryl's right to voice her opposition, but I find her argument to be lacking in understanding the big picture needs of our community. We have a housing crisis. And while one can cite county code violations, the State of California has mandated in the new Chapter 330 housing law that the country increase and not displace affordable housing. As a state agency, the Coastal Commission must also adhere to this new housing law.

I urge you to approve the BCLT project permits.

Sincerely,



Edward Chiera



Bolin Community Land Trust <info@bolinaslandtrust.org>

BCLT Emergency RV Campground

1 message

Brad Coley <blcoley@gmail.com>
To: info@bolinaslandtrust.org

Mon, Oct 16, 2023 at 7:11 AM

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

I am writing this letter in support of the establishment of Bolin Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolin's most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolin for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolin is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolin Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Sincerely,
Brad Coley
[56 Marin Way](#)
[Bolin, CA.](#)



Bolinas Community Land Trust <info@bolinaslandtrust.org>

Fwd: my note to the Board of Sups.

2 messages

Annie O'Connor <aoconnor@bolinaslandtrust.org>
To: info@bolinaslandtrust.org

Mon, Oct 16, 2023 at 7:49 AM

-
Annie O'Connor
m: +1.415-858-5401

Begin forwarded message:

From: arianne dar <ariannez.dar@gmail.com>
Date: October 15, 2023 at 1:32:38 PM PDT
To: Annie O'Connor <aoconnor@bolinaslandtrust.org>
Subject: my note to the Board of Sups.

Hi Annie
Below is what I have sent in to the Board of Sups. in support of the Tacherra project. I also signed the petition.

arianne

Dear DZA and Board of Supervisors

Although I have signed the petition being presented to you by the BCLT expressing community support of the creation of the emergency temporary trailer park being proposed at 130 Mesa Rd. I wanted to write my own personal statement reiterating how critical your support and approval of this project is.

I am the former ED of the Bolinas Community Land Trust and was involved in this project since its inception. I stepped down from my position in May and write to you now as a community member.

The establishment of this emergency temporary housing is a critical step in creating a pathway forward to long term viable housing for roughly 60 very actively involved full time residents of the Bolinas community. For decades these people have been living in substandard conditions with no means for improvement. With the gift to the BCLT of the 20 acres of land at 130 Mesa Rd, and the active participation and partnership of the Tacherra family, the BCLT will eventually be able to create a model project consisting of affordable housing and an agricultural cooperative. This however cannot begin to be addressed until the code infractions and health and safety concerns at the Tacherra Ranch itself can be fully remediated and this cannot take place with the current residents in place.

The emergency temporary housing being proposed for 130 Mesa Rd is sited on disturbed land previously utilized by the ranch. The land has been carefully graded and reconditioned and is fully prepared to accommodate the proposed "trailer park" (my words- no technical definition

implied) to all measures of health and safety. With the winter rains and dropping temperatures just around the corner it is critical to get these families into dry, warm, and sanitary living conditions as soon as is humanly possible. They cannot spend any more time in their current living conditions and with the current housing crisis there is simply nowhere else to go. It would also be a HUGE loss to the community to have all of these people displaced as we would lose vital workers of all kinds and as well as about 12%-15% of the students at our school.

The plan being presented is supported by the majority of the Bolinas community. Please immediately approve the permit request being sought by the BCLT.

Arianne Dar

Annie O'Connor <aoconnor@bolinaslandtrust.org>
To: info@bolinaslandtrust.org

Mon, Oct 16, 2023 at 3:56 PM

FYI

-

Annie O'Connor
m: +1.415-858-5401

Begin forwarded message:

From: Annie O'Connor <aoconnor@bolinaslandtrust.org>
Date: October 16, 2023 at 7:49:36 AM PDT
To: info@bolinaslandtrust.org
Subject: Fwd: my note to the Board of Sups.

[Quoted text hidden]



Bolin Community Land Trust <info@bolinaslandtrust.org>

Tacherra Ranch project

1 message

Lea Earnheart <earnheartlea@gmail.com>
To: info@bolinaslandtrust.org

Thu, Oct 12, 2023 at 6:49 AM

To Whom It May Concern;

I'm writing in full support of the heroic efforts the BCLT is making to see that the tenants at the Tacherra Ranch in Bolinas have proper shelter and sanitation prior to the winter rains. This is an urgent matter, and I'm beseeching all relevant county and coastal agents and agencies to perceive this effort as an emergency action, and to support it accordingly.

I have lived in Bolinas for nearly 45 years, and for most of that time have been involved in the field of landscape design and installation.

Many of the people who have worked with me over the years have lived on the Tacherra Ranch. As the issue of the lack of affordable housing has escalated in our community, there were fewer and fewer other options for rental units and more and more pressure on the Tacherra family to provide what they could.

The prayer I share with so many others in Bolinas is that once the current tenants are safely housed, the larger project of creating adequate domiciles for those residents will be achieved, and that the Tacherra family themselves will be cared for in this great transformational project.

Over the years the Tacherra family has contributed greatly to our community, and the residents are also deeply involved in the services that keep our village alive.

May everyone needed to make the Tacherra Ranch project a reality activate their full support for the extraordinary effort the BCLT is making to care for the most vulnerable in our community.

Sincerely,
Lea Earnheart
PO Bx 1002
Bolin, CA. 94924



Bolinas Community Land Trust <info@bolinaslandtrust.org>

Temp housing/Tacherra

1 message

Pam Fabry <pamfab@gmail.com>
To: info@bolinaslandtrust.org

Thu, Oct 12, 2023 at 10:01 AM

To BCLT:

I strongly support the proposed temporary housing at the Tacherra ranch. It will provide clean, comfortable, safe housing...desperately needed right now.

Pam Fabry
Long-term Bolinas resident

Bereket, Immanuel

From: Alicia Gamez <amgamez@yahoo.com>
Sent: Friday, October 13, 2023 3:54 PM
To: Bereket, Immanuel
Cc: Halter, Brandon
Subject: Re: P4152 - BCLT - Coastal and Conditional Use Permit (P4152)

Hi Mr. Bereket,

I beg to differ.

The postcard that was circulated does not describe anything as emergency or temporary. However, all of your communications describe the development as emergency or temporary. I am trying to understand what is being asked for or the decision for consideration.

Is this for a temporary development? Is this for the emergency permit? Is this for a permanent RV Park?

I would appreciate clarity.

Best,
Alicia

On Friday, October 13, 2023 at 07:14:25 AM PDT, Bereket, Immanuel <ibereket@marincounty.org> wrote:

Good morning,

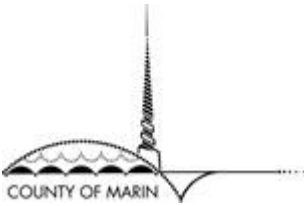
I have responded to you via phone calls on three occasions.

Just to be clear, a hearing is scheduled to consider the application by BCLT. The hearing will be held by a Deputy Zoning Administrator. At a conclusion of the hearing, the Deputy Zoning Administrator could approve, conditionally approve, deny or continue the application to a future hearing. I cannot guarantee you the outcome.

Further, we sent a public hearing notice which included the date, time and place of hearing, the identity of the hearing body and an explanation and general description of the matter under consideration.

Regards,

Manny



Immanuel Bereket | Principal Planner

County of Marin | Community Development Agency

3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903

(415) 473-2755

lbereket@marincounty.org

Follow us on [Facebook](#) and [Twitter](#)

From: Alicia Gamez <amgamez@yahoo.com>
Sent: Thursday, October 12, 2023 11:42 PM
To: Bereket, Immanuel <lbereket@marincounty.org>
Subject: Fw: P4152 - BCLT - Coastal and Conditional Use Permit (P4152)

Mr. Bereket,

I am following up on my question below for a third time. I have been asking these questions for weeks, without an answer from you.

Please review my questions below and respond.

Best,

Alicia

----- Forwarded Message -----

From: Alicia Gamez <amgamez@yahoo.com>

To: Bereket, Immanuel <IBereket@marincounty.org>

Sent: Friday, October 6, 2023 at 07:26:09 PM PDT

Subject: Re: P4152 - BCLT - Coastal and Conditional Use Permit (P4152)

Mr. Bereket,

Just following up with a question. When we spoke you said you were asking for comments in time to put together the staff report for an October 19 hearing. I asked whether the hearing is for a decision and what decision. I do not believe you answered my question, or if you did I did not understand or hear.

In my prior email of Thursday, September 28, 2023 2:34 PM in this thread, I asked:

- I want to understand what the October 3, 2023 deadline is for. Is it for a county decision, a hearing, or a statutory deadline? I do not see that information clearly stated. Please tell me the nature of the deadline for written comments on the project that is in the Notice here: https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/bolinas_community_landtrust_cp_p4152_bo/bclt_cp_p4152_notice-and-referral.pdf

Could you please respond and let me know if there is a decision that will be made at that hearing; and if there will be a decision, what is the decision?

Thank you in advance,

Alicia

Alicia Gamez

On Thursday, September 28, 2023 at 03:15:52 PM PDT, Bereket, Immanuel <ibereket@marincounty.org> wrote:

Hi Alicia,

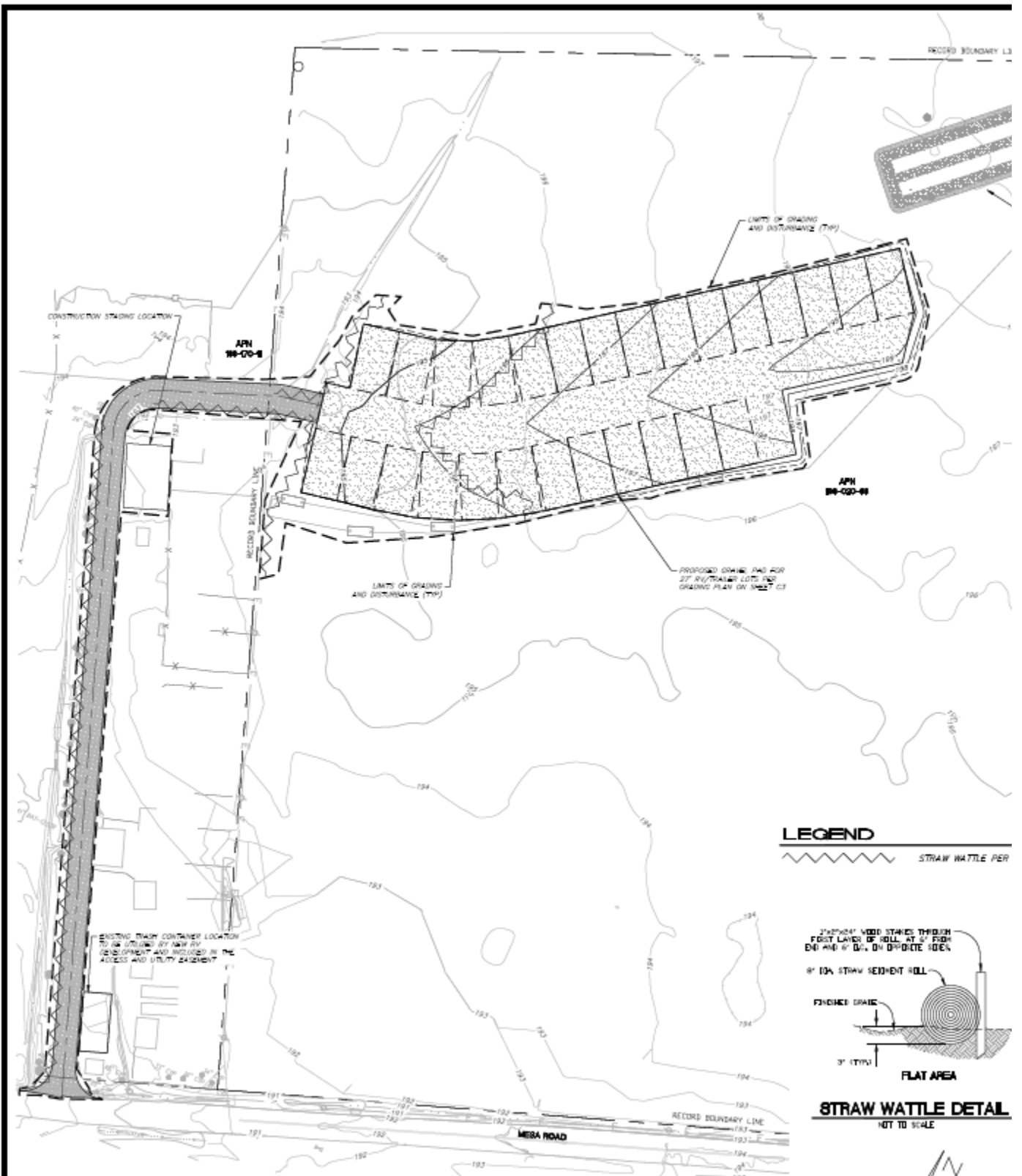
Following up on the phone conversation,

I saw the voicemail from yesterday afternoon and from this afternoon today. I am now just returning phone calls as I was out on the field this morning.

