

Bolinas Community Public Utility District
A Special Meeting Of The Board Of Directors
April 13, 2016 270 Elm Road, Bolinas

1. Call to Order.

11:00 a.m.

2. Roll.

Directors Amoroso, Comstock, Siedman and Smith present; director Godino absent. