



MEMORANDUM

TO: Marin County Deputy Zoning Administrator

DATE: August 17, 2022

FROM: Megan Alton, Planner *MA*

SUBJECT: County of Marin Coastal Permit
Selected rights-of-way in West Marin
Assessor's Parcel 000-000-00
Project ID P3656

The purpose of this memorandum is to provide additional correspondences to the Deputy Zoning Administrator. Comment letters of supports were received from Chief James Fox, Chief George Krakauer, and Claire Molesworth.

John Aucoin and Leila Corbitt express concerns regarding the vegetation along the frontage of their property at 28 Laurel Street in Inverness. The Marin County Fire Department will actively reach out to residents to finetune the level of work on non-county-maintained roads to address resident concerns before the time of treatment. Additionally, mature trees will not be removed.

Terence Carroll comments are regarding the project's compliance with the Marin County Local Coastal Program Policies C-BIO-4 and C-DES11. All impacts related to activities in ESHAs have been reduced to insignificance by the treatment measures included in the project, and the project would restore ESHAs to their more natural state by removing invasive plants. There are no feasible alternatives to the minimal vegetation management surrounding roadways proposed in the application because there are no other adequate emergency evacuation routes available. Additionally, no new structures are proposed, and the project is intended to ensure existing roads are in compliance with Fire Code.

ATTACHMENTS:

1. Chief James Fox, Inverness Volunteer Fire Department, August 12, 2022
2. Chief George Krakauer, Bolinas Fire Protection District, August 15, 2022
3. Claire Molesworth, President, Bolinas Fire Protection District Board of Directors, August 16, 2022
4. John Aucoin and Leila Corbitt, August 10, 2022
5. Terence Carroll, August 16, 2022

From: [Jim Fox](#)
To: [Alton, Megan](#)
Cc: [George Krakauer](#); [Jesse Peri](#); [Reeser, Jordan](#)
Subject: County of Marin Coastal permit P3656
Date: Friday, August 12, 2022 11:19:09 AM

I am writing in support of the Marin County Fire Department and Marin Wildfire Prevention Authority evacuation route clearing project (coastal permit P3656). This project is to assist homeowners in maintaining required vegetation clearing on roads that are not maintained by the County of Marin and that might not otherwise have funding available to be adequately cleared for safe ingress and egress in emergencies.

James K. Fox

Chief

Inverness Volunteer Fire Department

415-669-7151

Jim.fox@invernesspud.org

From: [George Krakauer](#)
To: [Alton, Megan](#)
Subject: Evacuation clearing for West Marin
Date: Monday, August 15, 2022 9:08:22 AM

To whom it may concern,

The coastal zone is not exempt from wildfire. Bolinas experienced the Vision Fire in 1995 and the Woodward Fire in 2020. Both times, in my opinion, it was only the weather that saved Bolinas and its residents from destruction and potential loss of life.

In a recent trip to Plumas County, I was amazed by the amount of work done to thin fuel loading on the edges of main evacuation routes. I believe this same work needs to happen in Marin to ensure residents have a safe route to evacuate from a wildfire, and first responders have a safe route in.

This type of work is not “clear cutting,” it is simply removing accumulated dead fuels and thinning live fuel loads to create roadways that would be passable under fire conditions. Like many coastal towns, Bolinas has one way in and one way out. Coastal towns also experience high visitation during wildfire season, which continues to grow longer each year as drought conditions persist.

Voters approved the creation of the Marin Wildfire Prevention Authority in order to increase the County’s preparedness for wildfire. I believe this project, if supported, would be one of the best things that could happen to protect human life and property in our coastal villages.

Thanks

Sincerely,

Chief Krakauer

George Krakauer

Chief

Bolinas Fire / Bolinas Fire Protection District

gkrakauer@bolinasfire.org
(415) 868-1566 - Office | (415) 868-2009 - Fax
<http://www.bolinasfire.org/>

From: [Claire Molesworth](#)
To: [Alton, Megan](#)
Subject: Public comment for hearing on Application P3656 (Coastal Permit for vegetation clearing in West Marin)
Date: Tuesday, August 16, 2022 9:47:17 AM

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Dear Deputy Zoning Administrator,

I'm the President of the Bolinas Fire Protection District Board of Directors and am writing to express my support for Application P3656, which would allow roadside vegetation management in West Marin for wildfire prevention.

Roadside vegetation management is one of the most important components of a successful wildfire response in West Marin. Clearing roadsides both reduces fire threat from fuel growth and also improves the safety of West Marin residents by providing accessible routes to evacuate during a wildfire. Because West Marin has limited evacuation routes, the proposed project is critical to ensure that residents of West Marin are able to evacuate safely.

Bolinas residents consistently cite evacuation routes as a primary area of wildfire preparedness concern. Bolinas approved the creation of the Marin Wildfire Prevention Authority and has consistently supported the good work the MWPA is accomplishing to improve wildfire preparedness within Marin County, including enthusiastically utilizing Chipper Days that have allowed Bolinas residents curbside pickup of flammable vegetation removed from their properties. Please approve this project to continue improving the safety and preparedness of Bolinas residents.

