



**STAFF REPORT TO THE MARIN COUNTY  
DEPUTY ZONING ADMINISTRATOR**  
Sladden McElroy Family Trust Coastal Development Permit

**Recommendation: Approve with Conditions**  
**Hearing Date: July 31, 2025**

Application No(s):	P5024	Owner(s):	Sladden McElroy Family Trust
Agenda Item:	2	Assessor's Parcel No(s):	193-121-41
Last Date for Action:	August 4, 2025	Property Address:	66 Altura Avenue, Bolinas
		Project Planner:	Megan Alton
		Signature:	<i>Megan Alton</i>
Countywide Plan Designation:	C-SF5 (Coastal Single Family, 2-4 units/acre)		
Community Plan Area:	Bolinas Community Plan		
Zoning District:	C-RA-B2 (Coastal, Residential Agricultural - 10,000 sq. ft minimum lot area)		
Environmental Determination:	CEQA Guidelines section 15303, Class 3		

**PROJECT SUMMARY**

The applicant requests Coastal Development Permit approval for substantial modifications to an existing single-family residence constituting demolition, and the construction of a new 2,756 square foot residence, 540 square foot attached garage, a new detached 742 square foot Accessory Dwelling Unit, and three 2,500-gallon water tanks on a developed lot in Bolinas. The applicant also requests Coastal Development Permit approval for the removal of one heritage oak tree. The proposed building area is 4,038 square feet and the proposed floor area is 3,498 square feet. The 3,498 square feet of proposed floor area would result in a floor area ratio of 20 percent on the 17,517 square foot lot. Various site improvements would also be entailed in the proposed development, including a new driveway, drainage improvements, landscaping and a deck.

The proposed single-family residence would reach a maximum height of 18.7 feet above surrounding grade and the exterior walls would have the following setbacks: 36 feet 1/2 inches from the eastern front property line; 10 feet 7 inches from the northern side property line; 10 feet 3 inches from the southern side property line; and 66 feet 7 inches from the western rear property line.

The proposed detached Accessory Dwelling Unit would reach a maximum height of 14.83 feet above surrounding grade and the exterior walls would have the following setbacks: more than 100 feet from the eastern front property line; 10 feet from the north side property line; 19 feet 10 inches from the south side property line; and 4 feet from the western rear property line.

Coastal Development Permit approval is required pursuant to Marin County Coastal Code section 20.68.060.

## **PROJECT SETTING**

Characteristics of the site and surrounding area are summarized below:

Lot Areas:	17,517 square feet
Adjacent Land Uses:	Properties zoned for and developed with single-family residential uses. Residential structures are located to the north, south and west with the Pacific Ocean located to the southeast.
Topography and Slope:	Data on file with the County of Marin indicates that the average slope of the property is approximately 10-percent. The topography of the property varies, sloping upward from Altura Avenue.
Existing Vegetation:	The majority of the site contains ornamental landscaping and invasive species. However, an 18-inch in diameter at breast height (dbh) oak tree is proposed for removal.
Environmental Hazards:	The property is located in the Wildland Urban Interface (WUI) and is considered to be in an area with moderate to high fire hazards. The area is subject to landslides, and is within the Alquist Priolo Zone of the San Andreas Fault.

The project is located in a residential neighborhood known as the Little Mesa. The project site is accessed via Altura Avenue, which in the vicinity of the project site is narrow and would generally be considered one lane. The project site is located across the street (Altura Avenue) from the mapped bluff edge which drops steeply to the beach and entrance to the Bolinas Lagoon.

## **BACKGROUND**

The applicant submitted a Coastal Development Permit application to the Planning Division on January 22, 2025. Upon receipt, the application was transmitted to the California Coastal Commission, Department of Public Works, Land Development Division, Marin County Fire Department and Environmental Health Services for review and comments. Responses from the agencies can be found in Attachments 3 through 6. A notice was posted on the project site on February 12, 2025. The application was deemed incomplete on February 18, 2025, and April 16, 2025. After all the required materials were received, the application was deemed complete on June 5, 2025.

On June 5, 2025, a postcard notice was mailed to all residents within 300-feet, notifying them that the subject application had been deemed complete and a hearing would only be held if written notification was received. Written notification was received by two separate individuals on June 9, 2025, and June 23, 2025, respectively. The Community Development Agency provided public notice on July 9, 2025, identifying the applicant, describing the project and its location, and providing the hearing date for when the project is scheduled to go before the Deputy Zoning Administrator on July 31, 2025. The notice was mailed to all property owners within a 300-foot radius of the subject property and as well as published in the Marin Independent Journal.

The applicant has provided the following reports:

- Geotechnical Investigation, prepared by Agnew Civil Engineering
- Bluff Retreat Evaluation, prepared by RGH Consultants

- Stormwater Control Plan, prepared by Adobe Associates, Inc
- Drainage Analysis, prepared by Adobe Associates, Inc
- Historic Resources Evaluation, prepared by Left Coast Architectural History

The Geotechnical Investigation, prepared by Agnew Civil Engineering dated October 11, 2022, indicated that no recent or historic landslides have occurred at the project site. However, it did note the surface erosion has occurred along Altura Avenue. The project site is located within the Alquist-Priolo earthquake hazards zones for the nearby San Andreas fault. According to the report, there is the potential for severe seismic ground shaking at the project site. As such, the Geotechnical Investigation includes recommendations for the structure's foundation, and meeting or exceeding seismic design criteria from the latest revision of the California Building Code.

