

1 **MUIR BEACH COMMUNITY SERVICES DISTRICT**  
2 Minutes of the Board of Directors' meeting held on  
3 Wednesday, **May 25, 2022**

4  
5 **OFFICIAL MINUTES ONLY UPON APPROVAL**  
6

7 Prior to approval of these minutes by the Board of Directors in a public meeting, these minutes  
8 are draft only and subject to change. Upon approval by the Board, these minutes become the  
9 Official Minutes of the meeting.

10  
11  
12 **Item 1: Call to Order**

13  
14 David Taylor called the meeting of the Muir Beach Community Services District Board of  
15 Directors to order at approximately 6:20 pm.

16  
17 Board: David Taylor (Board President), Paul Jeschke (Board Vice-President), Leighton  
18 Hills (Director), Steve Shaffer (Director)  
19 Staff: Mary Halley (District Manager).  
20 Not present in closed session: Chris Gove (Fire Chief), Ernst Karel (Meeting  
21 Secretary)  
22  
23

24 **Item 2: Public Comment (if any) for Closed Session**

25 None.  
26  
27

28 **Item 3: Closed Session (Directors, District Manager, and Legal Counsel)**

29 *The California Government Code provides that certain matters such as litigation, personnel matters, and*  
30 *real estate negotiations may be conducted in closed session. The matters shall be identified as set out*  
31 *below. After any closed session, the legislative body shall reconvene in open session prior to*  
32 *adjournment and make disclosure of action taken during the closed session – pursuant to CA*  
33 *Government Code Section 54956.9(d)(2) and (e)(1). Conference with Legal Counsel to discuss facts and*  
34 *circumstances unknown to a potential plaintiff(s) that creates a significant exposure to litigation. 1 matter.*  
35  
36

37 **Item 4: Reconvene in Open Session**

38 Meeting reconvened at 7:04 p.m.  
39

40 Taylor reports from the closed session:

41 The board voted unanimously to direct the District Manager to sign an agreement with the  
42 affected Charlotte's Way homeowners. The CSD will be taking a 1/5 share in the cost of the  
43 repairs to the road, and paid for drainage improvements, and contributed to the cost of  
44 engineering analysis.  
45  
46

47 **Item 5: Approval of Agenda**

48 Nothing added.  
49

50 MOTION: To approve the agenda as submitted.  
51 Moved: Shaffer, seconded by Hills

1 Vote: AYES: Unanimous

2  
3  
4 **Item 6: Board Vacancy Appointment**

5  
6 MOTION: To nominate Christine Murray as a Director to serve the remainder of  
7 former Director Eigsti's term  
8 Moved: Hills, seconded by Shaffer  
9 Vote: AYES: Unanimous

10  
11 Halley administers the oath of office to Murray.  
12  
13

14 **Item 7: Consent Calendar**

- 15 1. Approval of Draft-Minutes from Regular Board Meeting of 4/27/22.  
16 2. Approval of Draft-Minutes from Special Board Meeting of 5/6/22.  
17 3. Approve Resolution 2022-6 to make the findings that the proclaimed State of Emergency  
18 continues to impact the ability to meet safely in person and declaring that the Board of  
19 Directors will continue to meet remotely in order to ensure the health and safety of the  
20 public for the next 30-day period extending from May 28, 2022 to June 27, 2022 in order  
21 to hold (if necessary) our next regularly scheduled Board Meeting on June 22, 2022.  
22

23 MOTION: To approve the consent calendar.  
24 Moved: Hills, seconded by Shaffer  
25 Vote: AYES: Unanimous  
26  
27

28 **Item 8: Items Removed from Consent Calendar**

29 None.  
30  
31

32 **Item 9: Supervisor Dennis Rodoni – Muir Beach Spring Office Hours**

33 County of Marin 4<sup>th</sup> District Supervisor Dennis Rodoni introduces the guests, who also introduce  
34 themselves (and provide contact info in the chat window):

35 Fernando Barreto - Aide to Supervisor Rodoni D4,  
36 FBarreto@marincounty.org 415-473-3092

37 Rhonda Kutter, Aide to Supervisor Rodoni,  
38 rkutter@marincounty.org

39 Sarah Jones, Assistant Director, Community Development Agency  
40 (415) 473-7001 sbjones@marincounty.org

41 Lana Adlawan, Director of County Library Services,  
42 ladlawan@marincounty.org (415) 473-6053

43 Robert Betts, Director of Operations & Planning, Marin Transit,  
44 rbetts@marintransit.org

45 Mia Monroe, NPS, Marin Community Liaison,  
46 mia\_mornoe@nps.gov 415-725-1630  
47

48 Lana Adlawan discusses the library. Gerry Pearlman had commented to her that Muir Beach  
49 hasn't been served by the bookmobile for a number of years. The public library has evolved to  
50 meet the needs of communities with many online offerings.  
51