Thank you for considering my comments.

Claire Molesworth
President, Bolinas Fire Protection District Board of Directors

From: [john aucoin](#)
To: [Alton, Megan](#)
Subject: Project ID P3656
Date: Wednesday, August 10, 2022 2:45:24 PM

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We, Leila Corbitt and I own the property on the corner of Sir Francis Drake Blvd and Laurel street (28 laurel street) in Point Reyes Station sometimes referred to as Inverness Park. We have concerns with this project, namely 25 years ago we planted a boxwood hedge on Laurel street along our property frontage and have maintained it at some cost to us over the years. How can I determine if you plan to cut the hedge or not? The project statement says 15 feet from right of way, can you clarify that possibly? We certainly want emergency road access for our street but we have seen in the past how projects like this can go overboard. This is a private road and said hedge is I believe on private property and is regularly maintained by us. Any information you can provide would be appreciated, thanks. John Aucoin and Leila Corbitt

From: [Terence Carroll](#)
To: [Alton, Megan](#)
Cc: [Honora Montano](#)
Subject: Re: Coastal Development Permit Application P3656 -- Marin Wildfire Prevention Authority
Date: Tuesday, August 16, 2022 12:53:21 PM

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Hi Megan --

After reviewing the staff report and draft resolution for this proposed project, I have some additional comments.

The draft resolution is defective because it does not include “[f]indings of fact establishing that the project conforms to all requirements of the Marin County Local Coastal Program...” as required by Implementation Plan Section 22.70.070.

Specifically, Section 4.B of the draft resolution erroneously states that the proposed project conforms to LUP policy C-BIO-4, when in fact it does not. As I noted in my earlier email, major vegetation, as defined in IP Section 22.130.030, includes *any* vegetation in ESHA or ESHA buffers. C-BIO-4, in turn, requires that removal of major vegetation avoid ESHA and ESHA buffers. No finding of fact that the proposed project conforms to this requirement is included in the resolution, nor can one be included, because the proposed project does not avoid ESHA or ESHA buffers.

In addition, Section 4.F of the draft resolution erroneously states that no LUP Community Design policies apply to the proposed project. In fact, policy C-DES-11 requires avoidance of fuel modification and brush clearance in ESHAs and ESHA buffers. No finding of fact is made that the proposed project conforms to this requirement, nor can one be made, because the proposed project includes fuel modification and brush clearance in ESHAs and ESHA buffers.

It is important to note that the requirements to avoid ESHAs and ESHA buffers in policies C-BIO-4 and C-DES-11 are unambiguous and unqualified. Avoidance is required regardless of any putative insignificance of impacts, proposed biological monitoring plans or mitigation efforts, feasibility of alternatives, or any other factor whatsoever.

Since the required findings cannot be made, the project, as proposed, cannot be approved. There are, however, two ways to proceed to approval. The first option would be to condition approval of the project on avoidance of ESHAs and ESHA buffers, as required by the LCP. The second option would be to request that the Coastal Commission process the project application as a consolidated Coastal Development Permit, as provided for in IP Section 22.68.090. The standard of review for a consolidated permit is the Chapter 3 policies of the Coastal Act, which do not include the LCP’s explicit requirement to avoid removal of vegetation in ESHAs and ESHA buffers.

Respectfully,

Terence Carroll

PO Box 103

Forest Knolls, CA 94933

On Jul 22, 2022, at 9:57 AM, Alton, Megan <MAAlton@marincounty.org> wrote:

Hello Terence,

Thank you for your email. I will include it in the record.

The applicant will also be applying for a CDP from the Coastal Commission for the portion of the project in their jurisdiction.

The policy analysis will be discussed in the Staff Report, which is schedule for hearing on August 18th.

Thank you,
Megan Alton
PLANNER

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Community Development Agency
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San Rafael, CA 94903
415 473 6235 T
415 473 7880 F
malton@marincounty.org

-----Original Message-----

From: Terence Carroll <carrollfk@comcast.net>

Sent: Thursday, July 21, 2022 6:03 PM

To: Alton, Megan <MAAlton@marincounty.org>

Subject: Coastal Development Permit Application P3656 -- Marin Wildfire Prevention Authority

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Hello Megan -

I had a couple of questions about this pending permit application.

Parts of the project area appear to be in areas where the Coastal Commission has permit authority. Am I correct in assuming that the applicant needs CDPs from both the County and the Coastal Commission?

The LCP defines "major vegetation" as, among other things, any vegetation in an ESHA or ESHA buffer (IP Section 22.130.030). Policy C-BIO-4 requires avoidance of major vegetation removal in ESHA and ESHA buffers. Policy C-DES-11 likewise requires avoidance of fuel modification in ESHA and ESHA buffers. The proposed project includes work within ESHA and ESHA buffers. The LCP doesn't contain any exception for fire safety. I'm wondering how you're thinking about reconciling the proposed scope of the project with the clear LCP prohibitions on this type of activity in ESHA and ESHA buffers.

Thank you,

Terence Carroll
Forest Knolls

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