

## **Bolinas Community Public Utility District**

**A Regular Meeting Of The Board Of Directors**

**May 19, 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 conducted by the BCPUD Board, staff and public via Zoom.**

### **1. Call to Order.**

7:32 p.m.

### **2. Roll.**

Directors Comstock, Godino, Siedman, Smith and Walker present via Zoom; director Siedman presiding.

### **3. Presentation by the Marin County Department of Public Works re: Proposal for New Parking Restrictions or Changes to Existing Parking Restrictions on Terrace Avenue, Wharf Road and Olema-Bolinas Road to Improve Emergency Vehicle Access.**

Reuel Brady and Stuart Hayre, with the traffic operations division of the County of Marin, were present to provide maps and other information about the background and goals of the proposed parking restrictions which are designed to improve emergency vehicle access in Bolinas. Reuel explained that they worked extensively with the Bolinas Fire Protection District (“BFPD”) to assess the department’s needs, as well as Marin County Sheriff’s Office to obtain input about enforcement. The County would like to move forward with the proposed restrictions as soon as possible given the safety objectives of the restrictions; the next step is to apply for a coastal permit and present the proposed restrictions to the Marin County Board of Supervisors in July for a planned implementation in August. Stuart Hayre explained that the County was approached about eight months ago by residents seeking parking prohibitions on lower Terrace Avenue. County staff elected to undertake a more comprehensive approach and the proposal now includes proposed restrictions on Terrace Avenue, Olema-Bolinas Road, and Wharf Road. Specifically, the proposal envisions prohibitions on parking on both sides of Olema-Bolinas Road between the intersection with Mesa Road and the lumber yard (at present, parking is only prohibited only on the east side of Olema-Bolinas Road). On Terrace Avenue and Wharf Road, the proposal seeks to extend current no-parking restrictions (while leaving key existing parking spots in place) and designate these areas as fire lanes, which carry higher fines.

George Krakauer, Bolinas Fire Chief, said he is very supportive of parking prohibitions where indicated on the proposed maps to ensure fire engine access to these areas. Stuart Hayre emphasized that the County currently is in discussion with residents of lower Terrace Avenue about how to preserve some of the existing parking spaces for residents with no off-street parking available on their properties, including but not limited to 18 Terrace Avenue. Directors Godino and Walker expressed strong support for the proposed parking restrictions; director Walker emphasized her support for the proposed restrictions on Wharf Road, which are critical to preserve emergency access to this area. That said, she expressed concern about parking availability for local fishermen near the dock. Reuel suggested that changes such as this can be made before the proposal is finalized by the Board of Supervisors and recommended the County move forward now with starting the coastal permit process on the understanding that small changes can and will be made to meet residents’ needs. In response to a question from Howard Dillon, Reuel said the County traffic department did not evaluate the possible removal of eucalyptus trees adjacent to Olema-Bolinas and Mesa Roads as part of this proposal. George Krakauer said that he is meeting with PG&E about these trees and a plan is under development for a phased removal of some of the trees. A brief discussion ensued about the safety of the lower section of Olema-Bolinas Road near the lumber yard for pedestrians and kids on bikes. At the conclusion of the presentation, all Board members expressed support for the parking restrictions, subject to the understanding that minor revisions will continue to be made before the restrictions are finalized in order to address concerns of residents and/or fishermen.

### **4. Manager’s Report and Project Updates.**

- *Update on the Status of the BCPUD’s Water Supply.*

Staff directed the Board’s attention to a memorandum in the meeting binders which presents updated information about the district’s water supply since the last Board meeting in April through May 17, 2021. Staff reported that the district’s diversions from the Arroyo Hondo Creek averaged 64,500 gallons per day (GPD) and no water was diverted from Woodrat 1 reservoir during this time, once again underscoring the beneficial impact of the community’s conservation efforts. Staff documented an increase in water

consumption in late April when the weather turned unseasonably hot and staff redoubled outreach efforts on conservation; specifically the staff posted a new large sign at the intersection of Mesa and Olema-Bolinas Roads, and hand-delivered another round of letters to the community's highest water users. The response was immediate and consumption promptly declined to a district-wide seven-day running average of 56,403 gallons per day ("GPD"), equivalent to 95 GPD per connection.

