



MUIR BEACH COMMUNITY SERVICES DISTRICT

19 Seacape Drive Muir Beach, CA 94965 415 383 9969 www.muirbeachcsd.com

AGENDA

Regular Meeting of the Board of Directors

Wednesday, September 24, 2025 7:00 PM

Meeting held by Teleconference

Agenda will be emailed and posted

Zoom invitation will be emailed

MEETINGS BY ZOOM: Gov. Code section 54953(b) provides that local agencies such as the Muir Beach Community Services District may hold its meetings using teleconferencing services, such as Zoom if certain conditions are complied with, all of which have been met by the MBCSD. As such, the District will email Zoom invitations to all residents and other members of the public asking to participate in the meetings, which will also include a dial-in option using your telephone. Please participate from your own locations/homes, however, if needed (and as required by the code), you may participate from the homes of the members of the Board of Directors, being 240 Pacific Way, 1821 Shoreline Hwy, 40 Sunset Way, 209 Sunset Way, and 23 Starbuck Drive where the meeting agenda will be available.

TIMING OF AGENDA ITEMS: The Board attempts to hear all items in order as stated on the agenda, however it reserves the right to take items out of the order listed at any time during the course of the meeting. The following items will be considered, and any item can be discussed, acted upon, or approved during the course of the meeting.

SPECIAL NEEDS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District Manager at 415-388-7804. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure participation in the meeting.

7:00 pm | **Item 1: Call to Order**

Board: Christine Murray (Board President), Steven Shaffer (Board Vice-President), Leighton Hills (Director), David Taylor (Director), and Nikola Tede (Director)

Staff: Mary Halley (District Manager), Chris Gove (Fire Chief), Ernst Karel (Meeting Secretary)

Item 2: Approval of Agenda

The following item or items were not included in this agenda, along with the reason for not being included. Pursuant to the Bylaws of the Muir Beach Community Services District, the Board of Directors may now by motion require that the item or items be added back to this meeting's agenda. Should the item or items require research or preparation by staff or by member(s) of the Board of Directors in order to be properly heard, the item or items may be deferred to a subsequent meeting. The motion to approve this agenda may be without change or may be to re-include any item or items listed below.

Item(s) not included in this agenda:

Item 3: Consent Calendar

All items on the Consent Calendar are considered to be either routine or non-controversial and will be enacted by a single blanket action of the Board. Upon request from a Board member or any member of the public, individual items may be removed from the Consent Calendar in which case they will be discussed in the meeting (under Items Removed from the Consent Calendar).

- A. Approval of Draft Minutes from Regular Board Meeting on 7/23/25. (See attached)

Item 4: Items Removed from Consent Calendar

Items moved from the Consent Calendar to the Regular Agenda, if any.

Item 5: Fire Chief Report including Fire House Update – Fire Chief Chris Gove

Fire Chief Chris Gove will present his report and give an update on the status of the Firehouse project including General Contractor contract negotiations and initial construction progress. *(See attached)*

Item 6: Proposed Plan to improve the safety and maintenance of the upper Muir Beach trail – Scott and Suzanne Bender

Please see attached *Neighbor Testimonials* for a recent history of maintenance and use of the Upper Park trail including a more recent uptick in popularity and use by the public (mainly bike riders) at large. As a result, Muir Beach residents Scott and Suzanne Bender would like to propose several improvements on the trail and are willing to provide \$5,000 in funding towards these goals.

1. Install a locked swing gate at the trail entrance that would allow the MBVFD to access the trail with their vehicles as far as ~28 Starbuck Drive. Hikers may use the existing stairs, or limited access beside the gate. (Fire Chief Gove is in support of this gate)
2. Install signage stating that the trail is closed to downhill bike traffic (but open to uphill bike traffic).
3. As enforcement is an issue, install 4-6 sets of chicanes that force bikers to dismount in order to pass through. The concept is to make the trail inconvenient for bikers and disrupt their ability to speed down the trail. Such installation would have to be done in concert with the upcoming trail vegetation management sponsored by the CSD in order to ensure that bikers do not simply circumvent the chicanes by riding onto adjoining private property.
4. Smooth out the trail damage (deep ruts that are now almost impassable for pedestrians) caused by 12 years of bikers. This should be done well after the installation of the chicanes, a reduction in bikers has been observed, and no additional safety measures have been identified.

Item 7: District Manager Report – Mary Halley

District Manager Mary Halley will present brief highlights from her DM report. *(See attached)*

Item 8: Public Open Time

Please note:

1. Topics should be within the jurisdiction of the CSD (Water, Roads, Fire Protection, & Recreation).
2. The topic should not be elsewhere on the agenda.
3. The Board and staff may only briefly respond to statements and questions (i.e. the legal requirement for items not posted on an agenda which otherwise informs community members that a topic is up for discussion and/or action.)
4. Public comments are limited to 3 minutes per speaker, unless waived by the Board.
5. The period for public open time is limited to 10 minutes, unless waived by the Board.

Item 9: Recognitions & Board Member Items

Board member recognitions and pending events of interest to the community.

