

From: [Kutter, Rhonda](#)
To: [Cardoza, Sabrina](#)
Cc: [Cordova, Lorenzo](#); [Rodoni, Dennis](#)
Subject: FW: Dipsea Ranch appeal and MND
Date: Tuesday, September 15, 2020 10:53:35 AM

Dear Sabrina,

Here is some communication related to the Oct. 6th hearing. I will forward other correspondence too.

Best,

Rhonda

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

From: B Ayling <bvayling@gmail.com>
Sent: Tuesday, September 15, 2020 9:56 AM
To: Rodoni, Dennis <DRodoni@marincounty.org>; Kutter, Rhonda <RKutter@marincounty.org>
Subject: Dipsea Ranch appeal and MND

Dear Dennis and Rhonda,

Once again I take up virtual pen in hand to address the the Dipsea Ranch issue. The reason you have around 150 residents here who actually signed the petition regarding the appeal on very short notice, and many more who feel the same way, is that we are dismayed at county actions regarding this development and that for the last 5 years no sign has been given that the county cares about either us or the neighborhood adjacent to the property in question. Lip service only has been paid to our concerns through several planners and changes in staff. The current staff does not appear to be aware of or care about the true environmental, traffic or any other issues of concern to us residents. We have been encouraged to write letters for the public record without any acknowledgement that any of our concerns have been heard or read, much less accounted for in any official action.

Frankly, the last planning commission meeting, where the Dipsea Ranch was discussed, was a case in point of the display of misinformation on the part of staff, outright deception by the applicant, the packing of the zoom meeting with family friends and friends of the applicant, who were not required to state their name or address, characterizing opponents of the applicant as losers and whiners. Through the egregious lack of familiarity with zoom meetings on the part of staff, many true mountain residents were not able to speak, giving the planning commission the idea that the non resident shills were speaking for the neighborhood. In addition, we were not able to rebut any of the deceptions put forth by the applicant at the end of the meeting.

Mr. Rodoni, the real issue with this proposal is the illegal road that the applicant constructed with the sole purpose of providing a driveway for future development on the lower parcel. As the former president of the Muir Woods Park Community Association, I had occasion to speak with the former fire chief at Throckmorton about this so called "fire road." He point blank told me that they didn't even have keys for the gate and would never use that road for anything, as it served no purpose whatsoever for fire mitigation.

In fact Mr. Rodoni, that road is built on unstable landfill over a stream that feeds Redwood Creek and it leads to a vertical wall of dirt. It has no purpose except to make the parcel more attractive to somebody wanting to build on it. With the access directly on the inside of a very dangerous blind curve of Panoramic, it is a very bad idea for a parcel that for 50 years has been officially protected by the community, as seen in official county documents.

Supervisor Rodoni, please do the right thing and vote against the approval of the Mitigated Negative Declaration. The only fair remedy is deed restrictions on development as advocated on the record by the Tam DRB, or as an alternative, a complete and full EIR paid for by the applicant, which would settle the issues of how much that illegal road is impacting the Redwood Creek eco system.

Thanks for the consideration Dennis.

Bernard Ayling
50 Palm Way
Mill Valley, CA 94941