



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

December 2, 2025

Sent via email only

Bolinas Community Public Utility District
P.O. Box 390
Bolinas, CA 94924
bcpud@bcpud.org

Jonna Alexander Green
P.O. Box 684
Stinson Beach, CA 94970
jonnaalexandergreen@gmail.com

RE: Bolinas Community Public Utility District (BCPUD) Coastal Development Permit
10, 20, and 30 Mesa Road, Bolinas, Marin County
Assessor's Parcels 193-030-38, 193-020-61, 193-020-41, and 193-020-25
Project ID P4643

Dear BCPUD and Ms. Green,

The County has completed review of an environmental consultant's proposal submitted by Grassetti Environmental Consulting, dated December 2, 2025. The proposal has been found acceptable for the County to proceed with a contract for preparation of your project's initial study. The scope and proposal only include the preparation of an Initial Study to determine whether a Mitigated Negative Declaration or a focused Environmental Impact Report (EIR) is the appropriate environmental review pathway under the California Environmental Quality Act (CEQA). During the preparation of the initial study, if the consultant and County staff identify potentially significant impacts that cannot be clearly mitigated to less than significant, County staff will send you a subsequent funding request letter to fund a contract amendment for preparation of a focused EIR, or let you know if a request for proposals will be required to identify another consultant group that will be tasked with preparing the focused EIR. A copy of the consultant's proposal is attached.

In order to proceed with a contract for preparation of the initial study, you will need to deposit with the County the amount of consultant's not-to-exceed cost estimate of \$66,088.00, plus an additional sum of \$19,826.00 for the County's Environmental Planning 30% administration and overhead fee, for a total amount of **\$85,914.00** for preparation of the document. (Checks should be made payable to Marin County Community Development Agency and should be mailed to our address at: 3501 Civic Center Drive, Room 308, San Rafael, CA 94903.)

Please be advised that as the project nears the conclusion of the environmental review process, you will be required to submit additional fees to the Marin County Community Development Agency in order for the Notice of Determination (NOD) for your project to be filed with the County

Clerk. Per Senate Bill 1535, the CA Department of Fish and Wildlife fees for filing the NOD are collected at the time that the NOD is filed, which is within five days of project approval, and the fees can (and often do) increase each year. As of the date of this letter for example, the Fish and Wildlife fees currently range from \$2,968.75 for a Mitigated Negative Declaration to \$4,123.50 for an Environmental Impact Report, plus a \$50.00 County Clerk processing fee. We will send you a subsequent funding request letter later in the process as we approach the time when those fees will be necessary.

If you disagree with the foregoing determination regarding the Grasseti Environmental Consulting scope and proposal, or with the determination to proceed with the preparation of an initial study for your project, you may appeal the determination to the Planning Commission pursuant to section VII.7. of the County of Marin Environmental Impact Review (EIR) Guidelines. A Petition for Appeal and a \$755.00 filing fee must be sent to the Community Development Agency - Planning Division, Room 308, Civic Center, San Rafael, within five business days of the date of this letter, or no later than **Tuesday, December 9, 2025**. We accept checks in the mail that are postmarked with the last day of appeal, or we also accept appeal fees via credit card payment on the phone. If you'd prefer the latter option, please contact me directly by email at tammy.taylor@marincounty.gov or by phone at (415) 473-7873 to make the payment arrangements.

If you have any questions regarding the consultant selection or the environmental review process, please contact me at this office.

Sincerely,



Tammy Taylor
Senior Environmental Planner

Attachment: Grasseti Environmental Consulting Proposal

cc via email:

Rachel Reid, Environmental Coordinator
Joshua Bertain, Project Planner
Michelle Levenson, Principal Planner
Jeremy Tejrjian, Deputy Director of Planning Services
Robin Fies, Environmental Planning Aide
Richard Grasseti, Environmental Consultant