Total annual rainfall in the district (since July 1, 2020) is 16.25 inches, an increase of 0.10 of an inch received on April 26, 2021. The district's stored usable water supply in the Woodrat reservoirs as of May 17, 2021 (combined) was just under 9.9 million gallons, a slight decrease of 45,400 gallons in reservoir storage when compared to the 9,926,916 gallons in storage on April 19, 2021, but still an increase of over 3 million gallons in storage since December 31, 2020. Again, this increase in storage since December reflects the overall beneficial impacts of the community's water conservation efforts; the decline in storage between April and May is due to minor losses (evaporation and seepage) and possible measurement imprecision.

Staff reported that from April 20, 2021 – May 17, 2021 water consumption across the district averaged 61,082 GPD, or 103 GPD per connection; as previously noted, the most recent seven-day running average is much less. Staff reminded the Board that "seasonal demand" can be expected to push up the overall water use in town during the Summer and Fall months, which is why the rationing resolution is in place. Individual water consumption remains quite uneven. For example, in April 2021, the highest 12 water users logged an average consumption of 321 - 1,057 gallons per day, whereas in March the highest 12 water users consumed between 302 - 891 gallons of water per day. In April 2021, 33 customers (including the highest 12) used more than 200 gallons of water per day, whereas only 29 customers did so in March 2021 and only 23 customers did so in February 2021. In April 2021, 129 customers used more than the anticipated ration amount of 125 gallons per day, whereas in March 2021, only 106 customers did so and in February, only 96 customers did so in February 2021.

Staff presented updated scenarios about the district's stored water supply which indicate that if consumption stays at or below current levels of approximately 57,000 GPD, the district will have water available in storage through January 2022 (approximately 3.2 million gallons). However, if consumption increases to an average of 66,000 GPD, the district will have only 688,000 gallons of water in storage as of January 31, 2022 and, if consumption increases to an average of 76,000 GPD (the mandatory ration "trigger"), the district effectively will be out of water by December 31, 2021.

Staff next presented an updated base flow (BF) recession model for the Arroyo Hondo creek, developed for the district by consulting hydrogeologist Rob Gailey, which show that although creek flows increased as a result of the rain earlier in the year, the updated model is more pessimistic than the model previously presented to the Board (based on more limited data). For example, the updated model projects that creek flows will provide only about 28,300 gallons of water per day by September 1, 2021, whereas the previous model predicted 34,000 gallons per day by this same date. Rob Gailey also conducted a preliminary uncertainty analysis to explore how confident the district should feel in the predictive accuracy of its updated base flow recession model given that certain model parameters values are difficult to estimate as a result of the impact of fog vs. sun and the difficulty of accurately measuring current creek flows. This analysis indicates that there is an "uncertainty band" of about 10,700 gallons per day (at 95% confidence) between the upper and lower confidence limits re: creek flows. Applying the lower confidence level uncertainty analysis to the "Scenario Summary" of predicted water in storage through January 31, 2022, there is a significant result: if consumption increases to an average of 66,000 gallons per day, the district will have negative 440,000 gallons in storage as of January 31, 2022 (rather than positive 688,000 gallons of water in storage per the updated model) for a decline of approximately 1 million gallons in predicted storage. If consumption increases to an average of 76,000 gallons per day (the current mandatory ration "trigger"), the district will be out of stored water one month earlier than predicted in the updated model -- in November rather than in December 2021. If consumption averages 56,000 gallons per day, the district would still have approximately 2.2 million gallons in storage as of January 31, 2022.

Staff presented the updated rainfall totals relative to the historic minimum, average and maximum rainfall (based on 68 years of BCPUD rainfall data); in brief, the district has received only slightly above the minimum recorded rainfall for this time of year. In fact,, the district has experienced only 5 other years where the rainfall received was less than it is this year through the end of May. Those rain years generally turned out to be *much* drier than normal years with a minimum total rainfall received of 15.6 inches, a maximum of 18.4 inches, an average of 17.0 inches and a line of "best fit" projection of 17.8 inches. These statistics reinforce the staff's prediction that the 2020-21 year will conclude on June 30<sup>th</sup> as one of the lowest rainfall years on record.

In light of the deepening drought conditions and the impacts thereof on the district's water supply, staff said that the Board should be prepared to update and revise BCPUD Resolution 680 in the near future. The data indicate that the district should make every effort to ensure that water consumption does not exceed a target 60,000 gallons per day district-wide to preserve sufficient water to meet public health and sanitation purposes through 2021. To achieve and maintain this target level of consumption, the Board likely will need to amend BCPUD Resolution 680 to lower the ration "trigger" to 66,000 GPD and

to lower the mandatory ration amount from 125 GPD per property to 100 GPD per property. The mandatory ration amount may need to be even lower depending on updated supply conditions and/or additional exceptions the Board may later grant to the ration amount.

Staff recommends the Board hold a special meeting as soon as possible to provide staff the enforcement authority to prohibit any customer water use (other than by those with current exceptions set forth in the resolution) of more than 175 GPD -- this will impact approximately 40 customers at present, all of whom have been personally notified of their high water use and eight of those customers discovered leaks as a result of receiving their letter. Staff recommends this on the basis of fundamental fairness: excessive water use by approximately 7% of the district's customers should be addressed before *all* of our customers – the majority of which are using far less water due to their extraordinary conservation efforts - are subject to mandatory rationing.

Staff hosted a community meeting via Zoom on the evening of May 12<sup>th</sup> to update everyone on the status of the water supply and provide the opportunity to ask questions of staff. The meeting was very well received and a video recording of the meeting is posted on the BCPUD website for those who were unable to attend that evening. Staff also has observed community members posting tips on social media about how to conserve water. Lloyd Kahn sent staff some fascinating information about household water use for water systems serving more than 400,000 people. In Kern County, the per person water use is 327 GPD per day and is the highest residential use in the state. The California state average water use is 102 GPD per person; the By Area average water use is less than 60 GPD per person; and the San Francisco average water use is 44 GPD per person.

The Marin County Board of Supervisors voted unanimously yesterday to declare a drought emergency and “imminent threat of disaster” in the county, which renders Marin eligible for California Disaster Assistance and other state funding and resources. North Marin Water District has enacted a temporary moratorium on new water hookups and the Marin Municipal Water District is considering similar action. Staff also referenced articles in the Board binders published by the Public Policy Institute of California discussing the fact that this drought is quite different from prior droughts in that the normally wetter Sacramento and North Coast area (Klamath and Russian River watersheds) regions have been hit much harder than rest of state and small water systems that rely on shallow groundwater wells or local surface water supplies are likely to be much more vulnerable to this drought. The April 2019 – March 2021 time period is the fourth driest 2-year period on record and also among the warmest; these articles indicate that low precipitation plus warmer temperatures mean more intense droughts.

Finally, staff thanked resident Jacob Tonski for alerting the district to a Request for Proposals for Proposition 68 SF Bay Area Conservancy Program Climate Adaptation Funds; this is a program of the Coastal Conservancy designed to help communities improve their ability to adapt to unavoidable impacts of climate change, include drought, wildfire and sea level rise.

- *Irrigation Pump Station Replacement Project.*

The district is not quite ready to accept this project, although installation is largely complete, because one of the pumps is not yet working properly. A replacement pressure transducer for the non-working pump is on order and expected in late June. Staff has been waiting to operate the pump station until it is accepted, but with spray season opened as of April 15<sup>th</sup>, the crew will start spraying next week.

- *Woodrat Reservoir Rehabilitation Project:*

As reported last month, the new enriched air nanobubble unit for Woodrat 2 is fully installed and working well. The district's consultant took baseline water samples in April before the unit was turned on, and again one month later. The preliminary lab results indicate large reductions in iron, manganese and phosphorus.

- *Alliance of Coastal Marin Villages.*
- *Coastal Communities Working Group.*

Nothing new to report from either of these groups at this time.

Staff directed the Board's attention to a notice from the State Water Resources Control Board (“SWRCB”) concerning the Environmental Protection Agency's adoption of revisions to the federal lead and copper rule. Per the rule revisions, water districts will be required to conduct an inventory of all *customer service lines* from the water main to the customers' buildings by January 16, 2024. This is a highly significant and potentially very costly rule change and staff will continue to update the Board on the implementation of these revisions.

The College of Marin is hosting a town meeting via Zoom next Monday, May 24<sup>th</sup> at 6 pm for an “Abatement and Demolition Update” concerning the marine lab building on Wharf Road and, at the College's request, staff posted a notice about the meeting on Nextdoor. Finally, staff reported that the

“Wildfire Safe Bolinas” group plans to make a presentation at the Bolinas Fire Protection District (“BFPD”) next week concerning their recommended removal of eucalyptus groves in the greater Bolinas area and the group has asked to make a similar presentation at the regular BCPUD Board meeting in June.

## 5. Community Expression.

Director Siedman noted that the Board has several emails in the meeting binders from residents complimenting the BCPUD staff’s town Zoom meeting last week, as well as others expressing public concerns about an “installation” partially on BCPUD property at the end of Brighton Avenue adjacent to the access ramp. Staff requested direction from the Board on the latter issue. Director Smith said he personally believes the driftwood sculpture that has been built there is a big improvement. Directors Godino and Walker agreed that the sculpture is beautiful; director Comstock concurred. Director Siedman advised staff that the Board does not object to the sculpture remaining there.

## 6. Coastal and Use Permit Application (P3132); Limited Water Use Application Permit - 95 Nymph Road, Bolinas, APN# (195-251-20) (J. Meyer) (*legalize three existing detached accessory structures – accessory dwelling unit, art studio and storage shed-- merger of three lots, APN## 191-251-06, 20, 21*).

Jonathan Meyer said that his property has three accessory structures that were not permitted prior to when he purchased the property, so he is now going through a forced process to legalize them. In response to questions from director Siedman, staff reported in connection with establishing water use caps for limited water use permits, the Board follows BCPUD Resolution 655 and evaluates water usage over the past 12 quarters. At this property, the average quarterly water use over the past twelve quarters was 4,033 cubic feet, or 335 gallons per day. BCPUD Resolution 655 also states that a permit for use in excess of 3,600 cubic feet per quarter will only be granted after district staff conducts a water audit and provides the customers with written recommendations for water-saving measures.

Jonathan Meyer explained that he inherited an extensive garden when he purchased the property. He said he is very aware of the drought and quite worried about the beautiful garden, but recently he has come to understand that he may need to let the garden go. Discussion ensued among Board members, with directors stating their support for working with Mr. Meyer to reduce water use well below the 335 GPD level. Director Comstock said the issue before the Board pertaining to whether a limited water use permit is applicable here independent of the drought. The Board must follow its policies, he said, in this case BCPUD Resolution 655; that said, he hopes Mr. Meyer will not use all of the water granted, particularly since the district has an on-going water shortage. Importantly, he noted, Mr. Meyer will have to comply with the mandatory rationing rules when triggered whether or not he has a limited water use permit.

Director Comstock moved that a limited water use permit be granted per the terms and conditions of BCPUD Resolution 655 and that staff be authorized to confirm the correct quarterly maximum water use. Director Smith noted that quarterly use is above the 3,600 cubic feet quarterly threshold and therefore subject to the water audit; he therefore proposed that if Mr. Meyer agrees, the Board can issue a limited water use permit with a quarterly maximum water use limit of 3,600 cubic feet as a means by which to resolve the issue tonight and without a water audit. Director Comstock amended his motion to reflect this, subject to Mr. Meyer’s agreement. Mr. Meyer indicated his agreement.

D. Smith/L. Comstock                      all in favor                      to grant a limited water use permit with a maximum quarterly water use of 3,600 cubic feet.

Turning to the coastal permit application for this project, director Siedman inquired if any member of the audience has a comment he or she would like the district to convey to the County; no comments were expressed.

## 7. Limited Water Use Permit Application -- 455 Overlook Drive, Bolinas, APN# 192-102-20 (P. Jeffrey) (*bathroom remodel, accessory structure*).

The Jeffrey’s explained that their project involves the improvement of an existing accessory structure into a studio with a new half-bath and a bathroom remodel inside of the home. Director Smith said that given the addition of a half-bath in the detached structure, an increase in water use is to be expected and therefore he recommended the Board approve a limited water use permit with a maximum quarterly water use of 2,700 cubic feet per BCPUD Resolution 655. Following a brief discussion, the other Board members concurred.

D. Smith/L. Comstock                      all in favor                      to grant a limited water use permit with a maximum quarterly water use of 2,700 cubic feet.

## 8. Limited Water Use Permit Application – 7 Cliff Road, Bolinas, APN# 193-112-13 (Z. Slocum) (*kitchen and bathroom remodel; electrical upgrades; furnace and water heater upgrades*).

Director Siedman recused himself from consideration of this item. Zoe Slocum was present to answer questions and explained that she is renovating an existing structure with no increases to the footprint of the building. In response to questions from the Board, she confirmed that no additional plumbing will be installed.

L. Comstock/K. Walker four in favor, Siedman abstaining finding that no limited water use permit is required because no additional plumbing or habitable space is proposed.

**9. Limited Water Use Permit Application – 185 Rosewood Road, Bolinas, APN# 191-041-16 (S. Ritchie) (repair/replacement of foundation; extension of exterior deck; proposed unconditioned space; removal of chimney and leveling of floor).**

D. Smith/K. Walker all in favor finding no limited water use permit is required because there is no foreseeable change in water use as a result of the project.

**10. Limited Water Use Permit Application – 535 Overlook Drive, Bolinas, APN# 192-062-20 (C. Morabito) (replace existing rear deck and stairs; replace entry staircase).**

Christian Morabito confirmed that the he is not adding to the footprint of the home; rather, he is simply replacing an existing rear deck and stairs as well as an entry staircase.

D. Smith/G. Godino all in favor finding no limited water use permit is required because there is no foreseeable change in water use as a result of the project.

**11. Limited Water Use Permit Application - 345 Walnut Road, Bolinas, APN# 190-122-17 (J. Eichhorst/J. Blackman) (bathroom remodel).**

Jennifer Blackman explained that the project is an interior bathroom remodel with no foreseeable change in water use; also, she stated that she already has a limited water use permit issued by the district in connection with a prior remodel at the property.

L. Comstock/D. Smith all in favor to continue the terms and conditions of the existing limited water use permit applicable to 345 Walnut Road.

**12. Project to Coordinate a Bulk Delivery of Non-Potable Water Storage Tanks: Proposal for BCPUD to Receive Customer Pre-payments and Issue Single Payment to Supplier for Purchase of Tanks.**

Staff expressed support for this project and requested that all transactions can be confined to a single fiscal year to facilitate bookkeeping and accounting of the project. Staff recommended that the project commence after July 1, 2021 to keep all transactions to the 2021-22 fiscal year. Jacob Tonski, coordinator of the project, had no objection.

D. Smith/ G. Godino all in favor authorizing the district to serve as fiscal agent for the bulk water storage tank purchase project.

**13. Update from the Save Terrace Avenue at Surfer's Overlook Committee re: Proposed Phase 2 of the Bluff Stabilization Project.**

Ralph Camiccia reported that the committee (himself, Ken Masterton, Rudi Ferris, Remick Hart, and Casey O'Connell) met recently and director Smith attended. Director Smith suggested that the committee engage coastal engineer Ron Noble to assess the current condition of the bluff and make recommendations for the committee's consideration with regard to a potential "Phase 2" of the project to save Terrace Avenue and Surfer's Overlook. Ron Noble charges \$350/hour plus travel time, so a four-hour site visit is likely to cost \$2,100 - \$2,500; a written report of his assessment would be an additional cost. Director Smith noted that there are funds remaining from the original Terrace Avenue retaining wall "Phase 1" repair project (approximately \$200,000), but the likelihood of a full bluff repair seem increasingly remote given the current aversion of the California Coastal Commission toward such projects, as well as the \$6 million estimated cost. Accordingly, he thinks it is worthwhile to engage Mr. Noble to strategize about potential intermediate solutions.

Discussion ensued and staff reminded the Board that at one time the district was in discussions with LAK Associates about permitting issues for a Phase 2 project and SAGE Engineers also completed two separate reports about the site (a geotechnical assessment and a conceptual plan), so that work should be provided to Mr. Noble in connection with his assessment. Ralph concurred that the committee should refresh its memory about the background reports and provide them to Ron. Ralph said the committee would like the Board to authorize the Bolinas Community Center as fiscal agent for the project to release up to \$5,000 to be paid to Ron Noble for a site evaluation; staff suggested that Ron also be asked to provide a written report of his assessment. Discussion ensued and the Board expressed support for this request. Staff was instructed to include a specific agenda item on the Board's meeting agenda in June for

the Board to authorize a release of funds. Ralph said he would follow up with Ron Noble for a written proposal for the Board's approval at the June meeting.