The Bluff Retreat Evaluation, prepared by RGH Consultants dated March 14, 2025, was prepared pursuant to the Environmental Hazards section of the Local Coastal Plan. The evaluation identifies the location of the bluff edge and includes the methodology regarding the report findings. The evaluation determined no alteration to the bluff hinge point or traditional bluff failures from wave action below 66 Altura Avenue have occurred in the past 60 years. Erosion of surface soil from water passing over the top of the bluff edge was measured to be 6 feet in recent years. Based on erosional bluff edge loss of 6 feet over a period of about 60 years, the bluff retreat rate would average about 1¼ inches per year. Bluff failures from wave action or from erosion are generally episodic and not at a constant rate. Therefore, the evaluation considered a more conservative setback than the above mentioned rate.

To determine the bluff top setback pursuant to Marin County Coastal Code Section 20.64.060.B, the evaluation used the average rate of retreat identified for Little Mesa in the Marin County Local Coastal Program (LCP) of a half meter per year. Applying the 40-year life span for structures specified in the LCP, the bluff top setback would be an estimated 20 meters or about 65 feet over a 40-year period.

The Stormwater Control Plan, prepared by Adobe Associates, Inc dated August 23, 2024, includes the runoff reduction measures and stormwater control measure required for the project pursuant to the Bay Area Stormwater Management Agencies Association (BASMAA) manual.

The Drainage Analysis, prepared by Adobe Associates, Inc., dated August 24, 2024, notes that at the site, stormwater currently flows down the existing driveway toward Altura Avenue causing erosion. The report further explains how the proposed storm drain network for the site is intended to mitigate the addition of impervious areas on the project site and improve drainage conditions on the site.

The Historic Resources Evaluation, prepared by Left Coast Architectural History, dated August 3, 2022, examines the historic significance and integrity of the property. It provides a record of research findings, evaluation according to the California Register of Historical Resources (California Register) significance criteria and aspects of integrity, and culminates in a determination of the property's historic status.

## **RECOMMENDATION**

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the Sladden McElroy Family Trust Coastal Development Permit.

Attachments:

1. Recommended resolution
2. CEQA exemption
3. Transmittal Response from the California Coastal Commission, February 10, 2025
4. Transmittal Response from the Marin County Fire Department, March 3, 2025
5. Transmittal Response from the Department of Public Works, April 11, 2025
6. Transmittal Response from the California Coastal Commission, June 3, 2025
7. Letters from the public
8. Project plans

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION APPROVING THE SLADDEN MCELROY FAMILY TRUST  
66 ALTURA AVENUE, BOLINAS  
ASSESSOR'S PARCEL: 193-121-41

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SECTION I: FINDINGS

1. **WHEREAS**, Andrew Alexander Green, on behalf of the owners, Sladden McElroy Family Trust, has submitted a Coastal Development Permit application for substantial modifications to an existing single-family residence constituting demolition, and the construction of a new 2,756 square foot house, 540 square foot attached garage, a new detached 742 square foot Accessory Dwelling Unit, and three 2,500-gallon water tanks on a developed lot in Bolinas. The applicant also request Coastal Development Permit approval for the removal of one heritage oak tree. The proposed building area is 4,038 square feet and the proposed floor area is 3,498 square feet. The 3,498 square feet of proposed floor area would result in a floor area ratio of 20 percent on the 17,517 square foot lot. Various site improvements would also be entailed in the proposed development, including a new driveway, drainage improvements, landscaping and a deck.

The proposed single-family residence would reach a maximum height of 18.7 feet above surrounding grade and the exterior walls would have the following setbacks: 36 feet 1/2 inches from the eastern front property line; 10 feet 7 inches from the northern side property line; 10 feet 3 inches from the southern side property line; and 66 feet 7 inches from the western rear property line.

The proposed detached Accessory Dwelling Unit would reach a maximum height of 14.83 feet above surrounding grade, and the exterior walls would have the following setbacks: more than 100 feet from the eastern front property line; 10 feet from the north side property line; 19 feet 10 inches from the south side property line; and 4 feet from the western rear property line. The property is located at 66 Altura Avenue, Bolinas and is further identified as Assessor's Parcel 193-121-41.

2. **WHEREAS**, on July 31, 2025, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of the CEQA Guidelines because the project does not have a significant impact on the environment.

4. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Development Permit approval (Marin County Local Coastal Program, Implementation Plan Section 20.70.070).

**A. Coastal Access. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of**

**Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)**

The property is bound by Altura Avenue to the east, Miramonte Lane to the south and private residences to the west and north. Beyond Altura Avenue to the northeast is a private residence and to the southeast the bluff edge. There is no coastal access in the immediate vicinity of the project site due to a steep bluff edge. The project is consistent with the Land Use Plan (LUP) public coastal access policies (C-PA-1, C-PA-3, C-PA-15, C-PA-16), and this finding because the project site is not located near a coastal access or beach access, and therefore, would not interfere or impact existing coastal access.

**B. Biological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.050 (Biological Resources).**

The subject property is developed with a single-family residence and is highly disturbed. According to the data on file in the Marin County Geographic Information System, the property does not contain wetlands, coastal streams, riparian vegetation, coastal dunes, or groves of trees. Additionally, staff conducted a site visit and determined a biological site assessment would not be necessary because there was no evidence of the presence of Environmentally Sensitive Habitat Areas (ESHAs) on the subject site.

The project is consistent with the LUP biological resources policies for the protection of streams, wetlands, and coastal dunes (C-BIO-1, C-BIO-2, C-BIO-3, C-BIO-7, C-BIO-8, C-BIO-14, C-BIO-23) and this finding because the project would not substantially alter the margins along environmentally sensitive habitat areas. Further, the project would not entail the irreplaceable removal of groves of trees that provide wildlife nesting and roosting areas.