Item 10: Next Meeting Date and Adjournment

Next Board Meeting Date: Wednesday, November 19, 2025

Muir Beach Community Services District

Balance Sheet

As of July 31, 2025

Accrual Basis

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
TriC Checking	
TriC Fire	859,874
TriC Lower Tank Reserve	240,001
TriC Pipes & Equip Reserve	109,376
TriC Checking - Other	23,670
TriC Measure A	21,311
TriC General Fund	9,575
TriC Water	(87,753)
Total TriC Checking	1,176,054
TriC MMF - General Fund	201,766
Total Checking/Savings	1,377,820
Other Current Assets	
Due from Water Ops to Gen'l Fd	87,753
Undeposited Funds	4,871
Prop 68 for reimbursement	102
Total Other Current Assets	92,726
Accounts Receivable	
Receivables	20,796
Total Accounts Receivable	20,796
Total Current Assets	1,491,342
Fixed Assets	
Other Fixed Assets	
Road Improvements	1,305,973
Land	755,573
Buildings	583,355
CIP	319,024
CC Parking Project	252,302
Playground Upgrades	173,427
Buildings - Fire Station	157,702
Equipment	149,820
Land - Fire Station	147,918
Equipment - Fire Trucks	103,871
Electric Gate	9,927
Furniture & Fixtures - CC	7,684
Shed Roof	(0)
Accumulated Depreciation	(1,522,076)
Total Other Fixed Assets	2,444,500
Water System Assets	
100-Year Equipment Post 2008	651,666
Historic Water System Equipment	504,638
40-Year Equipment Post 2008	380,551
15-Year Equipment Post 2008	44,944
Mains and Valves (historic)	34,973
10-Year Equipment Post 2008	30,726
Wells (historic)	21,620
20-Year Equipment Post 2008	1,000
Equipt and Controls (historic)	0
Other Water System Assets	0
5-Year Equipment Post 2008	(0)

Muir Beach Community Services District

Balance Sheet

As of July 31, 2025

Accrual Basis

	Jul 31, 25
Accumulated Depreciation	(791,696)
Total Water System Assets	878,422
Invested in Capital Assets	(2,224,181)
Total Fixed Assets	1,098,741
TOTAL ASSETS	2,590,083
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Gen'l Fd from Water Ops	87,753
Total Other Current Liabilities	87,753
Accounts Payable	
Accounts Payable	6,220
Total Accounts Payable	6,220
Credit Cards	
Credit Card	3,699
Total Credit Cards	3,699
Total Current Liabilities	97,672
Total Liabilities	97,672
Equity	
Retained Earnings	2,041,460
Gov't Net Position	419,393
Net Income	31,558
Total Equity	2,492,411
TOTAL LIABILITIES & EQUITY	2,590,083

Muir Beach Community Services District

Balance Sheet

Accrual Basis

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Charles Schwab 6797	
CS Fire	800,000
CS Lower Tank Reserve	240,001
CS General Fund	89,999
CS Pipes & Equip Reserve	70,000
	1,200,000
TriC Checking	
TriC General Fund	106,316
TriC Fire	54,235
TriC Pipes & Equip Reserve	29,171
TriC Measure A	11,291
TriC Lower Tank Reserve	(0)
TriC Water	(87,753)
	113,259
Clearing	50
TriC MMF - General Fund	(8)
	1,313,302
Total Checking/Savings	
	1,313,302
Other Current Assets	
Due from Water Ops to Gen'l Fd	87,753
Prop 68 for reimbursement	425
Undeposited Funds	104
	88,282
Total Other Current Assets	
	88,282
Accounts Receivable	
Receivables	6,647
	6,647
Total Accounts Receivable	
	6,647
Total Current Assets	
	1,408,231
Fixed Assets	
Other Fixed Assets	
Road Improvements	1,351,974
Land	755,573
Buildings	583,355
CIP	319,024
CC Parking Project	252,302
Playground Upgrades	173,427
Buildings - Fire Station	158,220
Equipment	149,820
Land - Fire Station	147,918
Equipment - Fire Trucks	103,871
Electric Gate	9,927
Furniture & Fixtures - CC	7,684
Shed Roof	(0)
Accumulated Depreciation	(1,522,076)
	2,491,018
Total Other Fixed Assets	
	2,491,018
Water System Assets	
100-Year Equipment Post 2008	651,666
Historic Water System Equipment	504,638
40-Year Equipment Post 2008	390,756
15-Year Equipment Post 2008	44,944

Muir Beach Community Services District

Balance Sheet

Accrual Basis

As of August 31, 2025

	Aug 31, 25
Mains and Valves (historic)	34,973
10-Year Equipment Post 2008	30,726
Wells (historic)	21,620
20-Year Equipment Post 2008	1,000
Equipt and Controls (historic)	0
Other Water System Assets	0
5-Year Equipment Post 2008	(0)
Accumulated Depreciation	(791,696)
Total Water System Assets	888,627
Invested in Capital Assets	(2,224,181)
Total Fixed Assets	1,155,464
TOTAL ASSETS	2,563,695
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Gen'l Fd from Water Ops	87,753
Total Other Current Liabilities	87,753
Accounts Payable	
Accounts Payable	8,757
Total Accounts Payable	8,757
Credit Cards	
Credit Card	3,460
Total Credit Cards	3,460
Total Current Liabilities	99,970
Total Liabilities	99,970
Equity	
Retained Earnings	2,041,401
Gov't Net Position	419,393
Net Income	2,931
Total Equity	2,463,724
TOTAL LIABILITIES & EQUITY	2,563,695

1 **MUIR BEACH COMMUNITY SERVICES DISTRICT**
2 Minutes of the Board of Directors' meeting held on
3 Wednesday, July 23, 2025
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 are
8 draft only and subject to change. Upon approval by the Board, these minutes become the Official
9 Minutes of the meeting.
10

11 **Item 1: Call to Order**

12 Board: Christine Murray (Board President), Steven Shaffer (Board Vice President), Leighton Hills
13 (Director), David Taylor (Director), Nikola Tede (Director)
14 Staff: Mary Halley (District Manager), Chris Gove (Fire Chief), Ernst Karel (Meeting Secretary)
15

16 **Item 2: Approval of Agenda**

17 *Item(s) not included in this agenda: None.*
18

19 MOTION: To approve the agenda
20 Moved: Hills, seconded by Tede
21 Vote: AYES: Unanimous.
22

23 **Item 3: Consent Calendar**

- 24 A. Approval of Quarterly Financial Reports dated 6/30/25. *(See attached)*
25 B. Approval of Draft Minutes from Regular Board Meeting on 5/28/25. *(See attached)*
26

27 MOTION: To approve the consent calendar as submitted.
28 Moved: Taylor seconded by Hills
29 Vote: AYES: Unanimous.
30

31 **Item 4: Items Removed from Consent Calendar**

32 None
33

34 **Item 5: County of Marin Planning Division – County staff presentation**

35 *The Marin County Planning Division is going to introduce their effort to amend the Marin County Local*
36 *Coastal Plan to incorporate previously approved housing-related policies from the Marin Countywide*
37 *Plan 2023-2031 Housing Element. This focused set of amendments will also implement changes to*
38 *our coastal Zoning requirements to incorporate updated state law specifically related to housing*
39 *development. The County staff will present an outline of the amendments, process, and timeline for*
40 *this effort.*
41

42 Presenters: Immanuel Bereket, Principal Planner, and Megan Alton, Senior Planner with the CDA
43 Planning.

44 Immanuel.Bereket@marincounty.gov
45 megan.alton@marincounty.gov
46

47 Basis of their presentation is here:

48 [https://www.marincounty.gov/departments/cda/planning/long-range-planning-initiatives/local-coastal-](https://www.marincounty.gov/departments/cda/planning/long-range-planning-initiatives/local-coastal-program-countywide-plan-housing-element-amendments)
49 [program-countywide-plan-housing-element-amendments](https://www.marincounty.gov/departments/cda/planning/long-range-planning-initiatives/local-coastal-program-countywide-plan-housing-element-amendments)

1
2 Coastal act will still apply to any new construction in the coastal zone. The Housing Element Sites has
3 a bigger impact in the non-coastal zone. A main issue in the coastal zone is the sanitary services. The
4 big change in the coastal zone is that they're making it a lot easier to build ADUs. Now it will still
5 require a coastal permit, but it will be a non-public hearing coastal permit.

6
7 Hills asks: What is a non-public hearing?
8 Coastal Act has a hidden thing called Minor Coastal Permit. That's defined as, you send notice to
9 property owners within 300 feet, they have 14 day period to object. If they don't object, you waive a
10 public hearing and you approve it at staff level. If they do object, it goes to a public hearing. We have
11 not fully worked out what the public hearing process will look like. We are thinking of bypassing the
12 deputy zoning administrator, treating it as an appeal, and go directly to planning commission. This
13 would streamline the process. To further streamline we are removing requirements for conditional use
14 permit and design review for ADUs, so it's just a coastal permit.

15
16 Nikola Tede asks about water use; ADUs also use as much water.
17 They do need to obtain a "will-serve" letter from the water district. That is the main constraint. At the
18 state level, a new law has just been passed that may allow districts to apply for state funding. We are
19 studying that now, and once we have a better understanding we will advise independent districts
20 about it.

21
22 Murray: Who on the board of supervisors is in support of this?
23 We have not formally presented it. It is required that we have to complete this by December 2025 to
24 remain compliant with the state law in terms of housing development. Nothing we are proposing is
25 new; it's already in effect. The state housing laws are in effect. ADU laws have been superseded by
26 state law. We're not proposing any new program.

27
28 Murray: This will eliminate some of the friction that has existed between members of this community
29 and the coastal commission. Are there more resources that you can provide?
30 Resources are available at this URL:
31 [https://www.marincounty.gov/departments/cda/planning/long-range-planning-initiatives/local-coastal-](https://www.marincounty.gov/departments/cda/planning/long-range-planning-initiatives/local-coastal-program-countywide-plan-housing-element-amendments)
32 [program-countywide-plan-housing-element-amendments](https://www.marincounty.gov/departments/cda/planning/long-range-planning-initiatives/local-coastal-program-countywide-plan-housing-element-amendments)
33 or contact Manny Bereket by email. Immanuel.Bereket@Marincounty.gov
34 We do want to elicit as much public comment as possible.

35
36 Hills: What is a "junior ADU"?
37 An existing room within a house that can be converted to a Junior ADU and rented separately, which
38 would not require any increase in septic. It can have a shared bathroom and kitchen and is limited to
39 500 sqft.

40
41 Linda Lotriet: How does the work on environmental hazards dovetail with this?
42 Completely unrelated, on purpose. The hazards section did not move forward. The coastal
43 commission withdrew their support for hazards, so the hazards process basically died. Manny
44 imagines it will be picked up sometime next year. It was bifurcated at the CC's request. The CC is
45 under pressure from housing advocates and from the state legislature; there have been efforts to
46 weaken their authority for the past three years.

47

1 **Item 6: Fire Chief Report including Fire House Update** – Chris Gove

2 ACTIVITY. So far this year we've responded to 33 incidents. We continue to train on a regular basis.
3 We are actively seeking new recruits. We have hired a mobile mechanic to do some work on the
4 trucks and have repaired the rodent damage to squad 660 and have returned the ASV tractor to
5 service.

6 FIREHOUSE. We are continuing to seek a general contractor to coordinate the overall project on
7 behalf of the CSD. We are working with Damazio Excavating to begin site preparation -- to include
8 removal of the old water tank pad. We are making the next payment on the metal building to start
9 production. We have engaged Robert Praszker as a project manager on a per diem basis. The VFA
10 is sending an additional \$175,000 towards the firehouse.

11 DISASTER PREPAREDNESS. We have taken possession of a mass casualty supply trailer
12 generously donated by Ross Valley Fire. We will be making an inventory soon and updating it to suit
13 our needs. The Disaster Council will be assisting us with the sidewalk CPR event on August 16th at
14 the beach parking lot. A disaster preparedness drill will be coordinated with the Firewise team in the
15 early fall.

16 FIREWISE. The chipper program is in full swing. There are several dates still available so make sure
17 to sign up at www.marinwildfire.org.

18 MWPA. We are working on the coastal permits to support work on the Upper Park path and Terwilliger
19 Grove.

20
21 Changes since written: interviewing second general contractor. Probably not engaging Robert
22 Praszker. On Monday we started the removal of the old concrete water tank pad.

23
24 MWPA updates from David Taylor: There are 3 projects now in the pipeline as part of Measure C.

25 1: Maintenance: work on the Banducci Ranch/N side of Hwy 1 in 2022. Maintenance will happen this
26 year.

27 2: clearing the upper park trail to make more firesafe. Pretty sure we'll get permission to do this work
28 starting this year.

29 3: Terwilliger Grove will also get the green light through the Gov's emergency proclamation.

30
31 Karel asks about CSD-owned public park that connects the upper park trail to the Overlook, which is
32 currently overgrown and full of debris, whether that can also be opened up. Taylor will look into it.

33
34 Shaffer asks about timeline for preparing the ground, with respect towards soil going towards Lagoon
35 Way. Hills thinks it will test okay because it's been tested previously, by the same soils engineer,
36 when we used it to build the berms. The CSD's priority is also Lagoon Way, and we want to keep that
37 as high a level as the firehouse. Gove is confident there will be sufficient soil, likely extra, but we won't
38 know when.

39
40 Tede: Is there anything CSD members can do to encourage newer residents to join the MBVFD?
41 Important question. We do need younger recruits. We've talked about things like opening an EMT
42 course for the community, show people the basics of wildland fire protection, to try to engage people.

43
44 **Item 9: District Manager Report** – Mary Halley A. District Manager Mary Halley will present brief
45 highlights from her DM report (see attached). Her report as always is available in full as part of each
46 meeting packet at <https://muirbeachcsd.com/meetings/>.

47
48 Supervisor Rodoni's team is still interested in doing the intertie with Muir Woods – pursuing grants
49 and a project that would go alongside MB/FV Road, that could go in *after* that project. We have also

1 been talking with NPS' Darren Fong about moving the well away from the creek and considering other
2 locations.

3
4 On the firehouse: since 2018 we've had \$340,000 in grants from VFA. Have spent \$112, 979 on soft
5 costs, planning/permitting, etc. Balance of \$227,000 with an additional \$100,000 that was received
6 from county grant , so that's \$327,000, and we will be receiving another \$175,000. So, we're putting
7 the budget together and it's looking like we can do this in phases; phase 1 should include constructing
8 and enclosing the building by October.

9
10 Karizma Wilson is the new MBCC coordinator, may also take on the role of facilitator, which could
11 mean more rentals to friends of residents, etc.

12
13 Solar panels were cleaned this past week.

14
15 Playground: requests from parents that the playground needs some maintenance. There is a lot of
16 moss, wood is splintery, things are broken, and some equipment is there which is not very interesting
17 or usable to the kids. Taking suggestions and will look into ways we can give it an uplift. So, the
18 budget includes \$5,000 for repairs and maintenance there. This could be covered under Measure A.

19
20 Parks and trails: budget upped to \$8,000, already spent \$4,000.

21
22 Lagoon: meeting with contractor tomorrow, to get idea of how he wants to approach the project, to
23 better interface between the projects, and time to when soils will be available.

24
25 Ming has asked to mention that he feels that his driveway, which is a CSD easement, was
26 compromised when the big tree came out and a truck was parked there. Perhaps while Lagoon Way
27 is being done, this could also be repaired. Further discussion ensues.

28
29 Tede: staircase from bottom of Starbuck to Seacape still needs work.

30 Halley: We may need to have our grounds crew work 2 days/week rather than just one.

31
32 **Item 8: FY25-26 Final Draft-Budget - Approval**

33 The proposed FY25-26 Final draft-Budget will be presented by the District Manager for any further
34 discussion and final approval. (See attached FY25-26 Final Draft-Budget)

35 Move straight into questions.

36
37 Murray: Given the current federal government, do we need to consider contingencies if/when some
38 funds are removed/eliminated?

39 MH: Most of our grants are at the county level. We have one at state level. The one fire tax we have
40 that's our own tax is expiring this year, and that's something that needs to be looked at. None of our
41 grants are tied to the federal government.

42
43

44 MOTION: To approve the FY25-26 Final Draft-Budget

45 Moved: Tede, seconded by Shaffer

46 Vote: AYES: Unanimous.

47

1 **Item 9: Public Open Time**

2 None

3

4 **Item 10: Recognitions & Board Member Items**

5 Taylor: Thanks the VFA for making extra funds available.

6 Halley thanks our Fire Chief for all his work on the firehouse. Also thanks to Hills for his negotiations
7 on the MERA tower, which are leading to increases in our budget. Hills suggests the extra funds get
8 used for the maintenance workers.

9

10 **Item 11: Next Meeting Date and Adjournment**

11 Next Board Meeting Date: September 24, 2025.

12

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

14 Meeting adjourned at 20:12 pm.

MBCSD September 24, 2025

FIRE DEPARTMENT REPORT

ACTIVITY

So far this year we've responded to 48 incidents. We continue to train on a regular basis. We are actively seeking new recruits.

FIREHOUSE

We removed the old water tank pad. We are engaging Murray Building, Inc. as a general contractor and the final legal details of the contract are being completed. Scott Murray has extensive local experience with public works projects. Upon signing grading should commence almost immediately so we can accomplish slab installation before the rainy season.

PARCEL TAX

The Measure L parcel tax passed in 2016 is expiring and we will be working to propose a new ballot measure to renew this important financial support for the fire department.

DISASTER PREPAREDNESS

We have decided to postpone the evacuation drill until next summer. We just did one three years ago and it seemed to soon to repeat this year.

In October the disaster liaisons are organizing a seminar on sheltering in place in case of a disaster. Please look forward to further information.

MWPA

Measure C, creating the MWPA JPA was passed in 2020 and is in its 4th year of operation. The MWPA was approved for 10 years of operation. On September 15th I attended a retreat in Point Reyes with the principals of the operations committee. We clarified priorities and outlined successes and challenges.

There are 3 MWPA projects in Muir Beach this year. The vegetation management of the Upper Muir Beach Trail will start on September 30th. We have met with arborist regarding the identification and removal of hazard trees on the ACR Terwilliger property. A monarch butterfly survey will be conducted soon. Depending on the outcome of this survey we will plan to begin work there soon. NPS is working with us to perform maintenance on the extensive project we did in 2022 and we anticipate starting that work later this year.

FIREWISE

The committee continues to forge ahead to educate the community. The chipper program is in full swing. So far, we have removed tons of brush and trees, there are several dates still available so make sure to sign up at WWW.Marinwildfire.org.

BBQ/ VFA

The committee continues to meet regularly and is planning a major fundraising push when we finally break ground on the firehouse

Chris Gove Chief MBVFD

Neighbor Testimonials, Upper Muir Beach Trail (September 2025)

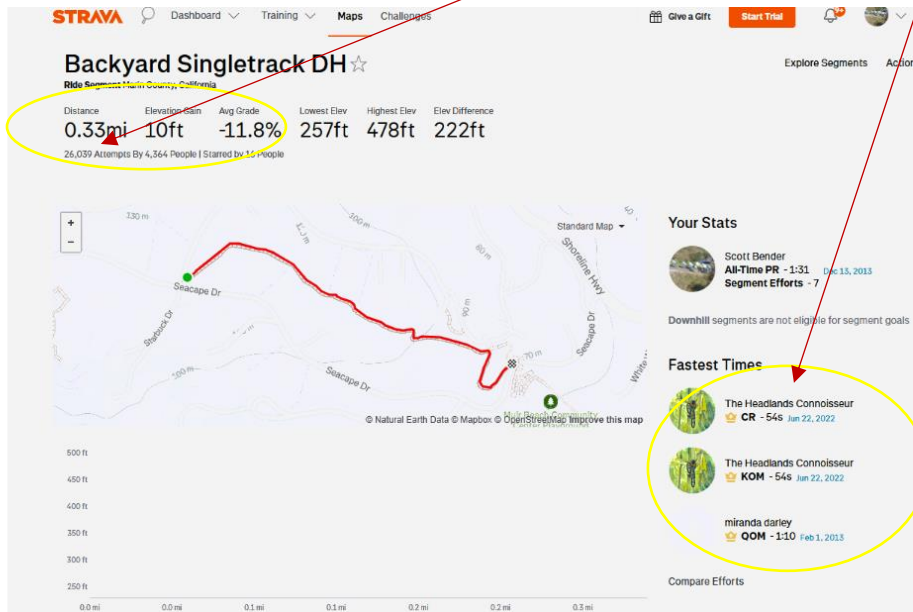
From neighbors living along the “trail corridor” on Starbuck and Seacape.

From: Suzanne and Scott Bender, 55 Starbuck Dive

In 2013, Scott led trail maintenance efforts to install chicanes to slow bikers, create a bike-only segment on the lower portion to improve hiker safety, smooth the trail for pedestrians, and install water diversion to prevent erosion. The maintenance work was completed largely by volunteers, including Bob/Bret/Ian Bowyer, Mike/Maxx Moore, Brad Eigsti, Chaz Kingsbury, Aran/Jackson Moore, Harvey Pearlman, and Scott/Suzanne/Christian Bender with a small payment to the high school volunteers.

One day after chicanes were installed, they were summarily ripped out by bikers, and thrown onto adjacent properties. Chicanes were reinstalled using cement to prevent further vandalism.

According to STRAVA, since 2013 this trail has seen over **26,000** bike rides (>2,000 per year) speeding down the hill, often at a speed of over **20 mph**. The fastest rider (self-titled “The Headlands Connoisseur”) has ridden the trail in a mere **54 seconds** through the existing chicanes.



Now that this trail is on social media, there is an increase in usage and speed due to the competitive nature fostered by those seeking “King/Queen of the Mountain” status (e.g., fastest time). In addition, organized events are using the trail as a segment in their races. For example, on Sunday August 19th, organizers of Marin Overland races (<https://www.bearraceevents.com/marin-overland>) stapled signs to our community trail signage directing bikers down the trail, despite its own website showing them traversing down highway 1. The combination of 4 races had 100 riders signed up the day prior to the event. The CSD Board was unaware of these activities.

Historically, this trail was not accessible to bikes, and the only access at the intersection of Seacape/Starbuck was a set of stairs which still exist but are not in use. The owner of 60 Seacape, during construction on the property, drove multiple construction vehicles up the trail to the back of the property, creating the bike access you now see at the corner.

The CSD now has Wildfire Risk Reduction plans to clear flammable vegetation along the trail, which will make the trail even more attractive to bicyclists, bike races/events, and e-bikes.

It is our opinion that the trail, in its current state of disrepair and construction, presents a severe health and safety issue for members of the Muir Beach community, visitors hiking and biking on the trail, and vehicles driving on Starbuck and Seacape. For example, on September 6 we had to slam on our brakes as we approached the corner of Starbuck/Seacape as three bikers cut the intersection from Seacape to race onto the trail. This is happening with increasing frequency. Additionally, bikers do not observe the stop sign at the end of the trail, riding quickly out into the road above the community center into oncoming traffic.

As a result, we would like to see several improvements on the trail and are willing to provide \$5,000 in funding towards these goals.

1. Install a locked swing gate at the trail entrance that would allow the MBVFD to access the trail with their vehicles as far as ~28 Starbuck Drive. Hikers may use the existing stairs, or limited access beside the gate. (Fire Chief Gove is in support of this gate)
2. Install signage indicating that the trail is closed to downhill bike traffic (but open to uphill bike traffic).
3. As enforcement is an issue, install 4-6 sets of chicanes that force bikers to dismount in order to pass through. The concept is to make the trail inconvenient for bikers, and disrupt their ability to speed down the trail. Such installation would have to be done in concert with the upcoming vegetation management of the trail sponsored by the CSD in order to ensure that bikers do not simply circumvent the chicanes by riding onto adjoining private property.
4. Smooth out the trail damage (deep ruts that are now almost impassable for pedestrians) caused by 12 years of bikers. This should be done well after the installation of the chicanes, a reduction in bikers has been observed, and no additional safety measures have been identified.

Note: As just one example of fatality caused by pursuit of KOM/QOM STRAVA status, see the following article. <https://road.cc/content/news/89218-us-cyclist-who-killed-pedestrian-guilty-vehicular-manslaughter-escapes-jail>

From: Simon Jeffery, 36 Starbuck Dive

Re: Concerns regarding Group usage of trail/easement from Seacape/Starbuck to Community Center



Simon Jeffery

To: me, and 2 others, Cc: Scott, and 18 others · Sun, Aug 24 at 10:47 PM ✓

Suzanne and Scott

Thank you both for taking this on. I don't have a list of suggestions but what I do have is first hand experience that argues in favour of your position. Several times when I've been walking my little dog on the trail in the last year or two, I have had to grab her and dive out of the way as bikes come hurtling down the hill toward us with scant regard for our well-being. A generalization I know, but the cyclists seem less courteous and more into themselves than their surroundings and their fellow path sharers than they used to.

I will NEVER take my little dog for a walk on the trail at a weekend now. Or pretty much any day through July and August. A trail that I have access to directly from my house. It just feels too dangerous, and somehow that just doesn't feel right. That is such a shame. We just got our pathway cut back to the trail and a set back from our fence line. As I say, that just doesn't feel right.

Thank you, I hope that somehow sense prevails here and that a community pathway can be open to all who enjoy the beauty of West Marin without pandering to thrill seekers from outside of the community.

Simon Jeffery

From: Don and Barbara Piotter, 64 Seacape Drive

Re: Concerns regarding Group usage of trail/easement from Seacape/Starbuck to Community Center



Don Piotter

To: Bernard, Cc: me, and 20 others · Fri, Aug 22 at 10:00 AM ✓

Thanks to Suzanne and Scott for bringing this to the attention of the community.

Barbara and I have listed some opinions below. Note that we are both bikers and come from that perspective.

- The trail has long had use by both walkers and bikers, in keeping with the open culture of Muir Beach
- Along with an overall increase in West Marin tourism, bike use has increased (now including heavier and faster e-bikes) and organized bike groups. These factors have increased trail erosion and the risk of accidents
- Given the openness of Muir Beach culture, it seems reasonable to continue public biking access on the trail, but with some changes to manage accident risk and erosion.
- Changes could include reduction of biking speed, denying access for organized cycling groups, and periodic trail maintenance
- We agree that adding gates / chicanes like in Bob's photo could address most of the problem. Please note that there are already two sets of chicanes near 36 Starbuck
- Adding one set at the trail entry near the corner of Seacape and Starbuck with a sign warning that the trail is used heavily by walkers could greatly reduce aggressive riding
- Regarding liability, the CSD could talk to a lawyer. My understanding is that if the CSD makes reasonable efforts to deter speed and warns users of risks that they have met a reasonable standard of responsibility, and thus would not be liable. There are many biking trails nearby on state and federal land that have similar hazards. It will probably be hard for someone to sue the CSD if our trail is not substantially different from others in the county. But - a lawyer might advise differently.
- Regarding erosion, the ruts are mostly caused by bikes and even more so by e-bikes - not by walkers. If we continue to allow bikes we should consider performing trail maintenance once or twice a year. Maintenance costs money, or at least volunteers. For example, the Coastal Trail usually has its ruts repaired annually in the spring by volunteers. We'd need to address maintenance funding or volunteering with the CSD.
- As an alternative, the CSD could completely ban bikes, but we could first try less drastic measures like adding one or two chicanes and warning sign(s) and pursue funding for annual trail maintenance
- Hopefully, if we provide chicanes and signage we wouldn't need any registration or liability release form for organized bike groups because they'd skip using the trail in favor of the road

Our two cents...

--

Don Piotter

From: Bernard Halliwell, 38 Seacape Drive

Re: Concerns regarding Group usage of trail/easement from Seacape/Starbuck to Community Center



Bernard Halliwell

To: me, Cc: Scott, and 20 others · Wed, Aug 20 at 2:04 PM ▾

Dear Suzanne and Scott,

I appreciate the time and thought that you have put into writing this letter.

I am very concerned about the use, the state, and the safety of this trail. I love bicycles and I have been a cyclist myself, but we cannot have large groups of cyclists using the trail without some oversight. And we need to limit the speed of cyclists on this dual use trail. A collision between a fast bicycle and a walker can result in life-threatening or life-altering injuries. There was a famous legal case over such a collision on the campus of the University of California, Berkeley.

And then there is the matter of the state of the trail itself which is deplorable. This issue needs to be addressed too. There are deep ruts which make walking on it hazardous. A trip or a fall on the trail is just something that is waiting to happen. A sprained ankle or knee, a broken collarbone, a shoulder contusion. These are serious matters. The trail needs to be levelled out and the brush cleared.

I would be happy to help in any way that I can.

Bernard Halliwell

From: Rick Bernard and Shawn Roberts, 40 Starbuck Drive



Rick Bernard

To: me, Cc: Bernard, and 20 others · Sat, Sep 6 at 11:04 AM ▾


Hi Suzanne,

I want to thank you and Scott for bringing this issue to the community's attention. The number and speed of mountain bikers using the trail is indeed a safety concern. More than once, I have had to jump off the trail to avoid being run into. Another issue is that the erosion caused by the bicycle tires makes walking on certain parts of the trail quite difficult. Some of these areas require repair and backfilling. I am confident that by working together, we can devise effective solutions to this problem.

Many Thanks,

Rick and Shawn

From: Bob Bowyer, 34 Seacape Drive

Re: Concerns regarding Group usage of trail/easement from Seacape/Starbuck to Community Center 



Bob Bowyer

To: me, Cc: Scott, and 20 others · Wed, Aug 20 at 9:04 AM ▾

Thank you Scott and Suzanne. I agree with your push to control the ever increasing fast biking on our trails. While traveling in Chile this Spring Renee and I came across a popular trail used by both bikers and hikers. They suffered from the same problem as we do with fast bikers. In response they installed several "gates" to slow the bikers down at the entrance of the trail and on down hill sections. The gates effectively required bikers to stop and walk around them, but did not impede hikers. There are similar gates on the trails and fire roads on Mt Tam. Our trails are not race courses. I would be glad to assist the community in building similar gates.