1 Robert Betts, Director of Planning and Operation at Marin Transit. Changes are starting this  
2 weekend and staggered throughout the summer. First, increasing service on Muir Woods  
3 Shuttle, starting this Saturday, going almost back up to pre-pandemic levels. Also, a new pickup  
4 location will be tested out – the pickup currently at Pohono lot will be moving to Larkspur Ferry  
5 Terminal starting June 4. Starting June 12, the South Round (Route 61) changes: returning to  
6 pre-covid service levels. In the midst of data gathering for the Innovation Incubator grant, to try  
7 to address and fill gaps in mobility. West Marin is the geographic area where those funds will be  
8 made available. This grant will focus in on medical trips and others that are challenging on a  
9 traditional fixed-route travel service. In June we'll be releasing a call for projects to target those  
10 needs.

11  
12 Rodoni adds that following the pandemic the federal government has stepped up with subsidies  
13 which have kept our transit system afloat, but it will take a while because the return of ridership  
14 has been slow.

15  
16 Mia Monroe acknowledges and thanks Marin Transit for the really good safe service to Muir  
17 Woods and thinking about improvements. Parking attendants will return to Muir Beach and  
18 Stinson Beach this weekend, and all weekends through the summer. NPS had to take drastic  
19 steps and were able to secure space in the wild salmon hatchery at Warm Springs in  
20 Healdsburg to restart the coho jumpstart program. This is because the lower part of Redwood  
21 Creek dries out in drought years, and to help the salmon have a future, they need to bring the  
22 young of the year up to the hatchery, so they have a chance. When they did this several years  
23 ago, there was a 100% survival rate and then were able to return them as adults to spawn.  
24 The NPS expects those desperate conditions to continue, so they were able to bring the young  
25 up to Warm Springs last week.

26 The veg crew is working in Muir Beach again with revegetation and keeping the beach clean.  
27 Golden Gate Dairy House is getting up in order – it's free, there are several spaces, and it's a  
28 community resource.

29  
30 Monroe shares the following in the chat:

31 Check this out and sign up! good info, alerts too:

32 <https://www.nps.gov/subjects/digital/nps-apps.htm>

33 NPS app and social media: Stay Informed! Make sure you check out (& bookmark) CMS  
34 Alerts, install NPS App on cell, & follow us on Twitter @GGNRANPSAlerts.

35  
36 Mia thanks everyone for being eyes and ears for the park service.

37  
38 Sarah Jones introduces herself. Has been with Marin County for about 6 months; before that  
39 was with the city and county of San Francisco for 16+ years, in the planning department and in  
40 SF municipal transportation agency. G She's glad to be in Marin.

41 A lot is going on in District 4. One thing is the Environmental Hazards section of the of the Local  
42 Coastal Program (LCP). Last summer the county approved, and the district certified, an update  
43 to the LCP that included everything other than the Environmental Hazards portion, which  
44 Jones goes into a great deal of detail about the ways in which Marin County is trying to work  
45 with Coastal Commission staff, starting at 22:00 on the recording.

46 She hopes they can come up with some policies by later this summer.

47  
48 Second item, moratorium on Short Term Rentals. Recent growth in AirBnB and VRBO has led  
49 to thinking about how they are affecting communities. In 2020 when it came before the Board of  
50 Supervisors, it wasn't a good time, but the new moratorium was approved unanimously. More  
51 discussion continues about short term rentals.

1  
2 Rodoni adds that The West Marin area has 571 units, which is about 11% of housing stock – in  
3 Muir Beach it's much higher than that. Sonoma has said 5% is an ideal number; we don't know  
4 what would be an ideal number for West Marin, where there have been short-term rentals for a  
5 long time.  
6  
7 Steve Shaffer applauds the effort to limit short-term rentals, and asks if existing ones that are  
8 grandfathered in need to be renewed? Yes, they need to be renewed each year. Furthermore, if  
9 you sell a short-term rental, the license goes with the property owner, so you can't sell your  
10 STR.  
11  
12 Rodoni asks if Halley could help update his number of short-term rental units in Muir Beach.  
13 Rodoni will verify the numbers later.  
14  
15 Beth Nelson comments that there are many people who feel they can't live here without short-  
16 term rentals. She's happy that the subject can come up in a friendly way. She doesn't want to  
17 see the diversity of West Marin disappear. People are struggling to live here.  
18  
19 Gerry Pearlman adds that it would be good to have the stagecoach return to Muir Beach; the  
20 senior population is growing and it's necessary. He'd also like to see the bookmobile stop here  
21 again, because it's a very significant recreational asset, and we do pay library taxes. Also, we  
22 did have some public transportation that went through Muir Beach – would be good at least to  
23 return to the status quo.  
24  
25 Robert Betts notes that the stagecoach service did serve the Pelican Inn and was last  
26 operational in 2004. It was rerouted when there was a slide on the Highway and never came  
27 back, because the ridership was stronger with the new route. It ran 4 days a week. Now it runs 7  
28 days. He hopes to find out from the community what the needs are.  
29  
30 Lana Adlawan would also like to learn more from the community about what could be useful.  
31  
32 Victoria Hamilton-Rivers comments on vacation rentals. For people who relied on it as a lifeline,  
33 it's an important factor in having people stay in a community. The sales have become elitist in  
34 the extreme; the latest was 4.6 million. She asks about ADUs, and Sarah Jones comments that  
35 they are trying to encourage them, and that the biggest limit is septic. Another issue is aiding  
36 with building permits.  
37  
38 Chief Gove comments that he's concerned with the definition of a "bluff" here in Muir Beach.  
39 We're on solid rock here. His house is considered to be bluff-top. Is there a way that these  
40 determinations can be based on specific local geology, rather than something given for the  
41 entire coastline? Jones shares the concern. Another blunt instrument is the definition of a  
42 "shoreline protective device", and these are the kinds of things we're working through. Please  
43 be sure to show up for public comment whenever possible. Interested people should get on the  
44 mailing list on the LCP site.  
45  
46 Rodoni adds that they are trying to get the coastal commission to understand local variation,  
47 including based on geology, and so on.  
48  
49 Jeschke asks if the Coastal Commission still opposes bans on STR. Jones says they do take it  
50 as being under their purview because they have a vested interest in people visiting the coast.  
51