**C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.060 (Environmental Hazards).**

**1. Dune Protection (Marin County Coastal Code Section 20.64.060.B)**

There are no coastal dunes on the project site or in the immediate vicinity of the proposed development. Further, this project is not located in Stinson Beach; therefore, this finding does not apply to this project.

**2. Shoreline Protection (Marin County Coastal Code Section 20.64.060.B)**

The applicant submitted a Geotechnical Investigation prepared by RGH Consultants dated March 14, 2025. Per the investigation, the bluff edge lies to the east of Altura Avenue and at the nearest point the bluff edge is southeast of the project site. The proposed foundation and exterior wall is situated 67 feet away from the bluff edge.

Consistent with the County's Coastal Zoning Code findings, new structures must be set back from coastal bluff areas a sufficient distance to ensure reasonable certainty that the structures are not threatened from cliff retreat within their economic life expectancies. The

finding goes on to establish the following calculation for determining this sufficient distance (e.g., bluff top setback):

$$\text{Setback (meters)} = \text{structure life (at least 40 years)} \times \text{retreat rate (meters/year)}.$$

The Geotechnical Investigation determined there had been no alteration to the bluff hinge point or traditional bluff failures from wave action below 66 Altura Avenue in the past 60 years. Evidence of erosion of surface soil from water passing over the top of the bluff edge was noticed. Based on erosional bluff edge loss of 6 feet over a period of about 60 years, the bluff retreat would average about 1¼ inches per year (or 50 feet over a 40-year period). However, bluff failures from wave action or from erosion are generally episodic and do not occur at a constant rate. Therefore, the evaluation considered a more conservative setback than that produced by the calculation contained in the Code.

To determine a more conservative bluff top setback that addresses episodic events, the evaluation used the average rate of retreat identified for Little Mesa in the Marin County Local Coastal Program of half meter per year. Assuming a 40-year life span for structures, the bluff top setback would be an estimated at 20 meters or about 65 feet. The exterior wall of the proposed residence is 68 feet 1½ inches from the bluff top edge, which would be consistent with the 65-foot bluff setback. Therefore, the project is consistent with this finding.

### **3. Geologic Hazards (Marin County Interim Code Section 20.64.060.C)**

Per the Geotechnical Investigation prepared by Agnew Civil Engineering, there are no active faults that cross the project site; however, the project site is located within the Alquist-Priolo earthquake hazards zones for the nearby San Andreas fault. According to the report, there is the potential for severe seismic ground shaking at the project site. As such, the Geotechnical Investigation includes recommendations for the foundation of the structures, and meeting or exceeding seismic design criteria from the latest revision of the California Building Code.

#### **D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 20.32.**

The subject property is zoned C-RA-B2 (Coastal, Residential Agriculture, minimum lot size 10,000 square feet). The purpose of the C-RA zoning district is to provide areas for residential uses within the context of small-scale agricultural and agriculturally related uses. The subject property is surrounded by single-family residences, and the project includes a single-family dwelling and associated improvements. As the primary use of the subject property is residential and as the project does not entail commercial operations related to agricultural or maricultural uses, this finding does not apply.

#### **E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.080 (Water Resources).**

Drainage improvements associated with the project include bioretention facilities, catch basins, dissipaters, perimeter drains around the structures and a trench drain in the

driveway. Additionally, the project includes three, 2,500-gallon water storage tanks. The proposed storage tanks are intended to provide a peak flow buffer during the rainy season and stormwater storage in the spring and fall to be used for irrigation. Captured stormwater from the proposed driveway, residence, and garage will be pumped from the proposed catch basin up to the water storage tanks. Such measures would help reduce stormwater runoff leaving the site. Furthermore, the project would be required to comply with best management practices and permanent stormwater control measures required by the Department of Public Works.

The subject property is slightly sloping and data on file with the County of Marin indicates that the average slope of the property is approximately 10 percent. As such, no steep cuts are required and the structure steps up the slope. The project would require a moderate amount of grading, with a total of 155 cubic yards of off haul. Therefore, the project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (C-WR-1, C-WR-2, C-WR-3, C-WR-6).

**F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Chapter 20.66 (Community Design).**

The proposed 2,756 square-foot primary residence would result in a floor area ratio of 20 percent on the 17,517 square foot lot. Additionally, the proposed residence would reach a maximum height of 18.7 feet above the surrounding grade, with the proposed detached Accessory Dwelling Unit reaching a height 14.83 feet above surrounding grade, consistent with the C-RA-B2 zoning district, LUP policy C-DES-4, and State regulations regarding Accessory Dwelling Units. An earthen-tone color pallet would be utilized for the exterior materials including vertical wood siding, black aluminum window and door frames, and standing seam metal roof, which would not distract from the natural environment.

The proposed project includes the removal of a heritage oak tree. The subject tree is located towards the center of the property and does not contribute to the area's scenic or visual resources. Therefore, the project would be consistent with LUP policy C-DES-8.

The project would not disrupt significant views of the ocean or scenic coastal areas because it is not highly visible from public viewing areas and would be located in a developed residential neighborhood. Lastly, the project would be consistent in scale, design, and materials to other projects in the surrounding community. Therefore, the project is consistent with the LUP Community Design policies (C-DES-1, C-DES-2, C-DES-3, C-DES-4, C-DES-7, C-DES-8), and this finding because the project is compatible with surrounding development, protects visual resources, conforms to the height limit for new structures, minimizes exterior lighting, and would not require the removal of a substantial number of mature, native trees.