Per your request, attached please find an access agreement, providing access to the site (130 Mesa Rd) from the adjacent property at 160 Mesa Rd.

Second, I have attached the most recent plans. Please see civil drawings that clearly show where access will be provided. I have extracted Sheet C5 below for illustration.

11/24/23 BOLINAS (PALMOS) 124-23 AP.DWG 9/1/2023 3:29 PM SA



NOTES:

1. THE GEOTECHNICAL ENGINEER MUST MONITOR EROSION AND SEDIMENT CONTROL MEASURES ON A MONTHLY

EROSION CONTROL PLAN

Manny

From: Alicia Gamez <amgamez@yahoo.com>
Sent: Thursday, September 28, 2023 2:34 PM
To: Bereket, Immanuel <IBereket@marincounty.org>
Subject: P4152 - BCLT - Coastal and Conditional Use Permit (P4152)

Mr. Bereket,

I have left you a few voicemails. I thought it might be easier if I followed up with an email.

I called, and write, to ask:

- for an appointment to meet with you about this project and property;
- how to request the complete project and property file that the county has. I would like to request the files in a manner that works for you'
- I want to understand what the October 3, 2023 deadline is for. Is it for a county decision, a hearing, or a statutory deadline? I do not see that information clearly stated. Please tell me the nature of the deadline for written comments on the project that is in the Notice here: https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/bolinas_community_landtrust_cp_p4152_bo/bclt_cp_p4152_notice-and-referral.pdf

I and other interested community members would like to submit written comments but are not able to get substantive comments together by October 3.

My best phone number is 415-225-8738. Please contact me at your earliest opportunity.

Alicia Gamez

415-225-8738

amgamez@yahoo.com

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

Bereket, Immanuel

From: Alicia Gamez <amgamez@yahoo.com>
Sent: Friday, October 13, 2023 3:18 PM
To: Cheryl Ruggiero; Bereket, Immanuel
Cc: Annie O'Connor; Caitlin Bryhn Lacey; Halter, Brandon
Subject: Re: BCLT Coastal and Conditional Use Permit (P4152)
Attachments: Att 8 Williamson Act Contract.pdf

Mr. Bereket,

Thank you for providing the Williamson Act Contract.

I find no language that authorizes a private campground.

The closest things I can find are in Section D.1, regarding unrestricted includes:

- g. allows a single home for the family and other structures for employees engaged in the agricultural use.
- j. private camping or similar private outdoor **activities**.

Under D.2, regarding restricted uses, are bed and breakfasts, which is as close to rental housing as I can find.

Camping is an activity that is allowed. A private campground is not an activity. Neither is an RV park.

Please tell me what section you content supports a "private campground" or an RV park.

Alicia

On Friday, October 13, 2023 at 10:17:05 AM PDT, Bereket, Immanuel <ibereket@marincounty.org> wrote:

Attached, a copy of the Williamson Contact.

Regards,

Manny

From: Alicia Gamez <amgamez@yahoo.com>
Sent: Thursday, October 12, 2023 11:40 PM
To: Cheryl Ruggiero <cheryl@konellruggiero.com>; Bereket, Immanuel <IBereket@marincounty.org>
Cc: Annie O'Connor <aoconnor@bolinaslandtrust.org>; Caitlin Bryhn Lacey <caithicks@gmail.com>; Halter, Brandon

<BHalder@marincounty.org>

Subject: Re: BCLT Coastal and Conditional Use Permit (P4152)

Mr. Bereket,

I am resending this request again, requesting the courtesy of your response.

The request is:

Can you please show us the authority that allows a private campground on a property that is subject to the Williamson Act as you describe in #1? (Your #1 was: "1. The property in question is still subject to the Williamson Act Contract, which permits certain types of developments and activities in conjunction with the use of the property as an ag-use. A private campground is one such permitted use.")

Alicia

On Monday, October 9, 2023 at 12:42:51 PM PDT, Alicia Gamez <amgamez@yahoo.com> wrote:

Mr. Bereket,

Can you please show us the authority that allows a private campground on a property that is subject to the Williamson Act as you describe in #1?

Alicia

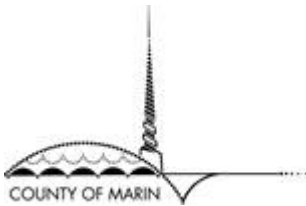
On Monday, October 9, 2023 at 08:11:06 AM PDT, Bereket, Immanuel <ibereket@marincounty.org> wrote:

Good morning,

1. The property in question is still subject to the Williamson Act Contract, which permits certain types of developments and activities in conjunction with the use of the property as an ag-use. A private campground is one such permitted use.
2. No.

Regards,

Manny



Immanuel Bereket | Principal Planner

County of Marin | Community Development Agency

3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903

(415) 473-2755

ibereket@marincounty.org

Follow us on [Facebook](#) and [Twitter](#)

From: Cheryl Ruggiero <cheryl@konellruggiero.com>

Sent: Sunday, October 1, 2023 6:19 AM

To: Bereket, Immanuel <IBereket@marincounty.org>

Cc: Annie O'Connor <aconnor@bolinaslandtrust.org>; Alicia Gamez <amgamez@yahoo.com>; Caitlin Bryhn Lacey <caithicks@gmail.com>

Subject: BCLT Coastal and Conditional Use Permit (P4152)

You don't often get email from cheryl@konellruggiero.com. [Learn why this is important](#)

Hello Manny,

Would you please be so kind as to inform me of the following at your earliest convenience?

1. On the property in question (APN 193-020-38), was the Williamson Act Contract cancelled? If so, when was that accomplished? And, if so, where would I access documents to that effect?
2. Has the property in question (APN 193-020-38) been re-zoned? Is there any plan to re-zone that property?

Thank you. I look forward to hearing from you soon.

Regards,

Cheryl



Cheryl Ruggiero

Konell Ruggiero LLP

401 Wilshire Blvd., 12th Floor

Santa Monica, CA 90401

T (213) 538-1360

F (213) 599-3222

C (415) 971-2862

www.konellruggiero.com

North Bay Address:

Konell Ruggiero LLP

Ruggiero Law Corporation

PO Box 1107

Bolinas, CA 94924-1107

(415) 971-2862

The information contained in this transmission and any attachment(s) are confidential and may be legally privileged and, therefore, exempt from disclosure. Further, this information is intended only for the use of the person(s) or firm(s) named in this email transmission. If you are not the intended recipient or if you received this transmission in error, you must not read, use or disseminate the information. Please immediately notify the sender and delete the message and any attachments thereto. Thank you.

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>



Bolin Community Land Trust <info@bolinaslandtrust.org>

URGENT: Support Bolinas' Emergency RV Housing Initiative

Federico G <federico.guss@gmail.com>

Mon, Oct 16, 2023 at 5:04 PM

To: Bolin Community Land Trust <info@bolinaslandtrust.org>

To Whom it May Concern:

My name is Federico, and I have participated as a volunteer community member and translator, as well as an independent contractor working for the Bolin Community Land Trust on the Tacherra Project.

I believe this project has been the only credible, legal, humane, and economically solution put forth in order to put an end to over 30 years of code violations on the Tacherra Ranch. The project has been put together with the close collaboration of all major stakeholders - Tacherra Ranch residents, community members, the Court Appointed Receiver of the property (Larry Baskin) and County officials, and the Bolin Public Utility District, among others. The project has been crafted to be an emergency, **temporary** housing solution for hard-working and valued community members.

This is why I am writing this letter in support of the establishment of Bolin Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolin's most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolin for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolin is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolin Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Yours Truly,

Federico Guss

[Quoted text hidden]



Bolinas Community Land Trust <info@bolinaslandtrust.org>

I support the BLCT project

1 message

Sarah Carter Hake <hake@berkeley.edu>
To: info@bolinaslandtrust.org

Fri, Oct 13, 2023 at 8:49 PM

I give my full support to the RV project that will provide the residents of the Tacherra ranch housing. These folks are members of our community, the children go to our school, the parents work in town. They deserve a decent roof over their heads. Sarah Hake



Bolinas Community Land Trust <info@bolinaslandtrust.org>

Letter of support

1 message

Elia Haworth <eahaworth@earthlink.net>
To: info@bolinaslandtrust.org

Mon, Oct 16, 2023 at 7:54 PM

Dear BCLT- sorry I heard about this late, maybe too late, but if it can be used here is my comment.

To whom it may concern,

Thank you to the dedicated and capable people of the Bolinas Community Land Trust who are finding a dignified temporary solution for our neighbors who are being displaced on the Tacherra Ranch.

These families have been living in a terrible situation for years. I do not believe development is going to break our very important Bolinas Water Moratorium which was put in place to protect the very limited water resources and limit development in our community. I believe our BCPUD is working closely with BCLT and overseeing the protection of our water supply.

I do not look forward to seeing trailers, where, for 50 years, I have seen grazing cattle and pasture land, but humanitarian crises are raging all over the world and this is one, here at home that we can actually address and improve lives.

Sincerely,
Elia Haworth



Bolin Community Land Trust <info@bolinaslandtrust.org>

support of Emergency Housing Initiative

1 message

Paul Helzer <paulhelzer@gmail.com>
To: info@bolinaslandtrust.org

Mon, Oct 16, 2023 at 9:05 AM

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

I am writing this letter in support of the establishment of Bolin Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolin's most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolin for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolin is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolin Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Sincerely,
-Paul Helzer

--

paulhelzer.tumblr.com

Bereket, Immanuel

From: Colleen Hicks <cornnutbirdhicks@gmail.com>
Sent: Friday, October 13, 2023 5:36 PM
To: Bereket, Immanuel
Subject: re: RV park planned by BCLT

You don't often get email from cornnutbirdhicks@gmail.com. [Learn why this is important](#)

To: Mr. Bereket, Planned Development

Dear Sir:

I will keep my comments concise as I expect you will receive many emails concerning this situation in Bolinas. There are some serious legal considerations that have been ignored or overlooked and need to be addressed.

The RV Park that is under construction is on a Williamson Act Contract. This is a protected watershed, under the Coastal Act wetland parameters, and is blatantly being disturbed, maybe irrevocably. The development was presented as a temporary solution and is now being presented as a permanent solution. The RV Park is being described as a "campground", which is not accurate and very misleading, intentionally I believe. The Planned Development Department needs to take oversight responsibility and not just grant extensions or exceptions to this egregious development on protected land. The land is protected for a reason as wetlands are disappearing in the United States and they serve an important environmental sustainable part of our landscape.

At this point there is no zoning in place for an RV Park plus it contradicts the Bolinas Community Plan. Besides, there is not enough water to service the residents at the RV park, causing more hardship for the existing residents of Bolinas.

Please do not grant an extension to this ill-conceived development.

Concerned Bolinas homeowner of 50 years.

Colleen Hicks
400 Hawthorn Road

Bolinas

Bereket, Immanuel

From: no-reply@marincounty.org
Sent: Friday, October 13, 2023 12:16 PM
To: Bereket, Immanuel
Subject: Tacherra Project Staff Report and Agenda

David Kimbll with email address bolinasdavid@gmail.com would like information about:
Mr. Bereket,

I am hoping that an agenda and staff report will become available soon for the BCLT Conditional Use permit for the "Tacherra" project. Will that be forthcoming?