From: Beth Begault, 14 Starbuck Drive

Re: Update: Trail/easement from Seacape/Starbuck to Community Center



Beth Begault

To: me · Wed, Aug 27 at 8:06 PM ▾

Hi Suzanne,
I didn't "reply all" because this might not be a helpful point of view, but I don't understand the community's obligation to accommodate bicycles—downhill or uphill —when the riders are detouring briefly off of hwy 1, and Seacape is a safer detour that runs parallel to the trail/easement. It's not at all as though riders need access in any way when the well-paved, lightly traveled Seacape is Right. There. Parallel to the trail.
ps When I ride my bike, I use Seacape!
Beth



Beth Begault

To: me · Thu, Aug 28 at 1:15 PM ▾

Thanks for your response, Suzanne. Yes, it's fine to forward my emails to the Board.

Does "public use" automatically include bicycles or can "public use" ever be limited, ie to hikers only, but exclude non-emergency vehicles like bikes (or, for argument's sake, ATVs)?

Would it be helpful if Durand and I took photos of some of the more treacherous blindspots where bikes silently pop out at pedestrians and of the ever-deepening "bobsled chute" portion of the trail, or has that been done recently? I can't imagine how expensive it will be to restore that section of the trail—it's now many feet deep from bike-induced erosion, and at it's current depth it might need a retaining wall.

I'm no expert on trail maintenance, but I took a terrible fall on my bike a couple of years ago on a (non-Muir Beach) trail that had gravel-filled potholes, so hopefully repairing with gravel has been ruled out. And speaking of falls, on our local trail in question, in 2023 I slid downhill in a splits position (with some ugly roadrash scars to prove it) and nearly broke bones when a section of the neighbor-made switchback trail that's meant to protect pedestrians from the "bobsled chute" gave way under my right foot.

On Seacape about 6 weeks ago I chatted with a group of cyclists who were assisting their injured companion who had just toppled about 50-feet sideways onto the road from that last sliver of downhill trail that opens to Seacape by the MBCC. How is that even considered public access?

I greatly appreciate that you and Scott have raised this long-simmering issue, and thank you, too, to the board for your consideration.

🙏 Beth Begault

Photos submitted by Beth and Durand

1. Deep Ruts caused by bikes



2. Current chicanes (not slowing down bikers enough)



From: Melissa and Larry Lasky, 6 Starbuck Drive

A little note about the trail/path



Melissa Lasky
To: me · Mon, Sep 8 at 7:38 AM ▾

- > Thank you Suzanne and Scott for bringing up the problem of increased, speeding mountain bikes on the easement that we all share.
- >
- > Part of our property fronts this trail. Many years ago, when our two daughters were growing up, we would take leisurely strolls from our house on this trail, down to the playground at the community center, or to friends houses reachable from the path, or just to have a nature stroll down to the plum tree near the steps from the your house, 55 Starbuck.
- >
- > But now, due to mountain bike traffic that has dramatically increased over the last 5 years or so, the trail is, in our opinion, dangerously unusable and, at places, so heavily and deeply rutted as to be unwalkable. Using the trail on, especially, weekends is therefore virtually impossible due to this increase in mountain bike traffic.
- >
- > In our opinion, this path should be completely inaccessible to mountain bikes and a pedestrian-only path. However, we appreciate the difficulty in accomplishing this and we are ready to help accomplish this in any way that we can.

Melissa and Larry Lasky

From: Janice Kubota, 44 Starbuck Drive



Janice Kubota
To: me · Mon, Sep 8 at 10:02 AM ▾

Suzanne and Scott,
Thank you for taking action.

I no longer walk downhill to the community center on the trail because of the deep ruts cut into the path from the bicycles.

The clearance of all vegetation and smoothing of the rutted areas will be a great improvement. However ruts would reappear from continuing bicycle use of the path.

A complete ban of bicycles or perhaps uphill only use by bicycles could reduce maintenance of this community pathway and improve safety.

Thank you,
Janice Kubota

District Manager Report – September 2025

Water, Fire, Recreation, Roads, Finance, and Communications

General:

Board of Directors – there are no Board elections or CSD ballots on the upcoming November 4 election.

District Manager – will need to put current focus on CCCP ordinance, program, and plan submittal for this coming December deadline.

Water:

Redwood Creek Stream Monitoring – onsite monitoring is now required as stream flows are now between .06 – .16 cfps and stream height at .97 – .99 ft. We changed our normal pumping schedule on 8/28 from running overnight (as is required by our ADP) to being cycled on for 80 mins and off for 40 mins over 24 hrs per day at the request of NPS biologist Darren Fong to see if it will lessen the impact on the creek flows. It seemed to immediately help shorten the fluctuations in the stream flow patterns. I am currently gathering the information necessary to apply for a NPS Research Permit for a new test well 300 ft from the current 2002 well to see if it will have less effect on the creek underflow. Darren Fong originally suggested we try a test well closer to the Hwy 1 bridge, but upon further water testing, the very high iron content in that area would be problematic to treatment.

Water Reports – monthly reports including the Drought reports (DDR) are currently submitted through Aug 2025.

State Waterboards Triennium Sanitary Survey – still waiting for final survey report from 10/1/24 SWB onsite visit.

Marin Water Seasonal Intertie possibility – Supervisor Rodoni asked for a meeting of interested parties (County of Marin, Marin Water, Marin Conservation League, and Jared Huffman’s Office) to discuss a new window of opportunity for the Marin water intertie now that the Frank Valley Road FLAP project has been pushed out to Spring 2028. The conclusion of the meeting was to possibly go for a smaller grant that would explore both 1) the more desirable option of a water line underneath the roadway surface that would need to be installed prior to January 2028 and 2) the more expensive option to run the waterline down the side of the road without needing to work around the FLAP project deadline issue.

Water main flushing and valve exercising – flushing was completed in May with valve exercising is planned for October.