**G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.110 (Community Development).**

The project entails the demolition of an existing residence and the construction of a new residence, detached Accessory Dwelling Unit, driveway and associated site

improvements on a residential property in Bolinas, that is outside the village limits and commercial core. Residential uses are principally permitted and consistent with the governing C-RA (Coastal, Residential, Agricultural) zoning district and the C-SF5 (Low Density Residential) Land Use Designation established for residential development in areas where public services and urban services are available and where physical hazards or natural resources do not typically limit property development. Therefore, the project is consistent with LUP Community Development Policies (C-CD-1, C-CD-2, C-CD-20) and this finding because the development would be located in close proximity to existing developed areas with adequate resources where development would not have significant adverse impacts on environmental and natural resources.

**H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.120 (Energy).**

The project would be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (LUP Policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during the review of the Building Permit application.

**I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.130 (Housing).**

The project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project would not remove housing subject to a recorded covenant, ordinance, or law that restricts rents to levels of affordable to persons and families of lower or very low income or subject to any other form of rent or price control. The proposed project would result in the creation of an Accessory Dwelling Unit.

**J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.140 (Public Facilities and Services).**

The project site is currently served and will continue to be served by the Bolinas Community Public Utility District for water and sewer services (LUP Policies C-PFS-1 and C-PFS-5). Therefore, the project is consistent with the LUP public facilities and services policies, and this finding because the project would be adequately served by existing public water and sewer services.

**K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.150 (Transportation).**

The project entails the demolition of an existing residence and the construction of a new single residence, Accessory Dwelling Unit, driveway and associated site improvements. The project site will continue to be accessed via Altura Avenue which is a public right-of-

way that is not maintained by the County of Marin. To the south of the project site is Miramonte Lane, with a small portion near Altura Avenue being a public right-of-way. However, most of Miramonte Lane is private property. The roadway network in the area of the project site is not maintained by the County of Marin and requires upkeep and maintenance by the adjacent property owners.

The driveway for the proposed development would be relocated to the northwestern portion of the property, closer to the intersection of Crescente Avenue and Altura Avenue. Relocating the driveway would result in the driveway being located further away from the bluff edge and could reduce additional traffic trips down Altura Avenue. Additionally, the driveway and access points have been reviewed by the Department of Public Work for compliance with Title 24 standards.

The proposed project does not include off-site transportation elements, new roads, bicycle or pedestrian paths or associated facilities. Additionally, the project would not increase demand on public transportation or adversely impact the scenic quality of Highway One. Therefore, the project is consistent with the LUP transportation policies and this finding.

- L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.160 (Historical and Archaeological Resources).**

The project site is not within any designated historic district boundaries, as identified in the Marin County Historic Study for the LCP. The existing residential structure on the project site was likely constructed in 1930, with the garage likely being added around 1931. Additional modifications have been made to the structure throughout the years. The Historic Resources Evaluation Report describes the structures as having a “very simple form” with modest character suggesting that it was likely constructed by a local builder based on his experience in the trade. Furthermore, the aesthetics and construction of the project are appropriate to, but not uniquely representational of its residential use, rural coastal location, circa 1930 construction date, and standard wood-based construction methods. The project site is not listed in the California Register of Historical Resources nor the National Register of Historic Places and would not constitute a structure of special character. Therefore, the project is consistent with the LUP historical and archaeological resources policies and this finding because the project would not impact historic district boundaries and would not affect historical, archaeological, or paleontological resources.

- M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.170 (Parks, Recreation, and Visitor-Serving Uses).**

The project site is not located adjacent to any public park or open space, and the project does not entail any development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3), and this finding because the project is proposed entirely on an existing residential property that is not located within a mixed-use coastal village commercial/residential zone and does not entail any construction of development that

would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses.

## **SECTION II: ACTION**

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

## **SECTION III: CONDITIONS OF PROJECT APPROVAL**

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Sladden McElroy Family Trust Coastal Development Permit subject to the conditions as specified below:

### **CDA-Planning Division**

1. This Coastal Development Permit approval authorizes the demolition of an existing single-family residence and the construction of a new 2,756 square foot residence, 540 square foot attached garage, a new detached 742 square foot Accessory Dwelling Unit, three 2,500-gallon water tanks on a developed lot in Bolinas. This Coastal Development Permit approval authorizes the removal of one heritage tree. The approved building area shall be 4,038 square feet and the approved floor area shall be 3,498 square feet. Various site improvements, include a new driveway, landscaping and a deck.

The approved single-family residence shall reach a maximum height of 18.7 feet above surrounding grade and the exterior walls would have the following setbacks: 36 feet 1/2 inches from the eastern front property line; 10 feet 7 inches from the northern side property line; 10 feet 3 inches from the southern side property line; and 66 feet 7 inches from the western rear property line. The approved Accessory Dwelling Unit shall be a maximum height of 14.83 feet above surrounding grade and the exterior walls would have the following setbacks: more than 100 feet from the eastern front property line; 10 feet from the north side property line; 19 feet 10 inches from the south side property line; 4 feet from the western rear property line.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "66 Altura Avenue," consisting of 32 sheets prepared by Alexander Green Design, received in final form on May 14, 2025, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. Unless a public emergency services provider recommends otherwise or unique circumstances necessitate a change, the street address for the accessory dwelling unit shall be 66A Altura Avenue, Bolinas.

4. The project shall conform to the Planning Division's "Uniformly Applied Standards 2025" with respect to all of the standard conditions of approval and the following special conditions: 4.

**SECTION IV: VESTING**

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

**SECTION V: APPEAL RIGHTS**

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision (August 14, 2025).

**SECTION VI: ADOPTION**

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 31<sup>st</sup> day of July 2025.