I wish to attend the hearing next Thursday (1/19) to express strong support for the granting the permit. Obtaining the staff report soon will enable me to reach out to friends and neighbors to submit letters of support and even attend the hearing. This is a vital and critical issue for the residents and community at large.

Thank you,

David Kimball, 34 year Bolinas resident

October 16, 2023

To Whom It May Concern:

Re: **Emergency RV Housing Initiative @ 130 Mesa Road, Bolinas CA 94924**

We are writing this letter in support of the establishment of Bolinas Community Land Trust's Emergency RV Campground. We are residents of Bolinas, homeowners for 34 years. Bobbi served on the Bolinas Community Public Utility Board for 9 years and David on the Bolinas Fire Protection District Board for 14 years.

The RV campground, **a temporary emergency housing solution**, is an essential step in a project that will eventually create safe and sanitary long-term housing for many of Bolinas' most vulnerable community members. Many of the residents at the ranch have called this place home for many decades, and they are an integral to our community. They've not only lived in Bolinas for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools.

These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolinas is their home. **Please honor their humanity and translate these words into meaningful action.**

The existing conditions on the ranch are not tenable. Providing clean and safe housing is our collective responsibility. Unsafe and unsanitary conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

Environmentally, the project provides a significant enhancement. The remediation will actually increase the footprint of our cherished wetlands.

We are in total support of the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Time is of the essence. Please approve this emergency housing project now!

Sincerely,

Barbara (Bobbi) and David Kimball
115 Hawthorn Road
Bolinas, CA 94924



Bolin Community Land Trust <info@bolinaslandtrust.org>

Support for BCLT Emergency RV Campground

1 message

Leanne K <leannekriz@gmail.com>
To: info@bolinaslandtrust.org

Mon, Oct 16, 2023 at 11:08 AM

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

I'm reaching out to express my strong support for the establishment of the Bolinas Community Land Trust's Emergency RV Campground. This RV campground serves as a temporary, much-needed solution to address the red-tagging and the unsafe living conditions that persist at the Tacherra Ranch, where many of Bolinas' most vulnerable community members currently reside.

This is an urgent matter, one that has been pressing for far too long. The current living conditions at the Tacherra Ranch have reached a crisis point. Residents are facing deplorable situations. These conditions are inhumane and have no place in our community.

Many residents have made this place their home for decades, and they are an integral part of our community. Generations of families have grown up here, and their children attend our local schools. These residents are the heart of our community, working in our local establishments, caring for our elders, and contributing to our town's vibrancy each day. They are the essence of our community, and it's our duty to support them. Ensuring clean and safe housing is a shared responsibility.

I wholeheartedly endorse the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Thank you,
Leanne Kriz
Bolin, CA



Bolin Community Land Trust <info@bolinaslandtrust.org>

Tacherra Ranch

1 message

leskruth <leskruth@gmail.com>
To: info@bolinaslandtrust.org

Sun, Oct 15, 2023 at 9:26 PM

Dear Marin Co Board of Supervisors and Deputy Zoning Administrator,

I am writing in support of the Emergency Housing project at Tacherra Ranch. The conditions at the ranch are truly deplorable. I visited a friend who lived there a couple of years ago. It is appalling! People have been living in huts of old plywood with tarp roofs and dirt floors for years. AND port-a-potty outhouses! It is long past time to do something about this situation!

I support the establishment of Emergency housing for the current residents and I do hope that the rent charges will be adjusted appropriately. Please make sure the housing is environmentally safe for the residents as this has not always been the case with temporary housing. However, given the outrageous conditions currently being accepted by the county, anything would be better!!

Let's make things better NOW!

Sincerely,
Leslie Kruth



Bolin Community Land Trust <info@bolinaslandtrust.org>

Support of Emergency Housing Initiative

1 message

Alana Lowe <alana565@gmail.com>
To: info@bolinaslandtrust.org
Cc: Paul Helzer <paulhelzer@gmail.com>

Mon, Oct 16, 2023 at 8:39 AM

I am writing this letter in support of the establishment of Bolin Community Land Trust's Emergency RV Campground. The RV campground, a temporary **emergency** housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolin's most vulnerable community members currently live.

This is an emergency. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are not tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolin for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolin is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolin Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Sincerely,

--

Alana Lowe
415.939.4099

555 Birch Road
Bolinás CA 94924
October 18, 2023

Mr. Immanuel Bereket, Project Planner
Marin County Planning Department
3501 Civic Center, Suite 308
San Rafael CA 94903-4157

Re: Bolinas Community Land Trust Coastal Permit and Conditional Use Permit ID
P4152

Dear Mr. Bereket:

I am writing to express my concerns about the proposed BCLT project on 130 and 160 Mesa Road. My concerns are enumerated below.

1. The Tacherra Ranch (160 Mesa Road) has been cited by the County for illegal substandard dwellings since 1993. The County returned a number of times over the years to assess whether violations had been corrected. No evidence of improved conditions were noted; instead the number of dwellings and inhabitants increased.
2. The pasture next to the Ranch (130 Mesa Ranch), which receives tax benefits under the Williamson Act, was purchased by an anonymous donor and donated to the BCLT. An architectural rendering of the grand plan for housing “agricultural workers” was presented to the community. The inability to find an independent source of water and the discovery of a seasonal wetlands meant that the project as planned could not go forward.
3. Turning to the site where the real housing issues were located, the BCLT and others began to negotiate with those responsible for financial oversight of the Tacherra Ranch. As the County was made aware of the project, another visit resulted in another red-tag of the Ranch. The people living on the property were not involved in the discussions between the BCLT, the property receiver and the County. At most they were told that there would be a solution that would allow them to continue to live at the Ranch.

4. As all this was going on, the BCLT presented the latest project plan for the Tacherra Ranch to the community. It includes a large septic system, currently under construction, on the original agricultural site and the temporary placing of 27 RVs along the border of the Ranch and the agricultural land. The temporary site, termed, inappropriately, a campground by the BCLT, is proposed to house 57 people, including the four members of the Tacherra family, who have lived in their home on the property for four generations.

5. **A hastily and poorly planned project will not stand the test of time in the short- or long-term. It seems that the BCLT did not understand some basic legal land use constraints from the beginning of its planning process. Not focusing on the real housing problem at the ranch in the first place has led to the tearing up of the Williamson Act pasture under “emergency conditions.”**

6. Members of the community point out some of the issues that compromise the success of Tacherra Ranch project as proposed. I respectfully request that the Planning Commission consider seriously the number of legal and environmental issues that must be addressed if the project is to be able to meet its objective to provide temporary and ultimately permanent affordable housing on the site.

Sincerely,

Eugenia McNaughton



Bolinas Community Land Trust <info@bolinaslandtrust.org>

Mesa RV Campground Project

1 message

seanmoffat@sbcglobal.net <seanmoffat@sbcglobal.net>
To: info@bolinaslandtrust.org

Fri, Oct 13, 2023 at 12:07 AM

To Whom It May Concern:

I am a 35 year resident of Bolinas and I strongly support the efforts of the Mesa RV Campground Project (by the Bolinas Land Trust) in Bolinas without delay so we can avoid displacing valuable members of our community.

Thank you.

Regards,

-Sean

Sean Moffat

seanmoffat@sbcglobal.net

415.999.0636 (cell/text)

[60 Crescente Ave, Bolinas, CA 94924](#)



Bolinas Community Land Trust <info@bolinaslandtrust.org>

Support for Tacherra Ranch project

1 message

Harriet Moss <harriet@moss.net>
To: info@bolinaslandtrust.org

Sat, Oct 14, 2023 at 10:13 AM

Dear Board of Supervisors,

We are writing to express our strong support for the RV campground at the Tacherra Ranch. It is extremely important that this project move ahead with all due speed so that the residents at the Ranch, who are important members of our community, are not displaced and can move into safe and secure housing before the rains begin.

Thank you for your support of this project and for expediting it in whatever ways you can,

Sincerely,

Harriet Moss & Chris Harrington
Stinson Beach Affordable Housing Committee
POB 1
Stinson Beach, CA 94970

Bereket, Immanuel

From: Annie O'Connor <aoconnor@bolinaslandtrust.org>
Sent: Tuesday, October 17, 2023 9:10 PM
To: Bereket, Immanuel
Cc: Bolinas Land Trust; Annie O'Connor
Subject: Letters for DZA and BOS hearings
Attachments: BCLT emergency RV Campground - Letters of Support.zip

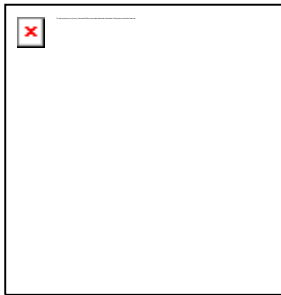
Dear Manny,

Please find attached a zip file with 32 individual letters of support and a petition of support with 427 signatures in favor of the BCLT emergency RV campground project. May I ask for your help to ensure these are submitted for review as part of the DZA hearing on Oct 19 and the BOS meeting on Oct 24? In particular, please note the letter of support from West Marin Community Services.

Let me know if we should submit these in another format. I anticipate that we may have a few more letters of support come in tomorrow; will it be too late to submit them?

Thank you,
Annie

--



Annie O'Connor (she/her/ella)
Executive Director
Bolinas Community Land Trust
6 Wharf Rd. #8 / P.O. Box 805
Bolinas, CA 94924
Office: (415) 868-9468
Cell: (415) 858-5401
<https://www.bolinaslandtrust.org>
[@bolinascommunitylandtrust](#)

*If you are receiving this email outside of business hours or over the weekend, I am sending this message at a time that is convenient for me. I never expect an off-hours or over-the-weekend response to emails sent outside of standard business hours. Thank you for your understanding.

Bereket, Immanuel

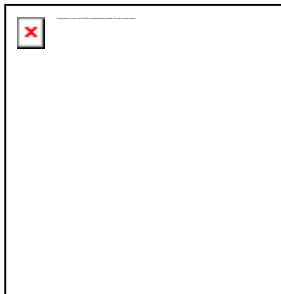
From: Annie O'Connor <aoconnor@bolinaslandtrust.org>
Sent: Tuesday, October 17, 2023 4:47 PM
To: Edward Yates
Cc: Halter, Brandon; neusha@dwg.law; syim@crlaf.org; Laura McMahon; gsullivan@legallaidmarin.org; jsullivan@legallaidmarin.org; info@bolinaslandtrust.org; Bereket, Immanuel; Stephanie.Rexing@coastal.ca.gov; graham.stmichel@conservation.ca.gov; Len Rifkind; Jed D'Abravanel; Chris Hornig; larry baskin; Jack Siedman
Subject: Re: Urgent - Possible Litigation RE: BCLT and Williamson Act
Attachments: EEY Letter to BCLT re Williamson Act Breach_10.17.23.pdf

Hello Mr. Yates,

BCLT is represented by Len Rifkind, whom I have copied in this email and you may contact regarding this matter.

In service,
Annie

--



Annie O'Connor (she/her/ella)
Executive Director
Bolinas Community Land Trust
6 Wharf Rd. #8 / P.O. Box 805
Bolinas, CA 94924
Office: (415) 868-9468
Cell: (415) 858-5401
<https://www.bolinaslandtrust.org>
[@bolinascommunitylandtrust](#)

*If you are receiving this email outside of business hours or over the weekend, I am sending this message at a time that is convenient for me. I never expect an off-hours or over-the-weekend response to emails sent outside of standard business hours. Thank you for your understanding.

On Tue, Oct 17, 2023 at 4:35 PM Edward Yates <eyates@marinlandlaw.com> wrote:

Ms. O'Connor, Please see the attached cease and desist demand letter regarding construction work on BCLT's Mesa Road property. Again, please send to your attorney if you are represented. Note that I have a quick deadline in the letter. But if you contact me, I can be flexible.
Ed Yates

On Tue, Oct 17, 2023 at 12:23 PM Edward Yates <eyates@marinlandlaw.com> wrote:

Ms. O'Connor,
I represent Bolinas for Compassionate Land Use.

