

August 7, 2025

Marin County Board of Supervisors
3501 Civic Center Drive, Suite 304
San Rafael, CA 94903

Marin County Public Works Department
ATTN: Christopher Blunk, Interim Director
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903

Marin County Roads Maintenance
ATTN: James Bozzard, Roads Superintendent
2 Peter Behr Drive
San Rafael, CA 94903

RE: Marin County Road Maintenance - Town of Bolinas (unincorporated) vs. County Priorities

To All:

I'm writing to you to express my frustration and confusion regarding road repairs in West Marin County, and particularly in the town of Bolinas. The roads, except for the two approach roads, Olema-Bolinas Road and Horseshoe Hill Road, are in relatively poor condition, and looking at the scheduled repaving projects on the county website, there are no plans scheduled to repair most of these roads. While the roads discussed herein are in West Marin (such area overseen by Mr. Rodoni), because this letter also questions how the county prioritizes road repairs, I'm writing to all supervisors with the assumption that other parts of the county are experiencing similar frustrations as those expressed in this letter.

Bolinas' County Maintained Roads

According to my research there are 13 county maintained roads in Bolinas totaling approximately 12.2 miles of roadway. These roads are as follows:

Road	Location	Est. Length of Road (miles)
1) Olema Bolinas Road	Approach Road: Hwy 1 to downtown	2.1
2) Horseshoe Hill Road	2nd Approach Road: Hwy 1 to Nursery	1.6
3) Wharf Road	Downtown-center to beach-east end	0.4
4) Brighton Ave.	Downtown-center to beach-west end	0.3
5) Park Ave.	short connector: Brighton Ave.-Terrace Ave.	0.1
6) Altura/Crescente/Cliff	Access Road to Little Mesa neighborhood	0.8
7) Terrace Ave.	Connects downtown to Big Mesa neighborhood	0.7
8) Mesa Road	Main connection to Big Mesa and access to South End of Point Reyes National Seashore	
	a) Olema-Bolinas Road to Overlook (Big Mesa)	0.6
	b) Overlook to BCPUD Water Tanks	1.0
	c) Water Tanks to end of road	1.9
9) Overlook Road	Connects to roads on Big Mesa	0.6
10) Elm Road	Connects Overlook to other Big Mesa Roads	0.9
11) Alder Road (portion)	Connects Elm back to Grove Road	0.7
12) Grove Road	Alder to Ocean Parkway	0.3
13) Ocean Parkway	At end of Grove Road-to be abandoned	0.2

		12.2 miles

Road Conditions: Bolinas - County Maintained Roads

The following provides a detailed view of each of these roads and provides a rating of the overall condition of each road according to the following:

Road Condition (overall)	Explanation surface
Excellent	smooth & level, minimal cracking & other failures
Good	smooth & level, some cracking & other failures
Fair	multiple minor cracking & other failures, but okay to drive at speed limit
Poor	multiple failures in road surface, certain places may not allow travel at speed limit or require slow progress

Photos representing the typical conditions on the roads are below each.

1) Olema Bolinas Road - Condition: Excellent

The entire length of this main access road to Bolinas is smooth and level (no bumps, drops, etc.) with hardly any cracking or other failures. Some longitudinal cracks at centerline



2) Horseshoe Hill Road - Condition: Excellent

Like the above road, the entire length of this secondary access road to Bolinas is smooth and level (no bumps, drops, etc.) with hardly any cracking or other failures. Some longitudinal cracks at centerline.



3) Wharf Road - Condition: Excellent

This road is mostly clear of any failures, except for a bump in the pavement near the town dock.



4) Brighton Ave. - Condition: Good

While this road has no major failures, there are quite a few areas of alligator cracking which may cause problems at some point in the future. Despite the above, the road is in relatively good condition.



5) Park Ave. - Condition: Good

This very short connector road is in good condition. There are a few cracks.



6) Altura/Crescente/Cliff - Condition: Poor uphill/downhill, good on top of Little Mesa

The uphill section of Altura is in poor shape, with lots of cracks of all kinds and ruts, depressions and unpaved trench crossings, including some edge cracks on the cliff side of the road, which might indicate a potential slide. Since this is a one way street and the only access to the Little Mesa neighborhood, it's important this street be maintained. The road section on the top of the Little Mesa (Crescente) is in very good shape. The downhill section (Cliff) is in fair shape, with numerous cracking and patching issues.



7) Terrace Ave. - Condition: Good

This road is in relatively good condition, although there are a couple of spots where paving failures are occurring.