**14. BCPUD Project to Add Two Emergency Groundwater Sources of Supply to the BCPUD's Water System; Proposal from Stetson Engineers, Inc., Proposal from Rob M. Gailey, Consulting Hydrogeologist; Finding that the Two Emergency Groundwater Source of Supply Projects are Statutorily Exempt under the California Environmental Quality Act ("CEQA"), Section 15269 (c) (specific actions necessary to prevent or mitigate an emergency).**

Staff requested that the Board approve the project to add the two emergency groundwater wells to the BCPUD's water system, as well as the proposals from Rob Gailey and Allan Richards, and make a finding that the project is exempt under CEQA as an emergency project necessary to prevent or mitigation an emergency. On April 30, 2021, staff submitted a formal application to the SWRCB to add the two wells to the district's water system to start the process. The proposed sources are the "Resource Recovery well" and the "31 Wharf Road well". For the Resource Recovery well, staff anticipates that the district will take advantage of the existing plumbing up to Mesa Park and temporarily install a series of water tanks at this location; staff appeared at the Stinson Beach County Water District Board meeting recently and that Board formally approved the loan of three drinking water tanks to the district for this purpose. The well water will be treated and plumbed into the district's water system at a hydrant near the fire house. The groundwater from the well at 31 Wharf would be treated on site – the details will be determined by the engineers – and tied into the district's water system at the water main in Wharf Road.

The SWRCB well permit application requires a number of submittals signed and stamped by licensed hydrologists and/or engineers, so staff solicited proposals from Rob Gailey, hydrogeologist, and Allan Richards of Stetson Engineers; copies of those proposals are in the Board binders. The cost of the engineering work required for both well permit applications per Allan Richard's proposal is \$39,869 and the cost of the hydro-geologic work required for both well permit applications per Rob Gailey proposal (after a generous 25% discount on his labor) is \$34,111.80.

Director Smith expressed concern about the combined cost of the projects given what might be a relatively small amount of water, particularly from the Resource Recovery well. He said that since the sustainable pumping rate of the 31 Wharf Road well is unknown it is worthwhile to evaluate it, but he believes the Resource Recovery well likely is at its limit at its current rate of use, which is 6,000 gallons per day and, to use it for the town it will be necessary cut off the park irrigation for the soccer field grass. For these reasons, he recommended that the district pursue only the 31 Wharf Road well. Director Comstock said he believes both well projects are very important given the potential impact of the drought on the community. He feels it is incumbent on the district to do whatever it can to develop sources, even if one provides just 6,000 gallons per day. He noted that because the Bolinas Community Land Trust owns the property at 31 Wharf Road and the existing groundwater well, he would like to ensure that a written agreement about the district's use of this well is prepared as soon as possible.

Director Comstock asked if staff can comment on the likely yield of the Resource Recovery well. Rob Gailey urged the Board to keep in mind that a diversity of supplemental emergency water sources will be most beneficial to the district now and in an uncertain future. With regard to the Resource Recovery well in particular, Rob said that the sustainable pumping capacity of that well is not yet known as a step-discharge test has never been done. If it is capable of producing 10 gallons per minute, he noted, that translates to nearly 15,000 gallons of water per day, which is nearly 20% of the 76,000 GPD trigger amount. Director Smith asked if Rob could comment on the conductivity spikes that have been documented in the water sampling of this well and whether that could be an indicator of seawater intrusion. Rob said the conductivity results he has seen relative to seawater are exceedingly low; in addition, the timing of the spikes occurs when the well is not in use when the rains occur, so the spikes appear to be more likely correlated with groundwater recharge rather than seawater intrusion.

L. Comstock/G. Godino            all in favor        approving a project to add two emergency groundwater sources of supply to the BCPUD's water system.

L. Comstock/K. Walker            all in favor        to approve the engineering proposal from Stetson Engineers, Inc.

L. Comstock/G. Godino            all in favor        to approve the hydro-geologic proposal from Rob Gailey.

L. Comstock/D. Smith            all in favor        finding that the 31 Wharf Road and Resource Recovery Well Development Projects are statutorily exempt under CEQA, Section 15259(c), specific actions necessary to prevent or mitigate an emergency.

**15. Establishment of Additional Criteria for Special Exceptions to the Mandatory Water Ration Amount pursuant to Section 5 of BCPUD Resolution 680.**

Director Siedman noted that Directors Comstock and Smith both have submitted proposals for the establishment of additional criteria for special exceptions to the mandatory water ration amount.