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Immanuel Bereket  
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

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Michelle Reed  
DZA Recording Secretary

WHEN FILED MAIL TO:

**Marin County Community Development  
Agency, Environmental Review Division  
3501 Civic Center Drive, #308  
San Rafael, Ca 94903**

**Attn: Don Allee**

THIS SPACE FOR COUNTY CLERK'S USE ONLY

## NOTICE OF CEQA EXEMPTION

July 2, 2025

1. **Project Name:** **Sladden McElroy Family Trust Coastal Development Permit (P5024)**
2. **Project Location:** 66 Altura Avenue, Bolinas
3. **Project Summary:** The demolition of an existing single-family residence and the construction of a new 2,756 square foot residence, 540 square foot garage and a new 742 square foot Accessory Dwelling Unit on a developed lot in Bolinas.
4. **Public Agency Approving Project:** County of Marin Community Development Agency
5. **Project Sponsor:** Sladden McElroy Family Trust
6. **CEQA Exemption Status:** CEQA Guidelines section 15303, Class 3
7. **Reasons for Exemption:** The project entails tearing down an existing house and constructing a new residence. The property is located in a residential zoning district and would not result in potentially significant impacts to the environment.

Project Planner:

*Megan Alton*  
\_\_\_\_\_  
Megan Alton  
Senior Planner

Reviewed by:

*Robin Fies for*  
\_\_\_\_\_  
Rachel Reid  
Environmental Planning Manager

# VICINITY MAP



**From:** [Velasquez, Leslie@Coastal](mailto:Velasquez,Leslie@Coastal)  
**To:** [Megan Alton](mailto:Megan Alton)  
**Cc:** [Ringuette, Oceane@Coastal](mailto:Ringuette,Oceane@Coastal); [Rexing, Stephanie@Coastal](mailto:Rexing,Stephanie@Coastal)  
**Subject:** Re: Transmittal - Sladden McElroy Family Trust Coastal Development Permit - Part 1  
**Date:** Monday, February 10, 2025 5:01:04 PM

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Hi Megan,

Thank you for sharing this proposal to remodel an existing single-family residence and construct a new Accessory Dwelling Unit on a developed lot in Bolinas. We have the following comments:

**Bluff Setback:** We understand that the applicant has calculated a setback of 65.62' based on a retreat rate of .5 meters a year with a 40 year structure lifespan. However, the Coastal Act requires that erosion rates may not be calculated based on shoreline protection devices for new development or redevelopment of more than 50% of the original structure. Please provide the annual erosion rate without the shoreline protective device at the base of the bluff and calculate a new setback distance. Additionally, please calculate the setback based on a structure life of 50 years, as is required by the Marin LCP. I'll also note that the text of the LCP provides general guidance that the Coastal Commission in its interpretive Guidelines for Marin County recommends that there be a minimum setback of 150 feet from the blufftop for new construction, which is based on a retreat rate of 3 feet per year multiplied by an economic life expectancy for a structure of 50 years. We are also running these materials by our staff geologist which may result in additional comments.

**Shoreline Protection Devices:** Please clarify whether the shoreline protection device fronting the bluff is permitted and if so, please provide the documentation of such. Please also explain where the "groin" mentioned in the LCP review letter is located, and whether it is permitted.

**Hazard Conditions:** Please incorporate the following suite of hazards conditions of approval into the project:

1. Coastal Hazards. By acceptance of this CDP, the Permittees acknowledge and agree, on behalf of themselves and all successors and assigns, that:

a. Coastal Hazards. This site is subject to coastal hazards including but not limited to episodic and long-term shoreline/bluff retreat and coastal erosion, storms, tsunamis, tidal scour, landslides, and their interaction, all of which may be exacerbated by sea level rise.

b. CDP Intent. The intent of this CDP is to allow for the approved project to be constructed and used consistent with the terms and conditions of this CDP for only as long as the development remains safe for occupancy, use, and access, without additional substantive measures beyond ordinary repair or maintenance to protect the development from coastal hazards.

c. No Future Armoring. No new shoreline armoring (including but not limited to seawalls, revetments, retaining walls, gabion baskets, tie backs, piers, groins, caissons/grade beam systems, etc.) shall be constructed to protect the development approved pursuant to this CDP in the event that the approved development is threatened with damage or destruction from coastal hazards in the future. Any rights to construct such armoring that may exist under Coastal Act Section 30235, the Marin County LCP, or any other applicable law, shall be waived, and no portion of the approved development is an “existing structure” for purposes of Section 30235.

d. Public Trust. This CDP does not allow encroachment onto public trust lands, and any future encroachment must be removed unless the Coastal Commission determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain. Any future encroachment would also be subject to the State Lands Commission’s (or other designated trustee agency’s) leasing approval.

e. Assume Risks. (1) All risks to the Permittees and to the property that is the subject of this CDP are assumed by the Permittees, including any injury and/or damage from coastal hazards in connection with this permitted development; (2) any claim of damage or liability against Marin County, its officers, agents, and employees for injury or damage from coastal hazards are unconditionally waived; (3) Marin County, its officers, agents, and employees are indemnified and held harmless by the Permittees with respect to Marin County’s approval of the CDP against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to coastal hazards; and (4) all responsibility for any adverse effects to property caused by the permitted project is assumed by the Permittees.

2. Coastal Hazard Response. The Permittees are required to remove and/or relocate all or a portion of the development authorized by this CDP, and to restore the affected portion of the site, if any of the following occur:

a. Unsafe Conditions. Marin County or any other government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that some or all of the approved development is currently and permanently unsafe for occupancy or use due to damage or destruction from coastal hazards, and that there are no feasible measures that could make such development suitable for occupancy or use without the use of shoreline armoring.

b. Lack of Services. Essential services to the site (e.g., utilities, roads) can no longer feasibly be maintained due to coastal hazards, including due to the degradation and/or failure of nearby roadways, and/or degradation and/or failure of utilities serving the site.

