



Outlook

Today's Meeting- Seawall Contract-Public Benefits Package

From beauxgardens <beauxgardens@aol.com>

Date Mon 7/6/2026 10:32 AM

To Georgia Woods <gwoods@bcpud.org>

Cc Belle Wood <bwood@bcpud.org>

Hello Georgia and Belle,

I hope this can be included as general info in today's meeting.
Comments are in bold.

Thank You, Janine Aroyan

PUBLIC BENEFITS PACKAGE

100 Brighton Avenue, Bolinas

CDP No. 2-17-0438

Comment
from
BCPUD Staff:
BCPUD is
NOT a
co-applicant
on the project

Below is a listing of potential public benefits that BCPUD and AMJT Capital, as co-applicants, are considering to implement in lieu of a monetary payment if Coastal Commission staff were to recommend Sand Loss Mitigation and Recreational Impact Fees. These improvements represent a significant value to the Bolinas community and coastal visitors. Local public input and approval of these improvements will be required by the Coastal Commission, County of Marin, and BCPUD. To date, the applicants have initiated coordination with underlying landowners of the properties downcoast of the Brighton Avenue street end ramp, including the County Parks Department and the Talluci Family and the BCPUD Board of Directors has begun a public discussion of potential improvement to the district property.

BENEFIT

1) Re-recording of lateral access easement and improvements to walkway (w/improved vertical access on both ends) to ensure continued diverse public access and recreational uses on the seawall, pass and repass over the seawall, and Fire Department access for safety purposes to the public beach immediately upcoast

2) Removal of concrete rubble on BCPUD property adjacent to ramp on downcoast side of Brighton Avenue and consideration of overlook area improvements pursuant to a public design review process

The removal could well undermine the structure of the low sea wall to SE of entry ramp.

The concrete holds back clawing of the sand which helps hold the lower seawall in place. This compromises the structural support that joins the 99 Brighton breach front's foundation.

This may be understood and simply a consequence of the project.

3) Improvements to existing overlook area on County property on downcoast side of Brighton Avenue, such as additional seating, signage, dog relief station, and/or bike racks

This is proposed under existing hazardous cypress trees that are not maintained.

Could the plan include regular safety pruning of the overhanging branches?

Recommend Bonapart & Associates. info@treelaw.com for liability questions.

Nation's top expert in tree law, located in Mill Valley.

4) Relocation of "carved art rocks" seaward of the seawall either to BCPUD property or County property

These may be sandstone and eroded by now.

5) Covered trash/recycling receptacles on AMJT side of the Brighton Avenue street-end

Please consult with Conservation Corps, as they do recycle pick up and will service only certain bins.

The Bolinas Community Center has limited manpower and requires easy access/lift receptacles.

Setting the bins further back into the Brighton Ave. road area, where it intersects with the private property line of 98 Brighton would allow a safer exit from the driveways and open the view of the beach and entry as required throughout the project's description.

Other similar access improvements as determined through community input.

Will there be an opportunity for the Bolinas Beach Entrances Working Group to have input re: ongoing projects?

Sent from my iPhone