Please provide me with the name of BCLT's attorney so that I can communicate with him or her regarding possible legal action regarding BCLT's Williamson Act compliance.

Thank you,
Ed Yates



Bolin Community Land Trust <info@bolinaslandtrust.org>

Letter to the county

1 message

Kathleen O'Neill <kathleenhoneill@icloud.com>
To: info@bolinaslandtrust.org

Mon, Oct 16, 2023 at 12:17 PM

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

This is another letter from me, expressing my support for the Bolinas Community Land Trust's Emergency RV Campground. The Tacherra ranch is home to many Bolinas Community members that will have no place to live without this project. These are friends and neighbors who help keep this town functioning. One of them volunteers every week at our local food bank.

I have visited the Tacherra Ranch in the winter, and after a rain it is dangerously muddy. I have not visited any of the housing there, but have noticed lots of tarps being used to keep the rain out. It can look very dire, and needs to be dealt with as soon as possible.

The increase in short-term rentals, and the lack of county oversight to this problem has made it almost impossible to find low cost housing in Bolinas. The residents at the ranch are in an impossible position, unable to find affordable homes in Bolinas, and unable to keep their health in the only homes they have.

Those who are fortunate enough to have their own warm, dry homes with safe hot water, heating and safe access, can sometimes fail to see the responsibility we have to care for those less fortunate. We create government to take on this responsibility for us, and that government has to stand up against those who have fear of change, or fear of losing their assets.

Many people fear "trailer homes" which are really pre-built homes as they fear having poverty next door. We have to rethink this as we can never keep up with the need for places for people to live with the old way of building homes.

I hope that my government will stand strong on this project and will keep the residents of the Tacherra Ranch here in town. Having the people who work here in Bolinas need to drive here from "affordable housing" elsewhere is ridiculous.

I am in full support of the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

**Thank you,
Kathleen O'Neill
Bolinas resident since 1997**



Bolin Community Land Trust <info@bolinaslandtrust.org>

Letter of support for RV campground

1 message

Sydney McCall Patel <sydney.mccall@gmail.com>
To: info@bolinaslandtrust.org

Sun, Oct 15, 2023 at 7:45 AM

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

I write their message in support of the establishment of Bolinas Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolinas' most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolinas for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolinas is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Sincerely,
Sydney

Support Bolinas' Emergency Housing Initiative

To: Marin County Board of Supervisors and Marin County Deputy Zoning Administrator

This petition seeks your support for the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground. Official opposition has been lodged with Marin County, and it is crucial that we rally behind this emergency housing initiative. The RV park, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that persist on the ranch that houses some of Bolinas' most vulnerable Latino/a community members.

Many of the residents at the Tacherra Ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived here for years but have seen generations of their families grow up on this land. Many children who currently live at the ranch are a vibrant part of our local schools and youth programs. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolinas is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us.

+++++

Esta petición busca su apoyo para el establecimiento de un campamento de emergencia para RVs de Bolinas Community Land Trust. La oposición oficial se ha presentado ante el Condado de Marin, y es crucial que nos unamos detrás de esta iniciativa de un campamento de emergencia para RVs. El parque de RV, una solución temporal de vivienda de emergencia, es una respuesta importante y necesaria a la red-tagging y las condiciones de vida inseguras que persisten en el rancho que aloja a algunos de los miembros más vulnerables de la comunidad latina de Bolinas.

Muchos de los residentes en el rancho Tacherra han llamado a este lugar su hogar durante muchas décadas, y son una parte integral de nuestra comunidad. No sólo han vivido aquí durante años, sino que han visto crecer a generaciones de sus familias en esta tierra. Muchos de los niños que viven actualmente en el rancho forman parte activa de nuestras escuelas y programas juveniles locales. Estos residentes son el corazón de nuestra comunidad, trabajan en nuestros restaurantes locales, cuidan de nuestros mayores, mantienen los hogares y contribuyen con su trabajo, sabiduría, amor y creatividad cada día. Son la esencia misma de nuestra comunidad, la savia que la mantiene floreciente. Bolinas es su hogar, y es imperativo que el resto de nosotros demos un paso al frente y apoyemos a nuestros vecinos. Debemos honrar su humanidad y traducir nuestras palabras en acciones significativas. Hacerlo no sólo es lo correcto, sino también un testimonio del espíritu de comunidad y solidaridad que nos define.

Why is this important?

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, rats, toxic waste materials from an illegal dumpsite and more. These intolerable conditions have tragically led to the recent hospitalization of a child, a stark reminder of the urgency of this situation. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

Please join us in signing the petition below in support of the establishment of an Emergency RV Campground at the Tacherra Ranch. Support your neighbors and community!

For more information about the Tacherra Ranch project visit:
<https://www.bolinaslandtrust.org/tacherra-ranch>

THANK YOU! Allies of the Tacherra Ranch Community

PLEASE SIGN BY October 16, 2023

++++
++++

Se trata de una emergencia. Siempre ha sido una emergencia, pero la situación es especialmente grave porque el sistema de aguas grises no aguantará otro invierno húmedo. La situación actual en el Rancho Tacherra es nada menos que una crisis. Los residentes están soportando condiciones de vida deplorables, incluyendo moho extenso debido a unidades con fugas, falta de agua caliente, problemas eléctricos generalizados, electrodomésticos que funcionan mal rutinariamente, alimañas, materiales de desecho tóxicos de un basurero ilegal y más. Estas condiciones intolerables han llevado trágicamente a la hospitalización reciente de un niño, un duro recordatorio de la urgencia de esta situación. Estas condiciones son una afrenta a la dignidad y el bienestar humanos, y no deberían tolerarse nunca en ninguna comunidad.

Por favor, únase a nosotros en la firma de la petición de abajo en apoyo de la creación de un campamento de emergencia para RVs en el Rancho Tacherra. Apoye a sus vecinos y a su comunidad.

Para más información sobre el proyecto Rancho Tacherra visite:
<https://www.bolinaslandtrust.org/tacherra-ranch>

¡GRACIAS! Aliados de la Comunidad Rancho Tacherra

POR FAVOR FIRME ANTES del 16 de octubre de 2023

Email, printed and some social media

Signed by 427 People:

Name	Zip code
Joanna Haigood	94924
Kiko Guss	94937
Leanne Kriz	94924
Leo Kostelnik	94924
Lyndon Comstock	94924
Judith Bravo	94937
Patricia Bradford	94924
Gabriel Romo Delgadillo	94937
Estella Mora lopez	94924
Albert Foreman	94924
Aurelia Vasquez	94937

Name	Zip code
Asia thorpe	94924
Leilani Fraser	94924
Emery Calo Vest	94940
Claire Molesworth	94924
Kari Carlsen	94956
Dana O'Connor	94924
Annabelle Scott	94924
Michael Cavette	94924
Tina Ann	94924-0265
Siobhan Mora-Lopez	94924
Pat Dickens	94970
Gene Marchi	94924
Grace Gubbins	94930
April Ginsberg	94924
Lisa Townsend	94924
Sarah Hake	94924
Christina Gomez-Mira	94951
Susie Buell	94924
piro patton	94924
Heather Clapp	94924
Judy Buchanan	94924
alex lund	94960
Anna Gade	94924
Mary Brown	94924
David Lich	94924
Edward Pohlman	94924
Alana Lowe	94924
Lourdes Mora-Lopez	94924
Sophie Wood Brinker	94924
Melinda Stone	94924

Name	Zip code
Jasmine Bravo	94937
Leah Higgins	94041
Kevin OConnor	95018
Claire Heart	94924
Marie Bose	94709
Liza Molina	94924
Peni Hall	94705
Wendy vanden Heuvel	94924
Laura Markstein	29730
Angela Sterpka	94924
Hanford Woods	94924
Dana Silva	94928
george marzocchi	94924
Pamela Springer	94924
Ruby McCracken	94924
Orion Springer- Lich	94924
Chloe Sladden	94924
Pablo Jenkins	94937
Ingris Lopez	94924
Evan Wilhelm	94924
Alethea Patton	95466
Gina Spigarelli	94924
Lynn Spalding	94924
Rachel Johnson	94924
Nate Siedman	94924
Holly Oakander	94924
Noelle Hiam	94924
Allison Smith	94924
Danielle Conner	94924
Kathleen O'Neill	94924
Rebecca Sterlin	94970

Name	Zip code
Evan Lahn	94924
Kathryn Oakander	94931
Sierra Miller	94924
John Gnorski	94956
McIntyre Parker	94924
Bobbi Likover	94924
José Leyva	94970
Nicole Skibola	94924
kiana Radliff	95010
Annabel De vries	94941
Eliana Bustamante	94109
Jessica Harrison	90026
Bethany Ojalvo	94924
Nicholas Aives	94924
Karen Buckenmeyer	94947
Jacob Leyva	94956
Nicole Lavelle	94938
Jessica Nelson	94924
George Turner	94924
Dolores Toledo	94924
arianne dar	94924
Jacqueline Patterson	94924
Brenda López	94122
Gail Reitano	94924
Megan Campbell	94924
Wiley Laufman	94924
Azucena Vazquez	94924
Weston Borg	94924
Maya Vega Garcia	98368
Hector Mora	94924
Kristen Morabito	94924

Name	Zip code
Evelin De leon	94924
Logan Begneaud	94924
Jesús A. Toledo	94924
Jesse McCollum	94924
Marlena Willis	94606
Bobbi Kimball	94924
Alberto Alexis Toledo López	94924
José Ramón López Carrillo	94924
Claudia Harrison	94610
Walter Tom	94924
Vania Moreno	94924
Claudia Buckenmeyer	94947
Anne Sands	94924
Joy Von Thaer	94937
Vanessa W.	94924
Benjamin Lowrance	94924
jill moore	94924
Virgilio Perez	94924
Victoria Von Thaer	95616
Annabelle Lenderink	94924
Anne Laufman	94924
Sam Murch	94924
kristen beecy	94924
Claire Hunsaker	94901
Zoe Feher	94970
Jeff Manson	94924
Alex Bleeker	94924
Emily Foster	94924
Marina Sánchez	94924

Name	Zip code
Barbara Mitchell	94924
John Tornes	94971
Marcelino Robles	94924
Bronwen Murch	94924
Aniela Gottwald	94924
Summer Abdel	94924
lula georgiadis	94942
Ashley Tobin	94937
Natalie Pepper	94924
Carol Naber	94970
Lisa Puntillo	94610
Tristan Conway	94924
Blanca Bat garcia	94924
Wayne Campbell	94924
Leah Lopez	94924
Chelsie Fontan	94924
Georgia Woods	94924
Leila Monroe	94924
juliette delventhal	94924
Alora Lucanic	94924
Erika Townsend	95352
Estefani Rodas Gómez	94924
Kelly McFarling	94924
Eileen Connery	94956
Chrysanthe Gussis	94121
Lisa Myers	94924
Mindy Marin	94924
christine lee	94924
Roberto Guzman	94924
Mark Buell	94924
Erika P Townsend	94924

Name	Zip code
Mel�a Emunah	94924
Kitty Okamura	94924
Andrew Brennan	94924
joanne ossa	94956
Penny Hamilton	94924
Nan Eastep	94924
Pamela Fabry	94924
Catalina Boneo	94924
Marjorie Cox	94924
Janice Tweedy	94924
Ange Samuels	94924
Eoin McMillan	94924
Chloe McCollum	94924
Heather white	10463
Mary Forcade	94924
Annie O'Connor	94924
sterling schlegel	95410
Nancy Nadaner	94924
James Watters	94937
Elly Schowalter	94707
Christine Frazita	94924
don smith	94924
Philip Butler	94924
Michele McCoskey	94924
Magdalena Garcia	94924
Rachel Visger	94924
Gary Friedman	94965
Patricia Mccall	94965
Jon Cozzi	94924
Gabriela Fuentes	94805
Brooke Porter	94609
Jamie Robertson	94924

