

## Jennifer Blackman

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**From:** Caitlin Bryhn Lacey <caithicks@gmail.com>  
**Sent:** Tuesday, May 30, 2023 6:51 PM  
**To:** Jennifer Blackman; Belle Wood  
**Subject:** Questions for tonight  
**Attachments:** TACHERRA PROJECT 2000 - BCLT Affordable Housing Project.pdf; Bolinas' Inconvenient Truth (2).pdf

Hi Jennifer,

Hoping these materials are included in the discussion tonight, including attached.

- Is this process necessary, or an obstacle, to immediate emergency remedy? In other words: shouldn't the County dispatch trailers to 160 Mesa to immediately improve living standards? BCLT's pursuit of permanent housing should not become a hindrance to the response, but go through a separate and non-rushed procedure.

- In 2000 the BCPUD Board reviewed a very similar project proposed by the BCLT. Kayfetz and Buchanan find insufficient water for proposed purposes, at 1,280 gpd. How will the Board reconcile the BCPUD's previous decision making? How will they reconcile the continued use over the subsequent 23 years?

- If the emergency permit is not passed through the Coastal Commission, what happens to the LWUP? Has the Board ever reviewed a LWUP associated with Williamson Act property?

- The BCPUD was really clear about basing drought rations equitably among water meters rather than property population density. **If 655 doesn't consider drought conditions, its formula does not properly protect community water supply.**

125 daily gallons per meter.

Tacherra's meter was inequitably granted 1,085 gallons / 53 people in 2021 = 20.5 gallons per person / day.

20.5 gallons per day x 61 people = 1,249 gallons needed for the next drought.

If BCPUD were enforcing equity, 1,249 gallons / 125 = **10 meters.**

Should BCLT devote 10 meters to the property if they want to sustain 60 people? 10 meters also complies with structure standards: 2 units per meter, so they could then build 20 units as they'd like to - without special precedent setting exceptions.

Thanks, sorry about the late submission.

Cheers,  
Caitlin

## **Bolinas' Inconvenient Truth**

Like many of us, my family and I vividly remember the drought that we recently lived through. Our town does not have enough water for everyone who wants to rent or own here. In response, as a community we adopted a water moratorium to moderate consumption as a crucial, but inconvenient, fact of Bolinas water supply. There is no doubt the moratorium is harsh medicine.

### Dialogue at BCLT Annual Meeting

- As a BCLT member, I attended their Annual Meeting on May 11, 2023, which covered the proposed RV Park and adjacent Tacherra Ranch acquisition. Water availability, Bolinas' local inconvenient truth, went unmentioned, until I asked:
  - What is the current gallon per day / person usage associated with the 59 residents? (*\*Now reported as 61*)
  - Do you anticipate increased water usage when showers, sinks, toilets, e.g. modern standards of living, are introduced?
- The BCLT responded that they were as yet unaware of the adjacent Tacherra property's water data, had not discussed water allocations with the BCPUD, and **assumed historical water would be sufficient**.
- The BCLT publicly committed to retaining existing density without first establishing water feasibility, leaving the BCPUD Board and Staff in an unenviable position ahead of Wednesday's (5/31) Limited Water Use Permit application review.

### Historical Use

- The Mesa project repeats history. In 2000, the BCLT attempted partnership with the Tacherra property to legalize 5-10 trailers along with 2 principal residences (as compared to 23 trailers today). At the time, BCPUD determined that "water needed to sustain the proposed uses on the property could not be assured," based on then-historical usage of 1,280 gallons per day.

- In 2000, Phil Buchanan, BCPUD Manager, and Paul Kayfetz, Board Director and an engineer, both wrote separate letters to the County describing lack of water to sustain the BCLT's proposal. (Referred to in December 2000 BCPUD Board Minutes.)
- BCPUD determined in 2000 that 1,280 gallons per day was legally insufficient for proposed housing purposes. Despite the BCPUD's clear perspective, residential water usage continued and increased for a growing population of tenants over the subsequent 23 years.
- Last week, BCLT submitted a permit asking BCPUD to assign 1,738.5 gallons of water a day (BCLT's minimum ask is 1,616.5 gallons a day) to support 61 tenants: 26.5 to 28.5 gallons per day per person.

### Drought Exposure

- Proving historic insufficiency, BCPUD's 2000 predictions materialized in 2021 during Bolinas' severe drought. The Tacherra property at 160 Mesa was one of a handful that petitioned for more water allowance than the Water District's recommended ration of 125 gallons per day per water meter. (July 2021 BCPUD Board Minutes)
- BCPUD staff warned that granting exceptions could result in a more severe ration for the remaining community. If the BCPUD were to grant exceptions for the 20 highest residential water users, "the resulting ration amount of the remaining residential customers would drop to 87 gallons per day per connection." (February 2021 BCPUD Board Minutes)
- Regardless, 160 Mesa was granted a drought allotment of **1,085 gallons per day** (BCPUD Resolution 680), **868% more** than remaining Bolinas families. But did BCPUD really have an option? 53 tenants clearly could not live on 125 gallons / day = about 2 gallons of water per person.
- 160 Mesa was therefore allotted the 2nd highest water allowance during the drought, **second only to the Bolinas Laundromat** (a service in the business of selling water).

- The water moratorium was not designed to support 61 people per water meter. If every meter in the district were granted 1,085 gallons per day of drought usage, Bolinas supply would have evaporated in 14 days based on reservoir storage at the time.

### Tacherra Ranch Water Meters

How many water meters should be allocated to support the proposed project?

- **2000:** BCLT President Bruce Bowser proposed that the Tacherra project move forward with 4 water meters (2 existing plus 2 others the BCLT owned).
- **2018:** In a County grant application, BCLT acknowledged that based on utility district practices, they would only be allowed to build 2 units per meter at the Tacherra ranch. One primary structure and one secondary.
- **2019:** *The Pt. Reyes Light* reported on the BCLT's Tacherra project:

The property destined for farmworker housing is a 20-acre parcel adjacent to the Tacherra Ranch ... **The property is allotted just one water meter, and the project requires three.**

This week, the trust is drilling a test bore to determine if a well is viable; if it is not, it will look to obtain **two water meters.**

- **2023:** May 10, BCLT comments in the *Pt. Reyes Light*:

Bolinas has strict limits on the number of water connections allowed in town, but Ms. O'Connor said the **trust believes it won't need additional connections to move the projects forward.** Existing connections at both sites should be sufficient to support the R.V. park and the permanent housing, she said.

Has the number of meters suggested now changed because BCLT may not have additional meters remaining in their portfolio?