

September 15, 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: Request to Amend the Limited Water Use Permit Applications – Bolinas Community Land Trust

Dear BCPUD Directors,

At the May 31st special BCPUD Board meeting the Bolinas Community Land Trust requested and received the following approvals from the Bolinas Community Public Utility District:

1. Approval of a limited water use permit for 130 Mesa Road (the “**Interim Housing Site**”) with a maximum quarterly water use limit of 2,700 cubic feet (the “**130 Mesa Road Water Use Allocation**”).
2. Approval of a limited water use permit for 160 Mesa Road (the “**Tacherra Ranch**” and collectively with the Interim Housing Site the “**Properties**”) with a maximum quarterly water use limit of 18,233 cubic feet (the “**160 Mesa Road Water Use Allocation**” and collectively with the 130 Mesa Road Water Use Allocation the “**Water Use Allocations**”) contingent on (a) BCLT’s acquisition and ownership of Tacherra Ranch and (b) the issuance of a County building permit (the “**County Approvals**”) for the temporary RV trailer campground project on the Interim Housing Site (the “**Interim Housing Project**”).
3. Approval, pursuant to, and consistent with all applicable requirements of Resolution 671, of the “stacking” of the Water Use Allocations at the Interim Housing Site in order to facilitate the Interim Housing Project contingent on (a) BCLT’s acquisition and ownership of Tacherra Ranch and (b) the receipt by the BCLT of the County Approvals for the Interim Housing Project on the Interim Housing Site (the “**Stacking Approval**” and collectively with the Water Use Allocations the “**BCPUD Approvals**”).

Unfortunately, due to reasons outside the control of the BCLT, despite its diligent efforts, the BCLT will be unable to meet the condition required under the BCPUD Approvals related to its acquisition and ownership of the Tacherra Ranch prior to its intended commencement of operation of the Interim Housing Project October 15th, 2023. Therefore, in order to facilitate the operation of the Interim Housing Project the BCLT is requesting that the BCPUD authorize an increased use of water at the

Interim Housing Site, prior to the BCLT acquiring ownership of the Tacherra Ranch, in order for the BCLT to service the water needs of the Interim Housing Project where the existing tenants from the Tacherra Ranch will be relocated for an interim basis (the “**Amended Water Use Allocation**”). to facilitate the redevelopment of the Tacherra Ranch into permanent affordable housing (the “**Amended Water Use Allocation**”).

The requested Amended Water Use Allocation will not affect the total water usage authorized under the BCPUD Approvals. This is because once the current residents of the Tacherra Ranch are relocated from the Tacherra Ranch to the Interim Housing Site they will not be permitted to move back to the Tacherra Ranch prior to the completion of the redevelopment of the Tacherra Ranch into permanently affordable housing by the BCLT (the “**Affordable Housing Project**”), thus the water use at Tacherra Ranch after October 15th, 2023 will be substantially reduced. Therefore, while the total water usage between the Properties will be shifted, the gross use between the Properties will not increase and will remain within the levels approved under the Water Use Allocations. Further, it remains the intention of the BCLT to upon completion of the Affordable Housing Project to relocate those residents of the Tacherra Ranch that have been temporarily moved from the Tacherra Ranch to the Interim Housing Project back to the Tacherra Ranch and into the Affordable Housing Project, at which time the BCLT will demolish the Interim Housing Project and utilize the Water Use Allocations in the operation of the Affordable Housing Project.

In conclusion, the BCLT would like to remind the community at-large and the BCPUD Board of Directors that the organization remains committed to upholding the Bolinas water moratorium and has consistently demonstrated responsible management and stewardship of our scarce water resources across its portfolio. While it is unfortunate that the BCLT finds it necessary to ask the BCPUD Board of Directors to amend the BCPUD Approvals – it is only doing so in order to protect the health and safety of the residents of our community who currently reside at the Tacherra Ranch and to facilitate their relocation into safe and habitable housing in as expediated a manner as possible.

Sincerely,



Annie O'Connor
Executive Director, BCLT