

Bolinas Community Public Utility District
A Special Meeting Of The Board Of Directors
March 3, 2021 270 Elm Road, Bolinas

In compliance with local and state shelter-in-place orders, and as allowed by the Brown Act as currently in effect under the State Emergency Services Act, the Governor’s Emergency Declaration related to COVID-19, and the Governor’s Executive Order N-29-20 (March 17, 2020), the BCPUD did not offer an in-person meeting location for the public to attend this meeting. The meeting was limited to essential district business items and was conducted by the BCPUD Board, staff and public via teleconference.

1. Call to Order.

11:30 a.m.

2. Roll.

Directors Comstock, Godino, Smith and Walker present via teleconference; director Siedman absent. Director Smith presiding.

3. Community Expression.

None.

4. BCPUD Resolution 681: Establishing a Special Category of “Septic System Limited Water Use Permits” for Issuance in Connection with the Bolinas Septic System Pilot Program.

Director Smith said that the purpose of the resolution is to help people build accessory dwelling units (“ADU’s”) more affordably, provided that the ADU is deed-restricted for affordable housing and managed by the Bolinas Community Land Trust (“BCLT”). Historically, the cost to upgrade a septic system to also serve an ADU (and meet the applicable hydraulic load requirements) has been so expensive that it has been impossible for property owners to do so and then rent the ADU affordably. In addition, there are some septic systems in town that should be upgraded and this septic system limited water use permit (“LWUP”) process provides a way for property owners to do so. Director Smith said that he asked the County for years to reconsider the 150 gallons-per bedroom hydraulic load requirement for upgraded septic systems (and he presented engineering support for this request from Bonnie Jones, a local licensed wastewater engineer) to no avail until recently, when the BCLT and their septic engineer, Noadiah Eckman, proposed a pilot “batch” program to the County designed to save engineering and design costs, as well as allow a new (peat moss) secondary treatment system, which likely will cut the cost of upgraded systems in half. The County ultimately agreed to allow a pilot program and the BCPUD’s role is to issue a special category of septic system LWUPs (with a maximum daily water use limit of 224 gallons), monitor the water use of all participating property owners, and report that water use to the BCLT. The BCLT and County will make the initial efforts to enforce any violations of the septic system LWUP water use limit vis-à-vis the property owner; if unsuccessful, the BCLT and County will notify the BCPUD and the BCPUD will then enforce the terms of the septic system LWUP via its enforcement process, including the ultimate termination of water service to the property for noncompliance with the water use limit. As part of its agreement to allow the pilot program, the County required BCPUD to enact this resolution to specifically set forth its obligations in this regard.

Staff noted that the Board considered a prior draft of this resolution at the regular monthly meeting in February, but it became at that time that clear further work on and revisions to the resolution were needed. Director Smith said that director Comstock pointed out several potential ambiguities in the resolution, particularly insofar as how the septic system LWUPs differ from the BCPUD’s general LWUPs. Director Comstock said he feels the ambiguities have been resolved and he is satisfied with the current form of the resolution.

L. Comstock/K. Walker four in favor, director Siedman absent to approve Resolution 681.

5. Minutes of the January 20, 2021 Regular Board meeting.

Deferred to a future meeting.

6. Adjournment.

11:40 a.m.