Lower Tank – the J&D’s project to install a new valve to be able to install the new water meter at the Lower Tank (to help with leak detection) is now scheduled for the beginning of October along with other leak detection projects. Drainage line across the property is planned for the end of September.

Main valves – we just completed the replacement of another set of three valves on the Starbuck extension. This is part of our ongoing maintenance project to replace many corroded and frozen valves over the next several years.

Water infrastructure under CSD Footbridge – still working on options and getting cost proposals for raising the electrical and water pipes underneath the footbridge to make them less vulnerable during creek flooding events.

Water Tiers – am starting to study the history of how the current water discount tiers were originally decided upon and what may be a good approach to revising the usage range to encourage a bit more water conservation in the mid and upper tiers.

Cross Connection Plan – after securing a deadline extension for the new Cross-Connection Plan until the end of December 31, 2025, I continue to work on a CCC ordinance and implementation plan. I have sent out an unofficial customer/property owner questionnaire to gather information to inform and begin our plan. Ultimately, our water system is required to have a Cross-connection Control ordinance in place within the next few months, followed by the initial individual inspections conducted by a Cross-connection control specialist thru another official questionnaire and onsite visits as needed, and finally the CCCP program which would be ongoing. I am meeting with water managers from Bolinas BCPUD and Inverness IPUD every two weeks to see if we can collaborate and possibly share resources for hiring or training a Cross-connection specialist, as well as, soliciting a proposal from a cross-connection specialist in the north bay. A Cross-connection specialist is required to develop the Cross-connection Plan and for doing the Initial Hazard Assessment and follow-up assessment.

Fire:

Firehouse – the firehouse committee has chosen a General Contractor and two of the subcontractors for the earth and cement work. We have been working diligently to get a contract agreement in place to be able to start work this fall. The main item that needs to be completed before the rain starts, is the earthwork and the other items are not as subject to the weather conditions. The MBVFA grant report to-date: we have received a total of \$340,000 from the VFA since 2018, have spent a total of \$127,582.48 on soft costs and demolition, and the current balance in the MBVFA Firehouse grant account is \$212,417.52, plus there is an additional \$100,000 received from the County grant making a total of \$312,417.52, and we should be receiving another \$175,000 from the VFA when construction starts.

Measure C – are currently saving up funds to purchase a flail mower for ongoing vegetation maintenance.

MWPA – Director Taylor has been working with the MWPA grant program to move some grant funds over to the Upper Park vegetation clearing project. It is currently scheduled to begin on Tues 9/30 and will clear a 25 ft. path by both machine and hand methods following the Park trail. The Terwilliger property on Pacific Way is still waiting for permits to get the trees and vegetation cleared. Chipper Days continue monthly through October.

Fire Tax – this coming year is the last year of the Measure L Fire Tax that helps fund the fire department activities and services. A new ballot measure will need to be developed to be on either the June or November 2026 ballot.

Recreation:

MB Community Center – the center is still waiting to receive the permit for the septic upgrades this month. Am still looking into options to enclose and block the wind and rain from coming through the lower deck railing portion of the CC deck – possibly specialty plastics such as polycarbonate plastic, Plexiglass, or tempered glass that do not obstruct the view.

MBCC Rentals – our new Rental Coordinator Karisma Wilson seems to be a natural at hospitality. She has also taken on doing some rental facilitating which could possibly open backup the possibility of other Friends of Muir Beach rentals or maybe even Non-residents rentals in the future.

Playground – the playground rehabilitation project is now completed. It included power washing and cleaning all play equipment and surfaces, sanding and protecting all wood surfaces, and sealing metal connectors. I did look into the possibility of some new play equipment, but space is the biggest limitation due to the required fall zones, and also, the safety records of other types of equipment made them less desirable.

Prop 68 Per Capita Recreation grant – the CC Parking Project Phase 2 permit application was submitted and now the County is waiting for the district's reply to requested items. It is not looking like construction will happen this year. We have until December 2027 to complete construction and March 2028 to close out Prop 68 grant.

Measure A – with construction of the CC Parking project now being postponed until next spring, funds are currently being used this fiscal year to rehabilitate the playground and various trails, and possibly, for some form of new CC lower deck protection.

Parks and Trails – we have now added a couple of extra days per month to our ground crew’s schedule to make it possible for them to keep up with all the trail and easement weed whacking, dirt clearing from gopher activity on district lands, trails, and easement stairs and pathways, and the Community Center gardens. We have also just completed maintenance work on the steps, walking path, and safety handrails on the trail from the Starbuck Extension to the Community Center.

Roads:

Maintenance – current maintenance projects planned for this late summer are crack filling on Sunset Way and additional pothole filling and road edge stabilization on the Starbuck Extension.

Lagoon Drive – this project has been completed.

Communications:

Cybersecurity – I continue to receive and review our CISA weekly IP scanning reports.

Website – as always, continuing to update pages, post routine documents, and do security updates.

Muir Beach Directory – continue to update weekly, currently updated thru 9/18/25 for changes to resident’s names, addresses, phone numbers, children and pets’ information needing to be posted on the website ‘Contact and Links’ page.

Finance:

Budget – FY25-26 final-budget was approved at the July 23 meeting. Any revisions would not be until January 2026.

Audits – are well underway with Sharry and I having completed all of our forms and requested submittals.

District Office Business – the DM laptop is now going on 9-years old, and Windows has sent out notice that it will stop supporting the current Windows 10 version in October of 2025, so am continuing to look for a replacement as time allows. It is also looking like we will need to replace the high-speed scanner as it now not working. We had a service technician come onsite to see if the problems were fixable, but the faulty sensor that is needed is no longer an available part. He suggests Ricoh or Fujitsu scanners as quality replacements. As always, I am continuing to process all District mail and work with Sharry to make sure payroll timesheets, routine/event reimbursements, Credit Card expenditures, incoming payments and outgoing checks are all processed and expedited between agencies, employees, and vendors promptly.

Respectfully submitted,

Mary Halley

MBCSD District Manager