Director Comstock said that he believes Resolution 680 is well framed and that any exceptions should follow the framework of the resolution, which focuses on public health and safety considerations. For example, a large number of people might be dependent on a single meter and therefore unable to have sufficient water for health and safety purposes absent an exception. He noted that director Smith estimates that the minimum water needed is 20 GPD per person whereas the World Health Organization places that minimum much lower, at 20 *liters* per day. Director Comstock said that the district should consider exceptions for properties with a large number of people relying on a single meter only where: (1) the owner makes a compelling request as to why his or her property should be treated differently than vast majority of properties in the district; (2) a water audit is conducted and confirms that all reasonable conservation measures have been employed; and (3) historic usage confirms the need for the additional water.

Director Smith agreed that public health and safety should be the district's top priority when granting exceptions and said that 20 GPD per person is an appropriate minimum amount of water. However, he believes it is unnecessarily burdensome to require customers requesting an exception to go through a water audit. Instead, he proposes to simply grant an additional 20 GPD per person for properties with more than five or six people relying on a single meter rather than add to the stress these people already live under by adding additional requirements. Director Smith does not believe there are very many such properties and the amount of additional water granted therefore will be negligible and require only a small adjustment of 3% or so to the overall ration amount for the rest of the community. Finally, he said the district has received letters from businesses dependent upon on water for plants they are selling and urged the Board to grant exemptions for that purpose, as well, since customer livelihoods depends on additional water.

Directors Godino said she had no comment at this time; director Walker said she agrees with what director Comstock has outlined and also shares director Smith's concerns about large households needing more water. Director Comstock said that he is less willing than director Smith to take a property owner's word about the number of people served by the meter at face value with no further examination by the district. He said that a water audit should be required as provided by Resolution 680 – a water audit is not a punishment, he said, and should not be viewed as such because water audits are intended to be helpful.

Staff recommended that the Board set a deadline for the submission of exception requests as soon as possible so that the Board can make comprehensive decisions about those exceptions and the resulting impact on the daily mandatory ration amount for everyone else. Director Godino said she is very concerned about the implications of exceptions on the daily ration amount and that she agrees with director Comstock about the utility of water audits. She said that many of the properties with accessory dwelling units have grown organically over time and may not have the most water efficient fixtures and/or appliances, for example. Staff agreed to prepare a set of written criteria for exception requests for the Board to consider at an upcoming special Board meeting.

## **16. Volunteer Committee Reports:**

-- *Resident Permit Parking Plan Committee: Update from the Committee.*

Sherry Hirsch reported that a meeting was held on May 11, 2021 with County representatives and Tom Lai, the new director of the Community Development Agency, reported that the California Coastal Commission staff remains concerned about equitable access and environmental justice issues relating to parking in the Coastal Zone. Additional work is being done by the County with respect to Measure X and exploring the roles of various different entities (local and County) on its implementation and enforcement. The County also is evaluating whether the BCPUD is legally authorized to issue and implement a resident parking permit system.

-- *Resource Recovery:* Staff reported that the BCPUD and Bolinas Fire Protection District ("BFPD") submitted a grant proposal for funds to replace the loader at the Resource Recovery Project. In response to an inquiry from director Godino, staff said the BFPD also submitted a separate grant for funds to conduct additional fire fuel reduction efforts in the eucalyptus grove above the Resource Recovery Project.

-- *West Marin Mosquito Control Coordinating Council:* Nothing to report

-- *Land Stewardship Committee:* Nothing to report.

## **17. Other Business.**

a. Board Committee Reports.

--*Finance: Minutes of the April 13, 2021 Finance Committee meeting.*

L. Comstock/G. Godino all in favor to approve the minutes of the April 13, 2021 Finance Committee meeting,

-- *Legal*: Nothing to report.

-- *Mesa Septic, Flood Control and Roads*: Nothing to report.

-- *Water and Sewer Operations*: Nothing to report.

-- *Personnel*: Nothing to report.

- b. Minutes of the March 17, 2021 Regular Board meeting; Minutes of the April 21, 2021 Regular Board Meeting.

Deferred to a future meeting.

- c. Warrants.

D. Smith/K. Walker all in favor to approve the warrant list.

- d. Scheduling of Next Meeting(s):

June 2, 2021 – 7:30 p.m. -- Special Board meeting re: exceptions to mandatory ration amount;

June 16, 2021 at 7:30 p.m. – Regular Board meeting including the FY 2021-22 Budget Hearing.

## 18. Adjournment.

11:08 p.m.