Marin County and any other providers shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances.

c. Adaptation Planning. Removal and/or relocation is required pursuant to LCP policies for sea level rise adaptation planning. Required removal and/or relocation shall require Marin County approval of a plan to accommodate same prior to any such activities. In the event that portions of the approved development fall into the bay or to the ground before they are removed and/or relocated pursuant to the above criteria, the Permittees shall remove all recoverable debris associated with the development from such areas, and lawfully dispose of the material in an approved disposal site, all subject to Marin County approval.

3. Future Permitting. All future proposed development related to this CDP shall require a new CDP or a CDP amendment.

4. Real Estate Disclosure. Disclosure documents related to any future marketing and/or sale of the site/residence, including but not limited to marketing materials, sales contracts and similar documents, shall notify potential buyers of the terms and conditions of this CDP, including explicitly the coastal hazard requirements of Special Condition 2. A copy of this CDP shall be provided in all real estate disclosures.

5. Deed Restriction. WITHIN ONE-YEAR OF ISSUANCE OF THE CDP, which deadline Marin County may extend for good cause, the Permittees shall submit for review and approval documentation demonstrating that the landowners have executed and recorded against the parcels governed by this CDP a deed restriction : (1) indicating that, pursuant to this CDP, Marin County has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; (2) imposing the terms and conditions of this CDP as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of all of the parcels governed by this CDP. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this CDP shall continue to restrict the use and enjoyment of the subject property so long as either this CDP or the development it authorizes – or any part, modification, or amendment thereof – remains in existence on or with respect to the subject property.

Thank you!

Best,  
Leslie

---

**From:** Megan Alton <Megan.Alton@MarinCounty.gov>  
**Sent:** Friday, January 24, 2025 1:46 PM  
**To:** Velasquez, Leslie@Coastal <leslie.velasquez@coastal.ca.gov>  
**Cc:** Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>  
**Subject:** RE: Transmittal - Sladden McElroy Family Trust Coastal Development Permit - Part 1

Additional attachments for Sladden McElroy Family Trust Coastal Development Permit.

Megan Alton  
SENIOR PLANNER

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Community Development Agency  
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San Rafael, CA 94903  
415 473 6235 T  
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[megan.alton@marincounty.gov](mailto:megan.alton@marincounty.gov)

---

**From:** Megan Alton  
**Sent:** Friday, January 24, 2025 1:45 PM  
**To:** Velasquez, Leslie@Coastal <leslie.velasquez@coastal.ca.gov>  
**Subject:** Transmittal - Sladden McElroy Family Trust Coastal Development Permit - Part 1

Hello Leslie,

Please find the attached transmittal and materials for the Sladden McElroy Family Trust Coastal Development Permit located at 66 Altura Avenue, Bolinas.

Please note that I have requested comments regarding incompleteness by February 10, 2025.

Thank you,

Megan Alton  
SENIOR PLANNER

County of Marin  
Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903  
415 473 6235 T  
415 473 7880 F  
[megan.alton@marincounty.gov](mailto:megan.alton@marincounty.gov)

Email Disclaimer: <https://www.marincounty.gov/privacy-policy>



# Marin County Fire Dept

Occupancy: **Sladden/McElroy Residence**  
Occupancy ID: **P 193-121-41**  
Address: **66 Altura AVE Bolinas CA 94924**

Form: MCFD Plan Review Form

Inspection Type: **Plan Review**

Inspection Date: **3/3/2025**

Time In: **14:46**

Authorized Date: **03/03/2025**

By: Alber , Scott D (103211)

Time Out: **15:15**

By: Alber , Scott D (103211)

## Inspection Description:

Based on the currently adopted California Building and Fire Codes, along with current Marin County Fire Department Standards.

## Inspection Topics:

### Planning/Building Division Review

Project is in a State Responsibility Area (SRA) Fire Hazard Severity Zone (FHSZ)

This project is located in a SRA FHSZ and must meet all applicable California Building Code requirements. See CBC Chapter 7A. These code provisions are enforced by Building & Safety. Specifically, the structure is required to comply with CBC Chapter 7A-Ignition Resistant Construction. Requirements reviewed and enforced by Building & Safety.

**Status: Condition of Approval**

**Notes: See above.**

Automatic Residential Fire Sprinkler System Is Required per NFPA 13D

An automatic residential fire sprinkler system is required to be installed in all new residences including garages conforming to NFPA Std. 13D, Fire Protection Standard #401, and as modified by the Fire Marshal. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. If the residence is supplied by a public water supply, contact the local water purveyor (as applicable) should an upgrade for the domestic water meter be needed. Additional sizing may be required due to available pressures and fire flow. The above requirement may be waived provided the new and existing remodel and addition does not exceed 50% of the total existing floor area.

**Status: Condition of Approval**

**Notes: See above. The AFS plans and calculations are a deferred submittal to MCFD under separate permit after building permit issuance by Building & Safety.**

Vegetation Management Plan - Fuels Management Plan Required.

An irrigated greenbelt Vegetation Management Plan (VMP) Fuels Management Plan conforming to the standards of the Marin County Fire Department shall be prepared and implemented at the site. The VMP-Fuels Management Plan shall conform to MCFD Standard #220. The plan shall be incorporated into the landscape plan for the project and submitted to the Fire Marshal for review prior to implementation. The plan shall be implemented prior to building final.

