



May 25, 2023

Bolinas Community Public Utility District
Board of Directors
c/o Jennifer Blackman, General Manager
270 Elm Road
Bolinas, CA 94924

Annie O'Connor
Executive Director
Bolinas Community Land Trust
6 Wharf Road #8
Bolinas, CA 94924

RE: Limited Water Use Permit Applications – Bolinas Community Land Trust

Dear BCPUD Directors,

On behalf of the Bolinas Community Land Trust (BCLT), in anticipation of, and conditional upon, the planned acquisition of 160 Mesa Road (APN 188-170-11) by the BCLT, I am writing to officially request:

1. Issuance of limited water use permits for the water meter serving the vacant lot at 130 Mesa Road (APN 193-020-38) and for the water meter serving 160 Mesa Road (APN 188-170-11); and,
2. Permission to “stack” the resulting water use allocations temporarily on the meter serving the vacant lot at 130 Mesa Road (APN 193-020-38) to serve the temporary private RV trailer campground, as identified in Coastal Permit Application (P4047).

160 Mesa Road – Limited Water Use Permit Application

Under BCPUD Resolution 655 and based on the last twelve quarters of water use data for 160 Mesa Road (APN 188-170-11), BCLT calculates that under option b, it would be eligible for an allotment of 16,733 cubic feet per quarter. BCLT requests BCPUD board approval of this allotment.

130 Mesa Road – Limited Water Use Permit Application

Under BCPUD Resolution 655 and based on the last twelve quarters of water use data for 130 Mesa (APN 193-020-38), BCLT eligibility for an allotment amount is less straightforward and biased towards a lesser value. Only five quarters of the past twelve include actual water use data due to BCPUD advisement that water from that meter could not be used to supply 160 Mesa Road, and BCLT compliance with this advisement after it purchased 130 Mesa Road in 2018.



Accepting this handicap and based on the five quarters of actual use data, BCLT calculates under option b it would be eligible for an allotment of 1,450 cubic feet per quarter.

Alternatively, under option a of Exhibit A of Resolution 655, BCLT would be eligible for an allotment of 50% more than the annually averaged District-wide water consumption of 1,800 cubic feet per quarter per service, which is equal to 2,700 cubic feet per quarter. Given this is the higher of the two options, BCLT requests BCPUD board approval of this allotment.

Further, under option c of Exhibit A of Resolution 655, the BCPUD board has the discretion to permit an additional 1,500 cubic feet per quarter. BCLT respectfully requests the BCPUD board to consider finding for this additional discretionary allocation to obviate unnecessary hardships to the customer (i.e., BCLT as an agent representing the residents of the Tacherra Ranch and resident members of the Tacherra family who are seeking safe exit from a health and safety emergency). Thus, if granted, the total allotment for the permit would be 4,200 cubic feet per quarter.

Permission to “Stack” Resulting Water Use Allocations

Under BCPUD Resolution 671, at the discretion of the BCPUD board, BCLT requests permission to “stack” the water use allocations resulting from the issuance of the limited water use permits outlined above. This provision will ensure adequate water is available to guarantee the health and safety needs of the 61 residents of the Tacherra Ranch in the temporary private RV trailer campground. Granting this permission would result in one of a few scenarios, as illustrated below.

Table: Potential Stacked Water Use Allocations

Scenario	160 Mesa cfpq	130 Mesa cfpq	Stacked cfpq
Option b (655 – Exhibit A)	16,733	-	-
Option a (655 – Exhibit A)	-	2,700	-
Subtotal	16,733	2,700	19,433
Option c (655 – Exhibit A)	-	1,500	-
Subtotal	16,733	4,200	20,933

Discussion of Gallons Per Person Per Day

At 19,433 cubic feet per quarter, BCLT could allocate 26.5 gallons per day per person to the members of our community who currently reside at 160 Mesa Road. For many in our community this is sufficient yet that remains a subjective assessment.



At 20,933 cubic feet per quarter, BCLT could allocate 28.5 gallons per day per person. For most in our community this is sufficient yet remains subjective. For example, according to the United States Environmental Protection Agency, the average U.S. citizen uses 82 gallons of water per person per day at home.

Members of the Bolinas community have expressed concern to the BCLT and BCPUD that current residents of 160 Mesa Road will not have sufficient water available to support their wholesale migration to flushing toilets, showers, kitchen sinks, bathroom sinks, and hoses. Considering this, BCLT prefers to adopt a conservative assessment of what may constitute sufficient water allocation per person. Therefore, the organization requests the BCPUD board to find in favor of the maximum permissible water allocation for the limited water use permits for each parcel.

It is also worth noting that the current population of 61 people who reside at 160 Mesa Road have thus far successfully stayed within water use limits of 25 gallons per day per person, except for summer spikes, which are likely attributed to gardens. Historic data also includes their more pervasive use of flush toilets and bathroom sinks as all residents were only converted to portable toilets in the past year, and it includes the use of four washing machines.

To ensure compliance with any limited water use permit granted, BCLT will install water saving fixtures, provide education and policies to inspire and require water saving behavior, and, if necessary, BCLT will also remove all washing machines and eliminate gardens. Conversely, should “extra” water be available after an initial use period of one-year, BCLT proposes that it shall be reserved by the organization for community and public benefit, as identified by the yet to be formed Agricultural Cooperative and permitted by the Community Development Agency.

In conclusion, BCLT would like to remind the community at-large and the BCPUD Board of Directors that the organization is a client in good standing. BCLT has consistently demonstrated responsible management and stewardship of our scarce water resources across all properties it is responsible for. Of the four properties the organization currently owns or manages, the average water use is 21 gallons per day per person.

Sincerely,

Annie O'Connor
Executive Director