8) Mesa Road

a) Olema-Bolinas Road to Overlook (Big Mesa) - Condition: Poor

This first section of Mesa Road has a number of problems, particularly in the hill section going up to the Big Mesa from Olema-Bolinas Road. In that spot there are numerous failures (multiple crack types, potholes, depressions, patching failures) which require cars to slow down when traveling this area, and even cars to swerve to avoid some potholes. Last year a county road crew came out and repaired a couple of serious potholes, but no repairs were done to the other areas, which remain problematic. The top of hill to Overlook Rd. section is in fair condition - it has a number of areas of cracking, uneven pavement and other minor failures, but this section is not as bad as the lower section. Maintenance of this section of road is critical insofar as it provides access to the Big Mesa for a large proportion of Bolinas residents.



b) Overlook to BCPUD Water Tanks - Condition: Poor

Going beyond Overlook towards the water tanks, the road condition deteriorates significantly, with several sections (near purple gate) requiring traffic to slow down below the speed limit, as there are multiple depressions, uneven pavement, potholes and cracking.



c) Water Tanks to end of road - Condition: Poor

Beyond the water tanks to the end of the road, this section is also in poor shape, with multiple types of failures at many spots along the road. A further problem is that the road narrows considerably and has lots of blind turns and hill climbs. Given the many problem areas, cars tend to avoid them by driving into the other lane, which can potentially cause accidents, particularly in these blind spots. While this section of road is not that important to town residents, it does provide the broader Bay Area population access to the southern end of the Point Reyes National Seashore.

[pictures similar to above]

9) Overlook Road - Condition: Fair

Overlook Road was in pretty poor condition until county road crews came in last year and patched 50+ areas along this half mile+ stretch of road. While town residents were happy about the patching, there was cynical bemusement because the county did not repave the entire stretch of road and instead patched at numerous places along the entire length. Now the road is a labyrinth of patches, some even, some not so even. A number of the patches are starting to crack along their seams, which will create problems in a couple of years. This could've been avoided if the county just repaved the road instead of patching.



10) Elm Road - Condition: Poor

Along most of the entire length of this road there is longitudinal cracking, alligator cracking, potholes and uneven patching. Elm is also an important road for accessing much of the Big Mesa residences.



11) Alder Road (portion) - Condition: Fair to poor

This road contains multiple areas of serious alligator cracking and non-level patches, particularly in the lower section approaching Agate Beach. Cars have to slow down considerably when passing by these areas.



12) Grove Road - Condition: Fair

The section from Elm Rd. to Ocean Parkway is in relatively good condition but has a few areas of cracking. The section from Elm to Alder is in worse condition, with several sections of significant alligator cracking and potholes.



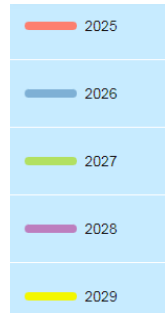
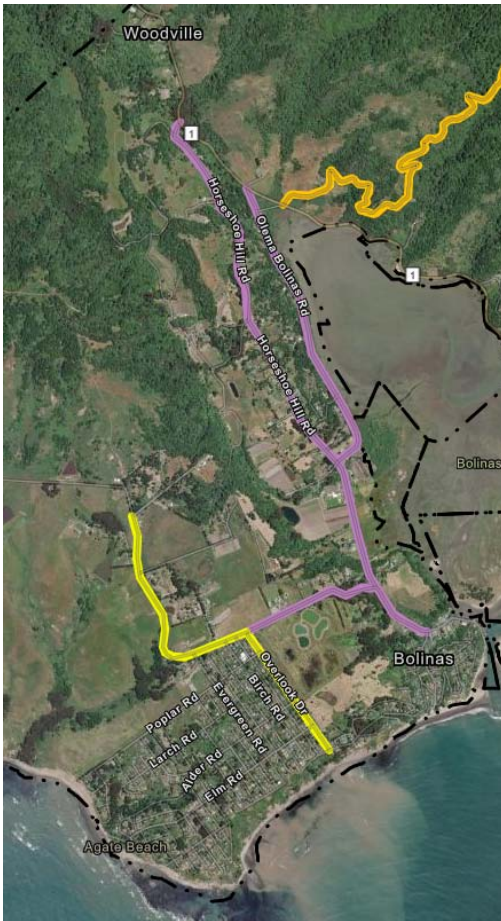
13) Ocean Parkway - Condition: Fair to good

There are sections of cracking and uneven pavement, but given the low traffic on this street, it is probably okay as-is.



County Road Repair Plans and Problems with Priorities

According to the Marin County website. the County's plans for road repairs, according to the map below, are as follows.