Name	Zip code
Sarah Butler	94970
Carla Crane	94115
Jason Crichfield	94924
Jutta Richert	94924
David Kimball	94924
Chris Kelley	94970
Lise Mikkelborg	94924
Harriet MOSS	94970
Renee Emunah	94924
Breanna Brown	94954
Katie Bernstein	94956
Gabriel Emunah	94109
Dianne Bramwell	94924
Sarayu Ramnath	93063-2067
Janis Yerington	94924
Sally Peacock	94924
Scott Berendt	94956
Ananda Brady	94924
Nelson Vicente	94924
Cyrus Harmon	94924
Judiith Carr	94703
Heidi Gross	94970
Paul Hiam	12580
Spencer Nassif	94924
David Almeida	94530
Tim Wirth	94924
Lauren Heusler	94122
Les Waters	94708
Carol Tenter	94924
Lisa Herbert	94924
Nina Venezia	94952
David Hauer	94924

Name	Zip code
Cleo Chappell	97220
Vivian Ponte-Fritz	90029
Heidi Van Horn	94117
Eliseo López	94924
Amy Harmon	94924
Mary Nisbet	94924
Ethan Okamura	94924
Serafina Kirk di Giorgio	94901
Kathy SmithBustamante	94924
Cielo Giorgio	94901
Amanda Ross	94924
Howard Dillon	94924
Joel Kirk	94901
Meadow Evans	94924
Nuria Lee	94924
Joan Robbins	94924
Marc Sanchez-Corea	94924
Salomon Lorenzo	94924
Pauline Kwok	12201
Bonnie lou Feld	94924
Lea Earnheart	94924
Martin Butt	94924
Ricardo Lopez	94924
Hilary Winslow	94924
Pawel Kruk	94924
Gabriela Esquivias	95407
Asha Mcgee	94110
Sherry Hirsch	94924
Mark Hug	94924
Sara Dain	95403

Name	Zip code
David Richman	94924
Cassandra Benjamin	94937
Natasha Jeswani	94924
Kelsy Henke	94924
Kristina Amoroso	94924
David Lindes	44104
Lina Scott	94131
Wendy Botwin	94924
Jenny Barajas	94954
Suraya Brendel	94924
TiNille Crichfield	94924
Sharylr Patton	94925
Sydney Weisbach	94930
Susan Franklin	94924
Brenda Cerezo	91942
Yezenia Hernandez	94937
Rick Gordon	94924
Kate Sylvan	94924
Katherine Berry	98102
Andrea Sanchez	95207
Patricia Briceno	94970
Edward Chiera	94924
Lily Rosenman	94924
Isabel Ames	94904
Danielle Tiedt	94970
Blair Harris	94924
Shari Dell	94924
Chris Whitefield	94924
Jocelyn Cole	98685
Ellie C	94924
Charles Whitefield	94924

Name	Zip code
Cindy Heffington	92109
Dylan Hutchinson Enos	94937
Jeffrey Fraenkel	94133
Mary Siedman	94924
Karen Capraro	94110
Scott Holmes	94952
John norton	94924
Adriana Euser	94530
Meera Chandy	78745
Meg Simonds	94924
Geena Tognini	94956
Marcie Morton	95451
Tracy Krinard	95472
Zach Anderson	95472
Cristina di Grazia	94970
Jessica Rhodes	94903
Hang Nguyen	94601
Sarah McNeil	94705
Patricia Hernandez Sanchez	94952
Patty Cater	78207
Sandra Damian	95403
sierra kind	94952
Nick Bogle	94924
Jenny Tsang	94609
Mark Santos	93483
sandra Higbie	94924
Jennifer B	94924
Jim Zeno	94924
Rachel Cleaveland	94924
Moises De La Cruz	93401

Name	Zip code
Nalah Loman	93405
Lupe Sanchez	93304
Petra Dillman	94928
Lu Zucker	44106
Rey Smith	93405
Chris Borg	94924
maya ysaguirre	94956
Peter Digrazia	94924
Bob Densmore	94924
Anjali Niyogi	70116
Dan Suda	94924
Maile Sivert	94937
Lauren Garcia	91506
Mercy Sanchez	94951
Severo Santos	93458
Melinda Griffith	94924
Karissa Tucker	27278
Veronica Perez	98226
fernanda calloway	90042
Genevieve Frisch	94703
Rosa Valan	94121
Guadalupe Garcia	94602
Maria Perales- Perez	98274
Flora Lucatero	98274
Dana Frankel	94044
Deena Kalai	78722
Karmen Heaslip	94924
Christine Seely	93402
Anna Baylor	94952
Oona Ratcliffe	11222-3202
Mark Keene	94924

Name	Zip code
David Sanchez	92835
Marialidia Marcotulli	94924
Erika Gary	94952
Amber Hines	94924
Shalini McMurdo	94945
Kristen Guskovict	33141
Jennifer MacGregor Dennis	94924
Kelly Hester	94942
Christina Hamilton	94952
Samantha Keene	94924
Maitreya Silver	94924
Rosa Rodríguez	94966
Kelcey Edwards	11959
Sharon Tonski	94924
Marthine Satris	94606
Johanna scutt	94924
Yves Behar	94123
Sophia Setrakian	94924
Vinicius Souza	94947
Anna O'Malley	94924
Bradley Coley	94107
Eleanor Bagley	94924
Adrienne Ladd	94924
Beverley McMaster	95602
Sheila Gómez-Mira	78255
Joaquin Mira	78256
Paul Helzer	94924
Stockton Buck	94924
Joh Maalis	94924

Name	Zip code
Sussu Laaksonen	94608
Alya Toquinto	94924
Noah Zimmerman	95472
Simon Farmer	95472
Mark Farmer	95472
David Jenkins	94931
Stuart Chapman	94924
Zoe Unruh	94965
Dee Lacerda	94901
Andrea L	94901
Liliya Danilyan	94924
Jean Farmer	95472
Sam Silva	94901
Laura Di Stasi	94925
Danny Vitali	94956
Leah Fritts Vitali	94956
Isaiah Thalmayer	94937
Savannah Smith	94937
Zoe Arthur	94956
Sabrina Clifton	94949
Jessie Ditmore	94930
Kerry Livingston	94937
Tess Elliott	94937
James Fox	94924
Laura Robison	94938
Alyssa Martinez	94901
Susan Brayton	94937-0644
rosemary rasori	95448
Christa Burgoyne	94937
Eric Oldmixon	94937
Lisa Ragueneau	97391

Name	Zip code
Iris Heusler	94937
Jonathan Van Bourg	97202
Toni Littlejohn	94956
Maureen Cornelia	94937
Rae Levine	98144
Stephanie Roth	94702
Sarah Myers	94937
amelia heron	94937
geo Ebey	94924
Alexandra Porrata	94937
Susan Scott	94937
True Brading	94611
Jill Gilbert	94937
Frederic Castaneda	94956
don costantino	94956
Christina Kochan	94924
Elizabeth Vezzani	94924
Gilda Harger	94941

Bereket, Immanuel

From: Don Read <dread@well.com>
Sent: Sunday, October 15, 2023 4:00 PM
To: Bereket, Immanuel
Subject: BLCT Permit P4152

You don't often get email from dread@well.com. [Learn why this is important](#)

I assume that this RV campground it being applied for on an emergency and temporary basis only. If that is not true, I am opposed.

Don Read

Donald H. Read
550 Dogwood Road (PO Box 1142)
Bolin, CA 94924
Cell: (510) 409-4927
e-Fax: (413) 677-0609
dread@well.com

Bereket, Immanuel

From: Cheryl Ruggiero <cheryl@konellruggiero.com>
Sent: Sunday, October 15, 2023 10:24 AM
To: Bereket, Immanuel
Cc: Alicia Gamez
Subject: BCLT P4152

Hi Manny. I'm assuming the reference to the Marin Water District in the Staff Recommendation/Report is a mistake. Please confirm. Thank you, Cheryl

Bereket, Immanuel

From: Cheryl Ruggiero <cheryl@konellruggiero.com>
Sent: Sunday, October 15, 2023 10:19 AM
To: Bereket, Immanuel
Cc: Alicia Gamez
Subject: BCLT P4152

Hi Manny. Is there a reason the time to appeal the DZA decision is stated to be 8 biz days and not 10 biz days per Marin County Code? Thanks, Cheryl



label:letters-of-support



- 99+
- Compose
- Mail
- Inbox 118
- Starred
- Snoozed
- Sent
- Drafts 41
- More
- Chat
- Spaces
- Meet

Labels

- Hearsay 7
- Letters of Support
- Membership
- Venmo payments f... 21
- Waitlist Applications
- zoom recordings

Support for RV Housing Plan in Bolinas External Inbox x Letters of Support x



Anne Sands
to me, Anne, Tess

Dear Marin County Planning Commissioners and Supervisors,

I completely support the Emergency Housing in RV's on BCLT land next to the Tacherra Ranch in Bolinas. From personal employees to workers who live at Tacherra Ranch. I know several of these hard working community members personally and value their support.

Please be steadfast and approve this vital housing.

Anne Sands
Past Chair of the Marin County Planning Commission
Past President of the Bolinas Fire Protection District Board

*"Fight for the thing you believe in, but do it in a way that doesn't make you hate the people you disagree with."
-Ruth*

Anne Sutherland Sands, Manager
Woodville Ranch in Dogtown
5755 Highway One
Bolinas, CA 94924
415.868.1618 Landline
415.847.0678 TEXT only
annedogtown@gmail.com

- Reply
- Reply all
- Forward



Bolin Community Land Trust <info@bolinaslandtrust.org>

Support of the Bolinas Community Land Trust's Emergency Housing RV Campground

1 message

Sha Sha <shasha@shashahigby.com>
To: info@bolinaslandtrust.org

Sun, Oct 15, 2023 at 10:17 AM

October 16, 2023

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

I am writing this letter in support of the establishment of Bolinas Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolinas' most vulnerable community members currently live.

The people at the ranch have been very kind to allow them to stay there as there is no where else affordable for people who serve our community. Just walking by it is like a slum in the 3rd world .

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolinas for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolinas is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Bereket, Immanuel

From: Jack Siedman <jsiedman@yahoo.com>
Sent: Tuesday, October 17, 2023 5:40 PM
To: Edward Yates
Cc: Annie O'Connor; Halter, Brandon; neusha@dwg.law; syim@crlaf.org; Laura McMahon; gsullivan@legalaidmarin.org; jsullivan@legalaidmarin.org; info@bolinaslandtrust.org; Bereket, Immanuel; Stephanie.Rexing@coastal.ca.gov; graham.stmichel@conservation.ca.gov; Len Rifkind; Jed D'Abravanel; Chris Hornig; larry baskin
Subject: Re: Urgent - Possible Litigation RE: BCLT and Williamson Act

You don't often get email from jsiedman@yahoo.com. [Learn why this is important](#)

Mr. Yates,

Please provide me with the names of the citizens who comprise the group. Thank you.

Jack Siedman

[Sent from Yahoo Mail for iPad](#)

On Tuesday, October 17, 2023, 5:09 PM, Edward Yates <eyates@marinlandlaw.com> wrote:

Mr. Siedman,

Thank you for contacting me.

My client is not an individual but is a citizen group.

While I cced most of those on this chain for FYI purposes, I am not comfortable with such a large email address list as I don't know the recipients. So, unless I am contacted individually as you have, I won't be ccing the address list after this email.

Thank you,

Ed Yates

On Tue, Oct 17, 2023 at 4:57 PM Jack Siedman <jsiedman@yahoo.com> wrote:

Mr. Yates,

I am not familiar with your clients, the BCLU. Please provide me with the names of those you are representing. Thank you.

Jack Siedman

Sent from Yahoo Mail for iPhone

On Tuesday, October 17, 2023, 4:46 PM, Annie O'Connor <aoconnor@bolinaslandtrust.org> wrote:

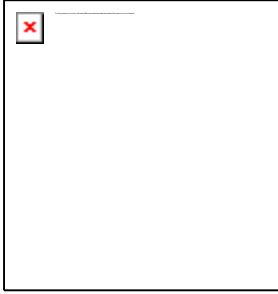
Hello Mr. Yates,

BCLT is represented by Len Rifkind, whom I have copied in this email and you may contact regarding this matter.