**Status: Condition of Approval**

**Notes: The VMP is a deferred submittal to MCFD under separate permit after building permit issuance by Building & Safety.**

Project In a Wildland-Urban Interface Area.

This project is located in a wildland-urban interface area (WUI) and must meet all applicable California Building Code requirements. See CBC Chapter 7A. These code provisions are enforced by Building & Safety.

**Status: Condition of Approval**

**Notes: See above.**

## Additional Time Spent on Inspection:

Category

Start Date / Time

End Date / Time

**Notes:** No Additional time recorded

**Total Additional Time: 0 minutes**

**Inspection Time: 29 minutes**

**Total Time: 29 minutes**

**DZA - Attachment #4**

**Summary:**

**Overall Result:** Plan Review-Complete

**Inspector Notes:**

**Inspector:**

Name: Alber , Scott D  
Rank: Fire Marshal BC

**PLANNING APPLICATION REVIEW**

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: 4/11/25

DUE: 4/5/25

TO: Megan Alton

**TYPE OF DOCUMENT**

FROM: Maurice Armstrong

DESIGN REVIEW

APPROVED: *SKH* *MA*

COASTAL PERMIT

RE: Sladden McElroy Family Trust

LAND DIVISION

Costal Development Permit P5024

VARIANCE

USE PERMIT

APN: 193-121-41

ADU PERMIT

ADDRESS: 66 Altura Avenue, Bolinas

ENVIRONMENTAL REV.

OTHER:

Department of Public Works Land Use Division has reviewed this application for content and:

Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:

- Find it **COMPLETE**
- Find it **INCOMPLETE**, please submit items listed below
- Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

- Traffic
- Flood Control
- Other: \_\_\_\_\_

**Merit Comments**

**Prior to Issuance of a Building Permit:**

**Driveways:**

1. Per Marin County Code § 24.04.260(a), the minimum improved width of a driveway serving a single dwelling unit is twelve feet. Demonstrate compliance.
2. Per Marin County Code § 24.04.290, driveway approaches shall be constructed in accordance with the appropriate U.C.S. drawing unless prior approval to do otherwise is obtained from the agency. Demonstrate compliance.
3. Per Marin County Code § 24.04.300, when it is required that a driveway be paved, the pavement section shall consist of a base course approved by the agency covered with a minimum thickness of two inches of A.C. or three- and one-half inches of P.C.C. Driveways over eighteen percent grade shall be surfaced with P.C.C. and given a broomed or otherwise roughened finish. Demonstrate compliance.
4. Per Marin County Code § 24.04.320, driveways outside the city-centered corridor and village areas need not be paved except those sections over twelve percent in grade or along any section where paving is deemed necessary by the agency to provide a safe and adequate access. Where paving is not required, the driveway shall be surfaced with at least four inches of compacted crushed rock. Demonstrate compliance.

**Parking:**

5. Per Marin County Code § 24.04.340(a), for detached single-family dwellings and duplexes, two parking spaces per unit are required.
6. Per Marin County Code § 24.04.380(a), head-in parking spaces shall be a minimum eight and one-half feet by eighteen feet. Parallel spaces shall be a minimum eight feet by twenty

feet. For constrained locations such as garages serving single-family dwellings, spaces shall be a minimum nine feet by twenty feet. Demonstrate compliance.

7. Per Marin County Code § 24.04.400, the maximum cross-slope or grade of a parking area shall not be more than eight percent. Demonstrate compliance.
8. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plans:
  - a. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2022 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.
  - b. The plan shall also incorporate any recommendations from the Geotechnical Engineer, if such a professional is involved in the project.
  - c. Indicate means of restoring all disturbed areas.
9. **Geotechnical Review and Acceptance:** The plans must be reviewed and approved by the soils engineer. Certification shall be either by his/her stamp and original signature on the plans or by a stamped and signed letter. Certification shall reference plans reviewed, specifying at a minimum site, grading, drainage, foundation plans, and associated details with date of drawings, and verify that plans address any recommendations previously offered.
10. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Be certain to include water, sanitary sewer, gas, electric and telecommunications.

-END-

**From:** [Velasquez, Leslie@Coastal](mailto:Velasquez, Leslie@Coastal)  
**To:** [Megan Alton](mailto:Megan Alton)  
**Cc:** [Ringuette, Oceane@Coastal](mailto:Ringuette, Oceane@Coastal); [Rexing, Stephanie@Coastal](mailto:Rexing, Stephanie@Coastal)  
**Subject:** Re: Transmittal - Sladden McElroy Family Trust Coastal Development Permit Part 2  
**Date:** Tuesday, June 3, 2025 4:56:58 PM

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Hi Megan,

Thank you for sharing this proposal to remodel an existing single family residence and construct an ADU on a developed lot in Bolinas. We have the following comments:

**Transects:** The RGH map shows several bluff transect lines, but the cross sections are not included, please provide the cross sections of transect lines.

**Impact of Sea Level Rise in Geotechnical Report:** Please address the potential for increased wave attack and bluff retreat with sea level rise in the geotechnical report.

**Slope Stability Analysis:** Please include a slope stability analysis and draw a factor of safety (FS) = 1.5 line on a map based on the slope stability analysis. Then, please add the bluff retreat setback (allowing for SLR) to define a geologic setback line.

**Bluff Setback:** We understand that the applicant has calculated a setback of 65' based on a retreat rate of .5 meters a year with a 40 year structure lifespan, based on the cited 1977 report. However, the Coastal Act requires that erosion rates may not be calculated based on shoreline protection devices for new development or redevelopment of more than 50% of the original structure. Further, Environmental Hazards Policy 1 of the LCP states that "setbacks will be of sufficient distance to eliminate the need for shoreline protective works." Please provide the annual erosion rate without the shoreline protective device at the base of the bluff and calculate a new setback distance.