- 1) Olema-Bolinas road is scheduled for repairs/repaving in 2028, 3 years from now, despite the road being in excellent condition.
- 2) Horseshoe Hill Road is also scheduled for repairs/repaving in 2028, despite the road being in excellent condition.
- 3) Mesa Road, from Olema-Bolinas Road to Overlook Road, is also scheduled for repairs/repaving in 2028. This is warranted, given the poor shape the road is in.
- 4) Mesa Road, from Overlook to the town water tanks is scheduled for repairs/repaving in 2029, 4 years from now. This is warranted, given the poor shape the road is in.
- 5) Overlook Road is also scheduled for repairs/repaving in 2029. This is also warranted.

Note that these are the only roads in Bolinas scheduled for repairs, despite most of the other roads being in much worse shape than Olema-Bolinas and Horseshoe Hill.

Thus it's not clear to me why the county is prioritizing repairs to roads in excellent condition and ignoring the repair needs of other town roads in fair to poor condition.

The county repair schedule can also be analyzed with the following table:

Road Condition	2028	2029	NS*	Total	* Not Scheduled
Excellent	3.7		0.4	4.1	unscheduled roads: 5.9 miles in good/fair/poor condition less 1.9 (Mesa Rd. Water Tanks to end) = 4 miles
Good			1.1	1.1	
Fair		0.6	0.5	1.1	
Poor	0.6	1	4.3	5.9	
	4.3	1.6	6.3	12.2	

Almost half the county maintained roads in town, which are in fair to poor condition, are not scheduled for repairs. The soonest repairs, 3 years out, total 4.3 miles of road, most of which (3.7 miles) are roads that are in excellent shape. In 2029, 4 years out, the county is scheduled to repair 1.6 miles of road in fair to poor condition. But that leaves another 4.8 miles of road in fair to poor condition, that are not scheduled for repairs.

An Alternative Repair Plan: Instead of repairing the 3.7 miles of road in 2028 that are in excellent condition, repair the rest of the roads in Bolinas that are in good/fair/poor condition, except for the remaining 1.9 miles of Mesa Road. That totals 4 miles (not too different from the 3.7 planned). The difference it would make would be remarkable, and the town residents would likely be quite happy with the results.

County Road Repairs: Priorities between Bolinas and other West County Roads

I don't understand how the county is prioritizing road repairs. About once or twice a week I drive to Petaluma and/or Novato and use the connector road, Platform Bridge Road, to connect from Sir Francis Drake to Point Reyes-Petaluma Road. Platform Bridge Road is not a very heavily used road, yet I notice that it gets priority in repairs. The road, about 2.3 miles long, has been completely repaved twice in the last ten years. And about month ago, I noticed that the road was in excellent shape. Yet, for the last couple of weeks there has been a county road crew patching various places in the road that did not seem to need repairs. Why does this road get such priority?

At the same time, there are ongoing repairs, estimated to cost at least \$30 million, to 6.5 miles of Fairfax-Bolinas road on the east side of the Bolinas ridge. While this road provides emergency access, hardly any residents in the Stinson Beach/Bolinas area use this road. This \$5 million cost per mile is roughly equivalent to the average repair cost/mile of a class A road, which this is not. So again, I'm struggling to understand how the county prioritizes repairs to remote, low-traffic roads, over highly used roads within towns that residents are constantly using. Furthermore, the county website indicates that in 2029 the entire Bolinas-Fairfax roadway west of the Bolinas ridge (approx. 4.2 miles) is scheduled to be repaved. Again, this is a road that hardly gets used, and the 4.2 miles of repaving is about the same as the roads in Bolinas in fair/poor condition that have no schedule to be repaved. The repair priorities here seem quite out of touch with local residents wishes and road repair needs.

Property Taxes and Resident's Expectation of County Support


Marin County is a very expensive county to live in, and Bolinas is one of the more expensive towns in the county. One would expect our streets to be in prime condition. Recently we had friends visit from Europe, and they were aghast at the condition of the roads in town. "America is so wealthy, yet your roads make you look like a third world country", they said.

There are just short of 1,000 dwelling units in the town of Bolinas, not counting commercial establishments. Despite the effects of Prop. 13, there has been ongoing turnover of properties at very high prices, which has bumped up the average annual property tax per house. I would estimate that the average annual property tax per residence is about \$10,000. That means that Bolinas generates about \$10 million per year in property taxes from residences alone. I'm hard pressed to imagine anywhere near that amount being used by the county to support the town.

Is it too much to ask of the county to use some of these funds to give us decent streets?

I appreciate your patience in reading this long letter and appreciate any efforts to provide better streets for the residents of Bolinas.

Best regards,



Robert W. Hunter
125 Grove Road, Bolinas
Resident for 30 years

CC: Bolinas Community Public Utilities District
Fernando Barreto, Aide to Supervisor Rodoni
Morgan Patton, Aide to Supervisor Rodoni