In service,

Annie

--



Annie O'Connor (she/her/ella)
Executive Director
Bolinas Community Land Trust
6 Wharf Rd. #8 / P.O. Box 805
Bolinas, CA 94924
Office: (415) 868-9468
Cell: (415) 858-5401
<https://www.bolinaslandtrust.org>

[@bolinascommunitylandtrust](#)

*If you are receiving this email outside of business hours or over the weekend, I am sending this message at a time that is convenient for me. I never expect an off-hours or over-the-weekend response to emails sent outside of standard business hours. Thank you for your understanding.

On Tue, Oct 17, 2023 at 4:35 PM Edward Yates <eyates@marinlandlaw.com> wrote:
Ms. O'Connor, Please see the attached cease and desist demand letter regarding construction work on BCLT's Mesa Road property. Again, please send to your attorney if you are represented. Note that I have a quick deadline in the letter. But if you contact me, I can be flexible.
Ed Yates

On Tue, Oct 17, 2023 at 12:23 PM Edward Yates <eyates@marinlandlaw.com> wrote:
Ms. O'Connor,
I represent Bolinas for Compassionate Land Use.

Please provide me with the name of BCLT's attorney so that I can communicate with him or her regarding possible legal action regarding BCLT's Williamson Act compliance.

Thank you,
Ed Yates

Bereket, Immanuel

From: Jack Siedman <jsiedman@yahoo.com>
Sent: Tuesday, October 17, 2023 4:57 PM
To: Annie O'Connor; Edward Yates
Cc: Halter, Brandon; neusha@dwg.law; syim@crlaf.org; Laura McMahon; gsullivan@legallaidmarin.org; jsullivan@legallaidmarin.org; info@bolinaslandtrust.org; Bereket, Immanuel; Stephanie.Rexing@coastal.ca.gov; graham.stmichel@conservation.ca.gov; Len Rifkind; Jed D'Abravanel; Chris Hornig; larry baskin
Subject: Re: Urgent - Possible Litigation RE: BCLT and Williamson Act

You don't often get email from jsiedman@yahoo.com. [Learn why this is important](#)

Mr. Yates,

I am not familiar with your clients, the BCLU. Please provide me with the names of those you are representing. Thank you.

Jack Siedman

[Sent from Yahoo Mail for iPhone](#)

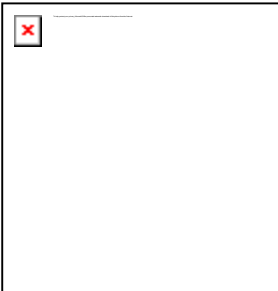
On Tuesday, October 17, 2023, 4:46 PM, Annie O'Connor <aoconnor@bolinaslandtrust.org> wrote:

Hello Mr. Yates,

BCLT is represented by Len Rifkind, whom I have copied in this email and you may contact regarding this matter.

In service,
Annie

--



Annie O'Connor (she/her/ella)
Executive Director
Bolinas Community Land Trust
6 Wharf Rd. #8 / P.O. Box 805
Bolinas, CA 94924
Office: (415) 868-9468
Cell: (415) 858-5401
<https://www.bolinaslandtrust.org>

[@bolinascommunitylandtrust](#)

*If you are receiving this email outside of business hours or over the weekend, I am sending this message at a time that is convenient for me. I never expect an off-hours or over-the-weekend response to emails sent outside of standard business hours. Thank you for your understanding.

On Tue, Oct 17, 2023 at 4:35 PM Edward Yates <eyates@marinlandlaw.com> wrote:

Ms. O'Connor, Please see the attached cease and desist demand letter regarding construction work on BCLT's Mesa Road property. Again, please send to your attorney if you are represented. Note that I have a quick deadline in the letter. But if you contact me, I can be flexible.

Ed Yates

On Tue, Oct 17, 2023 at 12:23 PM Edward Yates <eyates@marinlandlaw.com> wrote:

Ms. O'Connor,
I represent Bolinas for Compassionate Land Use.

Please provide me with the name of BCLT's attorney so that I can communicate with him or her regarding possible legal action regarding BCLT's Williamson Act compliance.

Thank you,
Ed Yates

Bereket, Immanuel

Subject: FW: Bolinas Emergency Housing

From: Maile Sivert <mailesivert@gmail.com>

Sent: Tuesday, October 17, 2023 8:41 AM

To: Rodoni, Dennis <DRodoni@marincounty.org>

Cc: Rice, Katie <KRice@marincounty.org>; Moulton-Peters, Stephanie <smoultonpeters@marincounty.org>; Sackett, Mary <MSackett@marincounty.org>; Lucan, Eric <elucan@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>; info@bolinaslandtrust.org

Subject: Bolinas Emergency Housing

Some people who received this message don't often get email from mailesivert@gmail.com. [Learn why this is important](#)

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

This is the second housing emergency email I have written to you this week, along with the Short Term Rental Ordinance. Please do the right thing and support those with the least resources and that truly need help in this county. I am afraid that wealthy homeowners have the loudest voices and we truly need support for the people that work, and have kids in school, in our coastal West Marin towns.

I am writing this letter in support of the establishment of Bolinas Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolinas' most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolinas for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolinas is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Thank you,
Maile Sivert, Inverness



Bolin Community Land Trust <info@bolinaslandtrust.org>

Bolin Emergency Housing

Maile Sivert <mailesivert@gmail.com>

Tue, Oct 17, 2023 at 8:41 AM

To: "Rodoni, Dennis" <droni@marincounty.org>

Cc: "Rice, Katie" <krice@marincounty.org>, smoultonpeters@marincounty.org, msackett@marincounty.org, elucan@marincounty.org, planningcommission@marincounty.org, info@bolinaslandtrust.org

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

This is the second housing emergency email I have written to you this week, along with the Short Term Rental Ordinance. Please do the right thing and support those with the least resources and that truly need help in this county. I am afraid that wealthy homeowners have the loudest voices and we truly need support for the people that work, and have kids in school, in our coastal West Marin towns.

I am writing this letter in support of the establishment of Bolin Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolin's most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolin for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolin is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolin Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Thank you,
Maile Sivert, Inverness

October 16, 2023

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

I am a full-time resident of Bolinas, have three children at the local school (BSUSD) and am writing this letter in strong support of the establishment of Bolinas Community Land Trust's Emergency RV Campground. I have spent the last five months working with many of the residents of the Tacherra Ranch and have come to understand their situation and their lives.

The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolinas' most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolinas for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolinas is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Sincerely,



Chloe Sladden

66 Altura Avenue, #372
Bolinas, CA 94924
csladden@gmail.com
310/428-6335



Bolin Community Land Trust <info@bolinaslandtrust.org>

trailer park support

1 message

Don Smith <don@horizoncable.com>

Sat, Oct 14, 2023 at 12:49 PM

To: Bolin Community Land Trust <info@bolinaslandtrust.org>

Dear Permit Administrators,

I fully support the issuance of Coastal and Conditional-Use Permits for the BCLT's temporary housing under Application #P4152. This project is taking a seriously deteriorated housing situation and making it much better while permanent housing is built. The project has been refined and adjusted for many years, and numerous alternatives considered, before arriving at the creative and optimized proposal before you. It is far and away the best solution, all things considered, to an emergency human-rights situation.

I find it deplorable that two out-of-County law firms would file objections at this 11th hour and thereby attempt to overturn years of research and planning between County Staff, BCLT, and the Tacherras. As Winter approaches, they would turn dozens of families out into the street or leave them living in squalor rather than let them occupy this well designed trailer park that has been painstakingly laid out to protect the surrounding wetland.

Please do not let them delay the relocation of these families.

Thank you,

Don Smith, homeowner and 24-year resident
PO Box 67, Bolinas, CA

October 15, 2023

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

I am writing this letter in support of the establishment of Bolinas Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolinas' most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolinas for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolinas is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

As a long-standing member of this community, I am happy that the living conditions for the families at the Tacherra Ranch are being addressed. Please do not let the viewpoints of a few disgruntled residents get in the way of what is necessary and needed at this time. The majority of the town is in favor of doing what is right. Healthy homes are a human right we must all make sure we have.

Thank you,
Melinda Stone,
Ph.D. Professor of Environmental Studies, University of San Francisco

**Bolin Community Land Trust** <info@bolinaslandtrust.org>

Support Letter for DZA and Board of supervisors

1 message

Amelia Straton <ameliastraton@gmail.com>
To: info@bolinaslandtrust.org

Fri, Oct 13, 2023 at 8:49 PM

As a long term members of the Bolinas Community and homeowners invested in the welfare of all of the residents of Bolinas, Joe Straton and I wish to see the establishment of the Bolinas Community Land Trust's Emergency RV Campground.

This RV campground is a temporary emergency housing solution, and a very important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolinas' most vulnerable community members currently live. I care very much for the residents and we want to see the emergency housing be established as soon as possible. The residents are currently enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. These conditions are unacceptable in any community but even more so in a Country with so many resources to provide quick response to end their over long suffering.

I fully support the establishment of the Emergency Housing as proposed by the Bolinas Community Land Trust and urge all effort be made to have it up and running before the rains. cause even worse conditions. I know many of these tenants and their children and they have, many, lived here longer than my family. There is nowhere for them to go, and their displacement would seriously damage our community. The Land Trust has worked with all parties involved in good faith and their plan lacks only the utilization that was negotiated over the past year. Anything other than establishing the Emergency Housing RV Campground at the Tacherra Ranch is an unacceptable betrayal of the trust that our community has placed in the County to provide safe, clean, and fair housing.

We look forward to seeing the Emergency RV Campground placed so that The Land Trust can move forward on the inspiring vision they have for the Tacherra Ranch property and it's residents.

Thank You for your continued commitment,

Amelia and Joseph Straton
86 Wharf Road
Bolin, California
415-868-8830

Lisa Townsend
PO BOX 861
Bolinás, CA 94924

Board of Supervisors
3501 Civic Center Dr. Suite 329
San Rafael, CA 94903

October 14, 2023

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

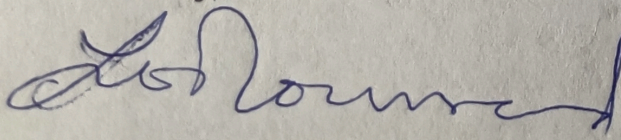
I am writing this letter in support of establishing Bolinas Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and unsafe living conditions that have persisted at the Tacherra ranch where many of Bolinas' most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolinas for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolinas is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Sincerely,

 (LISA Townsend)



Bolin Community Land Trust <info@bolinaslandtrust.org>

Letter in Support Of Emergency RV Park

1 message

Wendy vanden Heuvel <wendyvanh@gmail.com>
To: Bolin Community Land Trust <info@bolinaslandtrust.org>

Sun, Oct 15, 2023 at 9:47 AM

Dear Marin County Board of Supervisors and Marin County Deputy Zoning Administrator,

I am writing this letter in support of the establishment of Bolin Community Land Trust's Emergency RV Campground. The RV campground, a temporary emergency housing solution, is an important and necessary response to the red-tagging and the unsafe living conditions that have persisted at the Tacherra ranch where many of Bolin's most vulnerable community members currently live.

This is an emergency. It has always been an emergency, but the situation is particularly dire because the gray water system will not hold through another wet winter. The current situation at the Tacherra Ranch is nothing short of a crisis. Residents are enduring deplorable living conditions, including extensive mold due to leaking units, a lack of hot water, widespread electrical issues, appliances that routinely malfunction, vermin, toxic waste materials from an illegal dumpsite and more. Such conditions are an affront to human dignity and well-being, and they should never be tolerated in any community.

The existing conditions on the ranch are no longer tenable. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They've not only lived in Bolin for years but have seen generations of their families grow up on this land. Many of their children live and attend our local schools. These residents are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. They are the very essence of our community, the lifeblood that keeps it flourishing. Bolin is their home, and it's imperative for the rest of us to step up and support our neighbors. We must honor their humanity and translate our words into meaningful actions. Doing so is not only the right thing but it is also a testament to the spirit of community and solidarity that defines us. Providing clean and safe housing is our collective responsibility.

