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**Re: Water service at 105 Terrace**

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**From** Lowell Strauss <lowelljstrauss@gmail.com>

**Date** Fri 4/18/2025 2:16 PM

**To** Belle Wood <bwood@bcpud.org>

**Cc** Georgia Woods <gwoods@bcpud.org>

To:

Board of Directors

Bolinas Community Public Utility District (BCPUD)

270 Elm Road

Bolinas, CA 94924

**Subject: Request for Waiver of Limited Water Use Permit (L1) Requirement 105 Terrace Ave**

Dear BCPUD Board Members,

I am writing to formally request a waiver of the Limited Water Use Permit (L1) requirement in connection with the emergency relocation and repair of my home located at 105 Terrace Ave.

This project is being undertaken due to save our home as a result of a landslide disaster. The home is not being expanded, and there will be no increase in square footage, bedroom count, plumbing fixtures, or occupancy. Water usage will remain consistent with historical levels associated with the existing service connection prior to the home being evacuated 2.5 years ago.

While the project includes the installation of a new septic system, it is a code-required replacement necessary to bring the system up to current environmental and public health standards. It is not designed to increase wastewater capacity or facilitate any increase in water use. The system will continue to serve the same number of bedrooms as the prior system, with no change in fixture count. The

purpose of the replacement is to restore safe and lawful use of the existing residence, not to expand it.

Given that:

- There is no increase in water demand or intensity of use,
- There is no precedent for requiring L1 for prior septic replacement projects
- The water service connection and use history remain unchanged,
- The septic system is a non-discretionary, like-for-like replacement, and
- This is a time-sensitive emergency restoration project,

I respectfully request that the District waive the L1 requirement under these circumstances. Thank you for your time and consideration.

Sincerely,

Lowell Strauss

On Apr 18, 2025, at 5:05 PM, Belle Wood <bwood@bcpud.org> wrote:

Hi Lowell,

Attached is our most recent LWUP Resolution. You can find the other resolutions referred to in the attached document on our website here <https://bcpud.org/administration/resolutions/>.

You are correct that they have historically not issued LWUP's related to the installation of septic systems, except for the Bolinas Community Land Trust's pilot program. I think it will help for you to attend the meeting so that you can address the board with your questions in May.

--belle

## Resolutions – BCPUD

Resolutions of the Board of Directors. 732 Authorizing Qualified BCPUD Employees to Perform Construction Work for the Water Wells For Drought Relief Projects.; 731

Appointing Jennifer Blackman as a Limited Duration Employee and Certifying the Nature of the Employment and that Appointment is Necessary to Fill a Critically Needed Position (Costs less than 100 Dollars)

bcpud.org

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**From:** Lowell Strauss <lowelljstrauss@gmail.com>  
**Sent:** Friday, April 18, 2025 1:58 PM  
**To:** Belle Wood <bwood@bcpud.org>  
**Cc:** Georgia Woods <gwoods@bcpud.org>  
**Subject:** Re: Water service at 105 Terrace

Hi Belle

Can you provide me documentation on exactly what an L1 is? What is the requirement for having to apply for an L1?

This project is a result of a natural disaster. We are being forced by the county to install a new septic system. It doesn't sound like there is any precedent for requiring an L1 for projects that don't include any expansion, or additional bathrooms or fixtures, also doesn't sound like it's been required in the past for new septic systems. It sounds like staff is taking the position that a new septic system increases water use because it requires testing? Is there any data on that, would seem that this would be an insignificant amount of water? It would seem that there needs to be a clear legal definition of what triggers an L1.

Any information you could provide would be appreciated.  
Thanks

On Apr 18, 2025, at 4:29 PM, Belle Wood <bwood@bcpud.org> wrote:

Hi Lowell,

I wanted to let you know that the board decided to defer your LWUP application to the May meeting. The meeting is set for May 21, 2025. Unless you want to add any documents, we do not need anything from you prior to the meeting.

I apologize for leading you to believe that they would move your item up. They had been doing that in recent meetings but as you heard, they decided to handle that differently going forward. In any case, they did have some questions that they wanted to ask of you so they felt that it was best to bring your item back in May.

If you want to watch the discussion around your item, you can find a link to the video on our website - <https://bcpud.org/administration/board-of-directors/minutes/>.

Sincerely,

Belle Wood

Belle Wood  
Bolin Community PUD  
P.O. Box 390  
Bolin, CA 94924  
415-868-1224  
[bwood@bcpud.org](mailto:bwood@bcpud.org)  
[www.bcpud.org](http://www.bcpud.org)

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**From:** Lowell Strauss <[lowelljstrauss@gmail.com](mailto:lowelljstrauss@gmail.com)>  
**Sent:** Tuesday, April 8, 2025 1:13 PM  
**To:** Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)>  
**Subject:** Re: Water service at 105 Terrace

Ok

On Apr 8, 2025, at 12:52 PM, Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)> wrote:

Hi Lowell,  
Yes, it will be included in the agenda that we will email to you at the end of this week.

--belle

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**From:** Lowell Strauss <[lowelljstrauss@gmail.com](mailto:lowelljstrauss@gmail.com)>  
**Sent:** Tuesday, April 8, 2025 12:29 PM  
**To:** Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)>  
**Subject:** Re: Water service at 105 Terrace

is there a zoom invite?

On Tue, Apr 8, 2025 at 11:14 AM Belle Wood  
<[bwood@bcpud.org](mailto:bwood@bcpud.org)> wrote:

Thanks.