1 Shaffer asks about the Pacific Way Bridge. Rodoni has no updates; it is on a priority list in the  
2 county due to sea-level-rise. We need federal dollars to make it happen.

3  
4 Hamilton-Rivers asks about the recent situation with the Groneman's getting a permit from the  
5 county and having it then stopped by the Coastal Commission. Can the county and the CCC  
6 come up with some legislation that people could comply with? Jones agrees and says that's  
7 their hope.

8  
9 Rodoni gives his updates, from 1:07:00 – 1:13:00 on the recording.

10 Topics include:

- 11 - Concerned about county workforce.
- 12 - Covid is still around 150 new cases per day in Marin.
- 13 - Reusable Foodware ordinance. Eliminates the possibility of single-use plastics. Grants  
14 up to \$500 to convert to reusable or (actually) compostable products.
- 15 - Three-county leave-no-trace educational program. Signed an MoU last week, and our  
16 partner, Leave No Trace, will be rolling out a program in June, with the concerted efforts  
17 of the three counties in a long-term program.

18 Back-and-forth continues until 1:19:30 on the recording.

19  
20  
21 **Item 10: Charlotte's Way**

22 Taylor says that he gave the update at the beginning of the meeting.

23 No further discussion.

24  
25  
26 **Item 11: MERA – MBVFD Reimbursement Agreement – Fire Chief Chris Gove**

27 Gove has received bids for the preliminary grading. He was invited by MERA to collaborate on a  
28 bid to do grading at the firehouse, so he also got another bid from Rodas, and he would like to  
29 have a motion to go with that bid for \$58,000. Last night the VFA approved the request and the  
30 advancement of funds when they become available to do the rough grading.

31 Upon approval of the bid, they would get a formal contract. In the meantime, they'd be getting a  
32 grading permit for the site and starting to get other permits.

33  
34 Discussion indicates that three bids are required, not two. Gove is asked to get a third bid.

35  
36  
37 **Item 12: District Manager Report**

38 District Manager Mary Halley presents brief highlights from her DM report, a written document  
39 which (as always) is included with the monthly meeting packet available online at

40 <http://www.muirbeachcsd.com/meetings>.

41  
42  
43 **Item 13: FY22/23 Draft Budget**

44 First reading of proposed FY22-23 Draft-Budget is presented by the District Manager for review  
45 (See *FY22-23 Draft-Budget-May2022 attached*). Public hearing of the FY22-23 Draft-Budget will  
46 be held at the 6/22/22 Board meeting with approval of the Final FY22-23 Budget at the 7/27/22  
47 Board meeting.

48  
49  
50 **Item 14: Public Open Time**

51 Gove announces the June 11 community-wide evacuation drill. Look for an email and sign up.

1 Fundraising picnic is this Sunday; still work to be done on Saturday.

2

3 Marilyn Laatsch welcomes new Director Christine Murray, and others join in that welcoming.

4

5 **Item 12: Recognitions & Board Member Items**

6 Excited about the MBVFA picnic on Sunday.

7

8

9 **Item 15: Adjournment**

10 Under current rules for remote meetings rather than in-person, the next meeting will be held  
11 within 30 days from this one.

12

13 Next Agenda Meeting Date: Wednesday, June 15, 2022

14 Next Board Meeting Date: Wednesday, June 22, 2022.

15

16 There being no further business to come before the board, the meeting is adjourned.

17 Meeting adjourned at 20:46.