Thank you!

Best,  
Leslie

---

**From:** Megan Alton <Megan.Alton@MarinCounty.gov>  
**Sent:** Tuesday, May 20, 2025 1:25 PM  
**To:** Velasquez, Leslie@Coastal <leslie.velasquez@coastal.ca.gov>  
**Cc:** Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>  
**Subject:** RE: Transmittal - Sladden McElroy Family Trust Coastal Development Permit Part 2

Hello Leslie,

Please find the attached transmittal and materials for the Sladden McElroy Family Trust Coastal Development Permit located at 66 Altura Avenue, Bolinas. This resubmittal included relocating the proposed water tanks.

Due to the file size of the plans being too large, the plans can be viewed on the project page.  
<https://www.marincounty.gov/departments/cda/planning/projects/bolinas/sladden-mcelroy-family-trust-p5024>

Please note that I have requested comments regarding incompleteness by June 3, 2025.

Thank you,

Megan Alton  
SENIOR PLANNER

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San Rafael, CA 94903  
415 473 6235 T  
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[megan.alton@marincounty.gov](mailto:megan.alton@marincounty.gov)

---

**From:** Velasquez, Leslie@Coastal <leslie.velasquez@coastal.ca.gov>  
**Sent:** Friday, April 4, 2025 2:49 PM  
**To:** Megan Alton <Megan.Alton@MarinCounty.gov>  
**Cc:** Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>  
**Subject:** Re: Transmittal - Sladden McElroy Family Trust Coastal Development Permit Part 2

Hi Megan,

Thank you for sharing this proposal to remodel an existing single family residence and construct an ADU on a developed lot in Bolinas. In addition to sharing our comments as you normally would, can you please forward our email directly to the applicant? Our staff geologist has reviewed the project and we have some geotechnical LCP consistency concerns that cannot be evaluated absent the information requested:

**Transects:** The RGH map shows several bluff transect lines, but the transects are not included, please provide the transects.

**Impact of Sea Level Rise in Geotechnical Report:** Please address the potential for increased wave attack and bluff retreat with sea level rise in the geotechnical report.

**Slope Stability Analysis:** Please include a slope stability analysis and draw a factor of safety (FS) = 1.5 line on a map based on the slope stability analysis. Then, please add the bluff retreat setback (allowing for SLR) to define a geologic setback line.

**Fault Rupture Hazard Investigation:** Given that the project site is located in the Alquist Priolo Special Studies Zone, please provide the required fault rupture hazard investigation for new construction within this zone.

**Bluff Setback:** We understand that the applicant has calculated a setback of 65' based on a retreat rate of .5 meters a year with a 40 year structure lifespan, based on the Bolinas Community Plan. However, the Coastal Act requires that erosion rates may not be calculated based on shoreline protection devices for new development or redevelopment of more than 50% of the original structure. Please provide the annual erosion rate without the shoreline protective device at the base of the bluff and calculate a new setback distance. Additionally, please calculate the setback based on a structure life of 50 years, as is required by the Marin LCP. I'll also note that the text of the LCP provides general guidance that the Coastal Commission in its interpretive Guidelines for Marin County recommends that there be a minimum setback of 150 feet from the blufftop for new construction, which is based on a retreat rate of 3 feet per year multiplied by an economic life expectancy for a structure of 50 years.

Thank you!

Best,  
Leslie

---

**From:** Megan Alton <[Megan.Alton@MarinCounty.gov](mailto:Megan.Alton@MarinCounty.gov)>

**Sent:** Thursday, March 20, 2025 3:39 PM

**To:** Velasquez, Leslie@Coastal <[leslie.velasquez@coastal.ca.gov](mailto:leslie.velasquez@coastal.ca.gov)>

**Cc:** Ringuette, Oceane@Coastal <[oceane.ringuette@coastal.ca.gov](mailto:oceane.ringuette@coastal.ca.gov)>; Rexing, Stephanie@Coastal <[Stephanie.Rexing@coastal.ca.gov](mailto:Stephanie.Rexing@coastal.ca.gov)>

**Subject:** RE: Transmittal - Sladden McElroy Family Trust Coastal Development Permit Part 2

Attached are the plans.

Megan Alton  
SENIOR PLANNER

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San Rafael, CA 94903

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415 473 7880 F  
[megan.alton@marincounty.gov](mailto:megan.alton@marincounty.gov)

---

**From:** Megan Alton  
**Sent:** Thursday, March 20, 2025 3:39 PM  
**To:** Velasquez, Leslie@Coastal <[leslie.velasquez@coastal.ca.gov](mailto:leslie.velasquez@coastal.ca.gov)>  
**Cc:** Ringuette, Oceane@Coastal <[oceane.ringuette@coastal.ca.gov](mailto:oceane.ringuette@coastal.ca.gov)>; Rexing, Stephanie@Coastal <[Stephanie.Rexing@coastal.ca.gov](mailto:Stephanie.Rexing@coastal.ca.gov)>  
**Subject:** Transmittal - Sladden McElroy Family Trust Coastal Development Permit Part 1

Hello Leslie,

Please find the attached transmittal and materials for the Sladden McElroy Family Trust Coastal Development Permit located at 66 Altura Avenue, Bolinas.

Please note that I have requested comments regarding incompleteness by April 4, 2025.

Thank you,

Megan Alton  
SENIOR PLANNER

County of Marin  
Community Development Agency  
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San Rafael, CA 94903  
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415 473 7880 F  
[megan.alton@marincounty.gov](mailto:megan.alton@marincounty.gov)

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