--belle

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**From:** Lowell Strauss <[lowelljstrauss@gmail.com](mailto:lowelljstrauss@gmail.com)>  
**Sent:** Tuesday, April 8, 2025 11:01 AM  
**To:** Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)>  
**Subject:** Re: Water service at 105 Terrace

Ok i can attend via zoom

On Apr 8, 2025, at 11:00 AM, Belle Wood  
<[bwood@bcpud.org](mailto:bwood@bcpud.org)> wrote:

Hi Lowell,

It would be good for you to attend as the board may have some questions. If the April meeting is not good, then we can move your item to the May 21st meeting if you like. Otherwise, attendance by Zoom is fine.

Thanks for the link to the documents.

--belle

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**From:** Lowell Strauss <[lowelljstrauss@gmail.com](mailto:lowelljstrauss@gmail.com)>  
**Sent:** Tuesday, April 8, 2025 10:50 AM  
**To:** Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)>  
**Cc:** Georgia Woods <[gwoods@bcpud.org](mailto:gwoods@bcpud.org)>; Annie Laufman <[alaufman@bcpud.org](mailto:alaufman@bcpud.org)>  
**Subject:** Re: Water service at 105 Terrace

Hi Belle

I will be in Toronto on April 16th. Do you think it's necessary for me to attend? I assume this is just a formality, since the house is not changing. Below is a link to the approved plans.

<[opengraph-content-icon-folder-dropbox-landscape.png](#)>

**TERRACEAPPROVED**  
[dropbox.com](#)

On Apr 8, 2025, at 9:50 AM, Belle Wood  
<[bwood@bcpud.org](mailto:bwood@bcpud.org)> wrote:

Thank you Lowell,

We will add your item onto the meeting agenda. As stated previously, the meeting will be held at the Bolinas Firehouse Meeting Room, 100 Mesa Road on Wednesday, April 16th, starting at 6:00pm.

You can also attend via Zoom if needed. We will send you an agenda, with a zoom link, at the end of this week.

If you have any plans associated with your project, please provide a copy by the end of this week.

Thank you,

Belle Wood

Belle Wood  
Bollnas Community PUD  
P.O. Box 390  
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415-868-1224  
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[www.bcpud.org](http://www.bcpud.org)

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**From:** Lowell Strauss  
<[lowelljstrauss@gmail.com](mailto:lowelljstrauss@gmail.com)>  
**Sent:** Monday, April 7, 2025 5:23 PM  
**To:** Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)>  
**Cc:** Georgia Woods <[gwoods@bcpud.org](mailto:gwoods@bcpud.org)>;  
Annie Laufman <[alaufman@bcpud.org](mailto:alaufman@bcpud.org)>  
**Subject:** Re: Water service at 105 Terrace

see attached

On Mon, Apr 7, 2025 at 3:02 PM Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)> wrote:

Hi Lowell,  
I am following up on this email. Do you know if you would like to be added to the April 16<sup>th</sup> agenda or the May 21st? Please note that we ask that all documents be provided one week prior to the meeting.

Thanks,

Belle

Belle Wood  
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**From:** Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)>  
**Sent:** Monday, March 31, 2025 12:48 PM  
**To:** Lowell Strauss  
<[lowelljstrauss@gmail.com](mailto:lowelljstrauss@gmail.com)>  
**Cc:** Georgia Woods  
<[gwoods@bcpud.org](mailto:gwoods@bcpud.org)>; Annie Laufman  
<[alaufman@bcpud.org](mailto:alaufman@bcpud.org)>  
**Subject:** Re: Water service at 105 Terrace

Thank you Lowell.

--belle

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**From:** Lowell Strauss  
<[lowelljstrauss@gmail.com](mailto:lowelljstrauss@gmail.com)>  
**Sent:** Monday, March 31, 2025 12:18 PM  
**To:** Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)>  
**Cc:** Georgia Woods  
<[gwoods@bcpud.org](mailto:gwoods@bcpud.org)>; Annie Laufman  
<[alaufman@bcpud.org](mailto:alaufman@bcpud.org)>  
**Subject:** Re: Water service at 105 Terrace

I can do that but as you know the house was hit by a landslide, it is being moved to a new foundation and there are no changes to the house, bathrooms or bedrooms

On Mon, Mar 31, 2025 at 12:11 PM  
Belle Wood <[bwood@bcpud.org](mailto:bwood@bcpud.org)>  
wrote:

Hi Lowell and Jacquie,

Attached is a will-serve letter for 105 Terrace, along with a Limited Water Use Permit Application (LWUP).

BCPUD regulations require that property owners apply to the BCPUD for a water use permit whenever they

make changes to their property that require a Marin County coastal, building and/or use permit (see noted section in attached will-serve letter). The purpose of the BCPUD's water use permit application process is to provide the BCPUD Board of Directors the opportunity to evaluate the potential impacts of the project on water use at the property; this is part of the district's ongoing duty to carefully manage its limited water supply. More information about the BCPUD's water use permit process can be found in Resolution 655, found on our website at <https://bcpud.org/administration/resolutions/>.

Our records indicate that a permit was issued in January of this year and therefore we ask that you bring the project to the BCPUD board for evaluation of the potential impact on water use at the property. Our next regularly scheduled board meeting is Wednesday, April 16, 2025, at 6:00pm. Please let us know if you can attend that meeting. If not, the meeting in May is scheduled for the 21st. Prior to attending the meeting, we ask that you fill out and return the upper portion of the attached LWUP application, along with a copy of any plans related to the project.

Georgia will be reaching out in the next day or so in response to your phone call regarding your septic system and our sewer system.

Please let me know if you have any questions.

Sincerely,

Belle Wood

Belle Wood  
Bollinas Community PUD  
P.O. Box 390  
Bollinas, CA 94924  
415-868-1224



[bwood@bcpud.org](mailto:bwood@bcpud.org)

[www.bcpud.org](http://www.bcpud.org)

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