I am in full support of the establishment of the Bolin Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch.

Sincerely,
Wendy vanden Heuvel

--

Wendy vanden Heuvel
piece by piece productions
she // hers

October 16, 2023

To Whom It May Concern:

Re: **Emergency RV Housing Initiative @ 130 Mesa Road, Bolinas CA 94924**

I am writing to support the Bolinas Community Land Trust's Emergency RV Campground. As the Program Director and currently the Executive Director of West Marin Community Services (WMCS), I recognize the need for affordable immediate housing to accommodate the needs of vulnerable community members.

The RV campground is an essential step in a project that will eventually create safe and sanitary long-term housing for many of Bolinas. Many of the residents at the ranch have called this place home for many decades, and they are an integral part of our community. They have deep roots in Bolinas and are vibrant contributors to the community's well-being.

As WMCS ED, I lead our practices based on equity, inclusiveness, and justice. These residents deserve to remain in the community they know, where they feel embraced. They deserve fair housing as they are the heart of our community, working in our local restaurants, caring for our elders, maintaining households, and contributing their labor, wisdom, love, and creativity every day. Many of their children live and attend our local schools. They are the core of our community, essential to keep it flourishing and deserve justice overall.

The existing housing conditions are untenable. Providing clean and safe housing is our collective responsibility. Unsafe and unsanitary conditions are inhumane, lack dignity, and speak poorly about the leadership of our county.

As the Executive Director of WMCS, I support the establishment of the Bolinas Community Land Trust's Emergency Housing RV Campground at the Tacherra Ranch, as this is an opportunity to advance racial equity in Marin.

Sincerely,

Socorro Romo

Socorro Romo, Executive Director
West Marin Community Services

Bereket, Immanuel

From: Edward Yates <eyates@marinlandlaw.com>
Sent: Tuesday, October 17, 2023 6:49 PM
To: Bereket, Immanuel
Cc: brandonhalter@gmail.com; len@rifkindlawgroup.com; StMichel, Graham@DOC; Stephanie.Rexing@coastal.ca.gov; CESPAN-RG-Info@usace.army.mil
Subject: Re: Comment Letter re BCLT Application P4152
Attachments: 2nd EY Letter to Marin Co re BCLT CDP_10.17.23 (2).pdf; BCLT-Tacherra_Williamson Act Contract .pdf

You don't often get email from eyates@marinlandlaw.com. [Learn why this is important](#)

Mr. Bereket,

Please see the attached **2nd** letter regarding the BCLT CDP and the WA contract attachment.

Thank you,

Ed Yates

On Sat, Oct 7, 2023 at 2:29 PM Edward Yates <eyates@marinlandlaw.com> wrote:

Mr. Bereket, Please see the attached comment letter.

Ed Yates

Law Office of Edward E. Yates

2060 Sutter St., #403
San Francisco, CA 94115
Ph: 415-990-4805
eyates@marinlandlaw.com

October 17, 2023

Immanuel Bereket
Marin County Planning Department
Civic Center Drive, San Rafael, CA
By email to: ibereket@marincounty.org

Dear Mr. Bereket,

As you know, I represent Bolinas for Compassionate Land Use (“BCLU”) regarding the Bolinas Community Land Trust (“BCLT”) application for a Coastal Permit and Conditional Use Permit, Project ID P4152. I have reviewed the Marin County (“County”) Staff Report and find much of it continues to mischaracterize the project and application as a campground.

First, the project is not a campground and the County’s absurd attempt to shoehorn twenty-seven 35’ recreational vehicles for housing into the concept of “camping” is absurd. This means the project is not consistent with the Marin County Local Coastal Program (“LCP”), including both the LCP’s Land Use Plan (“LUP”) and Coastal Zoning Ordinance (“CZO”).¹ The project is simply a market rate residential development project with no guarantees of below market rent or eviction protection for any tenant. It only provides for “immediate” use by some on site tenants.

Second, the project conflicts with the stated uses in the applicant’s Williamson Act contract and the agricultural district policies in the LCP. That contract is attached to this email. The contract – just like the County’s Williamson Act Rules - makes it clear that no recreational vehicle residential use, or a campground is allowed. See also, Williamson Act (Gov’t Code Section 51200 et seq.); LCP requirements (MCMC 20.32.030. LCP Policy C-AG-2(4)(b)) for agricultural housing. The contract states:

During the term of the Contract the above described land shall not be used for any purpose, other than the production of agricultural commodities for commercial purposes No structures shall be erected upon said land except such structures as may be directly related to and compatible with allowed uses therein.

¹ The LCP is incorporated into the Marin Countywide Plan; the CZO is part of the Marin County Municipal Code.

Therefore, the plain language of this contract does not allow for recreational vehicles, mobile homes, non agricultural residential structures or campgrounds. As such, any work by the applicant – emergency permit or not – is a material breach of the Williamson Act (Govt. Code §§ 51250, 51251.) The applicant or the County must initiate procedures to cancel the Williamson Act; any such cancellation is subject to CEQA. Government Code section 51282. *Save Panoche Valley v. San Benito County* (2013) 217 Cal.App.4th 503, 516.)

If the County does not immediately communicate to BCLT that they are in violation of the Williamson Act contract and request an immediate halt to BCLT’s grading and construction, my clients will consider its legal options, including litigation.

Further, if approved as is, the County is also violating LCP Policies and CZO rules regarding agricultural use, e.g. Policy C-AG-1 which protects agricultural land, continued agricultural uses, family farming, and the agricultural economy. RVs for non-agricultural housing are in conflict with that policy. See also, C-AG-3 which promotes the concentration of agricultural residential and accessory uses to maintain the maximum amount of land available for agricultural use, and to maintain the visual, natural resource and wildlife habitat values of subject properties and surrounding areas. The project is not agricultural residential and its placement near wetlands degrades wildlife habitat values. See also, Policies C-AG-2 through C-AG-7.

Third, the County must comply with its own LCP Policies and requirements under the Clean Water Act Corps of Engineers for jurisdictional wetlands and for California Coastal Act ESHA wetlands delineation and mitigation *before* approving the project. This has not been done. The Biological Assessment prepared for the project is void of any technical delineation or wetlands impact or mitigation analysis as required by the Clean Water Act and Coastal Act.

For instance, the County must determine consistency and comply with the following Coastal Act and Marin County Local Coastal Program Land Use Plan policies.

C-BIO-14 Wetlands. The Staff Report provides no technical data or analysis that the project will “Preserve and maintain wetlands in the Coastal Zone as productive wildlife habitats and water filtering and storage areas, and protect wetlands against significant disruption of habitat values.”

C-BIO-18 Wetland Buffers and Policy C-BIO-3.1 ESHA Buffers. The Staff Report provides no technical data or analysis regarding how grading and dense development “will affect the buffer areas and whether buffers are sufficient to maintain, a minimum of 100 feet in width, in a natural condition along the periphery of all wetlands.” See also C-BIO-2 (ESHA Protection), C-BIO-14 (Wetlands), C-BIO-15 (Diking, Filling, Draining and Dredging).

C-BIO-19 (Wetland Buffer Adjustments). No analysis or findings were made demonstrating that permitted development cannot be feasibly accommodated entirely outside the required buffer; or demonstrate that the permitted development outside the buffer would have greater impact on the wetland and the continuance of its habitat than development within the buffer or other requirements of C-BIO-19.

The County Staff Report ignores numerous other LCP policies that are too numerous to mention here. However, this lack of compliance with the Coastal Act has been made crystal clear to the County in the Coastal Commission June 23, 2023 comment letter to the County by Honora Montano:

It is not clear to us from the materials provided how wetland areas will be protected from potential adverse impacts during construction of the wastewater system and installation of the RVs, as well as from future residential use, and it will be important for the Applicant to expand upon its narrative and plans to include specific BMPs and mitigation measures in that regard.

Also, pursuant to LCP ESHA policies, including C-BIO-1-4 and 14-19, the Applicant should provide additional information on how wetland areas will be protected from adverse impacts from people, vehicles, pets etc. once the parcel is occupied, including through avoidance measures such as the installation of fencing and signage.

The Coastal Commission's comments have essentially been ignored by the County. Any appeal by my client to the Coastal Commission, however, will not ignore those LCP Policies or the Coastal Commission's staff criticisms of the project.

Fourth, the County claims with absolutely zero evidence, analysis or authority that the project qualifies for two exemptions under the California Environmental Quality Act ("CEQA"). (Pub. Res. Code 21000 et seq.) Yet the County must comply with CEQA, especially in the Coastal Zone. *Kaczorowski v. Board of Supervisors* (2001) 88 Cal.App.4th 564.

Primarily, the Class Three exemption for small structures (14 CCR § 15303) is obviously inappropriate as twenty-seven 35' manufactured home structures are **not "small."** The CEQA rules' cited examples are for *one* single family residence or *one duplex*. These are not remotely close to a residential development with 27 large RVs.

Secondarily, the Class Four exemption for minor alterations of land (14 CCR § 15304) is contradicted by the regulation itself, which again provides inapposite examples, such as sales of Christmas trees or minor trenching. Twenty-seven 35' manufactured home structures are **not "minor."**

Section 15304 even states that no grading at all should be done in wetlands, but the County has failed to do any wetlands delineation or analysis that determines the scope

of the wetlands. The Staff Report even fails to determine the exact amount of grading and what would be done with the fill.

Thirdly, the project obviously qualifies for the exception (14 CCR § 15300.2(c)) to the County-cited exemptions because the project has potential significant impacts based on unusual circumstances. The unusual circumstances are that: the property is in Williamson Act contract, the project is in the Coastal Zone and does not comply with the LCP, and there are federal jurisdictional wetlands and Coastal Act designated ESHA wetlands within the project area. Also, the Staff Report provides no facts or studies or even justification that such massive grading and residential use will have no potential significant impacts on those wetlands.

The County has been down this same road before and lost. Addressing these same Section 15300.2(c) exceptions, the trial court and the Court of Appeal overturned County decisions to use exemptions in approving a residential project in West Marin. In *Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098, 1106, the Court ruled there was nearby sensitive habitat and the following criteria in Section 15300.2 applied: “(1) when they “may impact on an environmental resource of ... critical concern”; (2) “when the cumulative impact of successive projects of the same type in the same place, over time is significant”; or (3) “where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” (Cal. Code Regs., tit. 14, § 15300.2, subs. (a)–(c).)

All these same exceptions apply here. The project is **not exempt** from CEQA and thus there must be the requisite Negative Declaration or Environmental Impact Report with circulation and comment.

I am happy to discuss this letter and BCLU’s views with you or the appropriate Planning or County Counsel staff and you can contact me at 415-990-4805 or preferably, by email at eyates@marinlandlaw.com.

Thank you for your time and attention to this matter.

Sincerely,

/s/ Edward E. Yates

Edward E. Yates

Cc: bhalter@marincounty.org
graham.stmichel@conservation.ca.gov
Stephanie.Rexing@coastal.ca.gov
len@rifkindlawgroup.com
CESPN-RG-Info@usace.army.mil

LAND CONSERVATION CONTRACT

THIS CONTRACT made and entered into this 1st day of March, 1975, by and between JESS J. TACHERRA and ROSE F. TACHERRA, hereinafter referred to as "Owner", SHERMAN R. SMITH, JR., the holder of a Deed of Trust covering Assessor's Parcel No. 193-020-38 "Legal Owner" and the COUNTY OF MARIN, a political subdivision of the State of California hereinafter referred to as "County";

W I T N E S S E T H :

WHEREAS, Owner possesses certain real property located within County, which property is presently devoted to agricultural use and is generally described as follows:

Assessor's Parcel Nos. 188-170-11	46.65 acres - Tachera
188-170-34	11.21 acres - Osterweis
193-020-38	20.14 acres - Bolinas Comm. Land Trust

and,

WHEREAS, said property is situated within an agricultural preserve heretofore established by County; and

WHEREAS, both Owner and County desire to limit the use of said property to agricultural purposes or uses compatible therewith in order to discourage premature and unnecessary conversion of such land to urban use, recognizing that such land has substantial public value as open space and the preservation of such land in agricultural production constitutes an important physical, social, esthetic, and economic asset to County;

NOW, THEREFORE, the parties, in consideration of the mutual covenants and conditions set forth herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. Within Contract is made and entered into pursuant to the California Land Conservation Act of 1965 and is subject to all of the provisions thereof.
2. During the term of this Contract the above described land shall not be used for any purpose, other than the production

of agricultural commodities for commercial purposes, uses within the purview of Government Code Section 51205, or other uses, determined by County to be compatible therewith. No structures shall be erected upon said land except such structures as may be directly related to and compatible with allowed uses hereunder.

3. If any action in eminent domain for the condemnation of any land described herein is hereafter filed, or any portion of the property is acquired in lieu of condemnation, the provisions of Government Code Section 51295 shall apply.

4. This contract shall be effective commencing on the 1st day of March, 1975, and shall remain in effect for a period of ten (10) years therefrom.

Each year, on the anniversary date of this contract, a year shall be automatically added to the initial term, unless notice of non-renewal is given as provided in Section 51245 of the Government Code.

5. Owner shall not receive any payment from County in consideration of the obligations imposed hereunder, inasmuch as the parties recognize and agree that the consideration for the execution of the within Contract is the substantial public benefit to be derived therefrom and the advantage which will accrue to Owner as a result of any reduction in the assessed value of said property due to the imposition of the limitations on its use contained herein.

6. This Contract may not be terminated or cancelled by any party except in the manner provided in Sections 51280 through 51285 of the Government Code, provided however, that in the event the Owner shall default on any of his obligations under that certain Deed of Trust dated August 22, 1974 recorded in Book 2827, Page 143 of Marin County Records, entered into between the Legal Owner and Owner, Legal Owner may cancel this agreement with respect to Assessor's Parcel No. 193-020-38 without penalty to him and upon written notice of said cancellation to County; provided further, that in the event

of such default and cancellation as herein provided, the Owner agrees to pay to County the applicable fee set forth in Section 51283 of the Government Code and in the event he fails or refuses to make such payment upon demand of County, said penalties shall become a lien on Assessor's Parcel Nos. 188-170-11 and 188-170-34, and may be collected as taxes on said parcels.

7. The within Contract shall run with the land described herein and shall be binding upon the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

COUNTY OF MARIN

By Gary Giacomini
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

Peter Meyer
CLERK

OWNER:

Jess J. Tacherra
JESS J. TACHERRA
Rose F. Tacherra
ROSE F. TACHERRA

LEGAL OWNER:

Sherman R. Smith, Jr.
SHERMAN R. SMITH, JR.

STATE OF CALIFORNIA)

) ss.

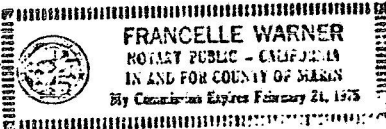
COUNTY OF MARIN

On this 7th day of June, 1975 before me
FRANCELLE WARNER, a Notary Public in and for the said
County, and State, residing therein, duly commissioned and sworn,
personally appeared Gary Giacomini, known to me
to be the Chairman of the Board of Supervisors of the County of
Marin, that executed the within Contract and acknowledged to me
that said County of Marin did execute the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year in this Certificate
first above written.

Francelle Warner
NOTARY PUBLIC in and for said County
and State

My Commission Expires: 2-21-75



William Tacherra
WILLIAM TACHERRA - Co-Owner

James Tacherra
JAMES TACHERRA, co-Owner

Ernest Tacherra
ERNEST TACHERRA, Co-Owner

STATE OF CALIFORNIA,
Marin County of MARIN } ss.

On this 10th day of MARCH in the year one thousand nine hundred and seventy five before me, PETER A. HARRIS a Notary Public, State of California, duly commissioned and sworn, personally appeared WILLIAM TACHERRA, JAMES TACHERRA AND ERNEST TACHERRA

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of MARIN the day and year in this certificate first above written.



Cowdery's Form No. 36 - Acknowledgment - General
(C. C. Sec. 1189)
Rev. 9/1/70

Peter A. Harris
Notary Public, State of California
My Commission Expires Sept 29, 1977

BOOK 2875 PAGE 429
RECORDED AT REQUEST OF
COUNTY CLERK
AT 2 MIN. PAST 10A M.
MAR 13 1975
Official Records of Marin County, Calif.

NO FEE
N. J. Giacomini
RECORDER
FILE # G.C. 6703 7648

BOOK 2875 PAGE 432

Bereket, Immanuel

From: Edward Yates <eyates@marinlandlaw.com>
Sent: Tuesday, October 17, 2023 5:09 PM
To: Jack Siedman
Cc: Annie O'Connor; Halter, Brandon; neusha@dwg.law; syim@crlaf.org; Laura McMahon; gsullivan@legalaidmarin.org; jsullivan@legalaidmarin.org; info@bolinaslandtrust.org; Bereket, Immanuel; Stephanie.Rexing@coastal.ca.gov; graham.stmichel@conservation.ca.gov; Len Rifkind; Jed D'Abravanel; Chris Hornig; larry baskin
Subject: Re: Urgent - Possible Litigation RE: BCLT and Williamson Act
Attachments: EY Letter to BCLT re Williamson Act Breach_10.17.23.pdf

You don't often get email from eyates@marinlandlaw.com. [Learn why this is important](#)

Mr. Siedman,
Thank you for contacting me.
My client is not an individual but is a citizen group.

While I cced most of those on this chain for FYI purposes, I am not comfortable with such a large email address list as I don't know the recipients. So, unless I am contacted individually as you have, I won't be ccing the address list after this email.

Thank you,
Ed Yates

On Tue, Oct 17, 2023 at 4:57 PM Jack Siedman <jsiedman@yahoo.com> wrote:

Mr. Yates,
I am not familiar with your clients, the BCLU. Please provide me with the names of those you are representing. Thank you.
Jack Siedman

Sent from Yahoo Mail for iPhone

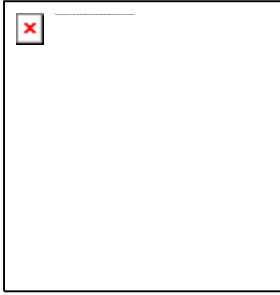
On Tuesday, October 17, 2023, 4:46 PM, Annie O'Connor <aoconnor@bolinaslandtrust.org> wrote:

Hello Mr. Yates,

BCLT is represented by Len Rifkind, whom I have copied in this email and you may contact regarding this matter.

In service,
Annie

--



Annie O'Connor (she/her/ella)
Executive Director
Bolinas Community Land Trust
6 Wharf Rd. #8 / P.O. Box 805
Bolinas, CA 94924
Office: (415) 868-9468
Cell: (415) 858-5401
<https://www.bolinaslandtrust.org>

[@bolinascommunitylandtrust](#)

*If you are receiving this email outside of business hours or over the weekend, I am sending this message at a time that is convenient for me. I never expect an off-hours or over-the-weekend response to emails sent outside of standard business hours. Thank you for your understanding.

On Tue, Oct 17, 2023 at 4:35 PM Edward Yates <eyates@marinlandlaw.com> wrote:

Ms. O'Connor, Please see the attached cease and desist demand letter regarding construction work on BCLT's Mesa Road property. Again, please send to your attorney if you are represented. Note that I have a quick deadline in the letter. But if you contact me, I can be flexible.

Ed Yates

On Tue, Oct 17, 2023 at 12:23 PM Edward Yates <eyates@marinlandlaw.com> wrote:

Ms. O'Connor,
I represent Bolinas for Compassionate Land Use.

Please provide me with the name of BCLT's attorney so that I can communicate with him or her regarding possible legal action regarding BCLT's Williamson Act compliance.

Thank you,
Ed Yates

Bereket, Immanuel

From: Edward Yates <eyates@marinlandlaw.com>
Sent: Tuesday, October 17, 2023 4:34 PM
To: aoconnor@bolinaslandtrust.org
Cc: Halter, Brandon; neusha@dwg.law; syim@crlaf.org; Laura McMahon; gsullivan@legaidmarin.org; jsullivan@legaidmarin.org; info@bolinaslandtrust.org; Bereket, Immanuel; Stephanie.Rexing@coastal.ca.gov; graham.stmichel@conservation.ca.gov
Subject: Re: Urgent - Possible Litigation RE: BCLT and Williamson Act
Attachments: EEY Letter to BCLT re Williamson Act Breach_10.17.23.pdf

You don't often get email from eyates@marinlandlaw.com. [Learn why this is important](#)

Ms. O'Connor, Please see the attached cease and desist demand letter regarding construction work on BCLT's Mesa Road property. Again, please send to your attorney if you are represented. Note that I have a quick deadline in the letter. But if you contact me, I can be flexible.

Ed Yates

On Tue, Oct 17, 2023 at 12:23 PM Edward Yates <eyates@marinlandlaw.com> wrote:

Ms. O'Connor,
I represent Bolinas for Compassionate Land Use.

Please provide me with the name of BCLT's attorney so that I can communicate with him or her regarding possible legal action regarding BCLT's Williamson Act compliance.

Thank you,
Ed Yates

Law Office of Edward E. Yates

2060 Sutter St., #403
San Francisco, CA 94115
Ph: 415-990-4805
eyates@marinlandlaw.com

October 17, 2023

Annie O'Connor
Bollinas Community Land Trust
6 Wharf Rd. #8 / P.O. Box 805
Bollinas, CA 94924
By email to: aoconnor@bollinaslandtrust.org

Dear Ms. O'Connor;

I contacted you by email today requesting your attorney's contact information but I have not heard from you. If counsel represents you, please forward this to your attorney.

On behalf of Bollinas for Compassionate Land Use (BCLU), please accept this letter as a formal demand to cease and desist any and all work related in any manner to the construction and grading work and installation of trailers at 130 Mesa Road, APN 193-020-38 -- the Williamson Act land owned by the BCLT. This demand is being made pursuant to Government Code section 51250, which provides for injunctive relief when confronted with a material breach of a Williams Act contract, such as that which is occurring at 130 Mesa Road.

Significantly, section 51250 was enacted after the Legislature discovered that landowners had constructed structures and engaged in uses, and *local governments* had allowed uses on enforceable restricted lands, which were not related to the underlying agricultural or open space use of the land. Some of these prohibited uses included housing subdivisions, and construction of strip malls, commercial warehouses, and driving ranges which have no relation to agricultural use of the land.

For your information, in addition to abatement and related costs thereto, the legislation reflects a financial penalty of a maximum 25 percent of the unrestricted fair market value of the land rendered incompatible by the material breach and 25 percent of the value of any incompatible building and any related improvements on the land.

As the BCLT and County of Marin cannot show that the RV Park "campground" is at all related to the agricultural or recreational use of that parcel (which contains

wetlands), a material breach of the Williamson Act contract has occurred and is continuing; therefore, all such work must *immediately* cease. Otherwise, we will have no choice but to seek injunctive relief in Superior Court this week.

Due to the facts surrounding the County's involvement in the BCLT's development of this property, the Department of Conservation has been notified of this material breach.

Please inform me by 10:00 a.m. today whether or not the construction, grading, and trailer installation activities will cease so that we may proceed accordingly.

Sincerely,

/s/Edward E. Yates
Edward E. Yates

Cc: bhalter@marincounty.org
graham.stmichel@conservation.ca.gov
Stephanie.Rexing@coastal.ca.gov
neusha@dwg.law
syim@crlaf.org
lmcmahon@legalaidsmarin.org
gsullivan@legalaidsmarin.org
jsullivan@legalaidsmarin.org
info@bolinaslandtrust.org
ibereket@marincounty.org
JSiedman



Bolinas Community Land Trust <info@bolinaslandtrust.org>

RVs at Tacherra Ranch

1 message

Patricia Yenawine <pryenawine@gmail.com>

Sat, Oct 14, 2023 at 8:18 PM

To: "info@bolinaslandtrust.org" <info@bolinaslandtrust.org>

I want to encourage the creation of the temporary RV park on the Tacherra Ranch site. It is outrageous that these community members have to suffer their current housing conditions. Let's make it right!

Patricia Yenawine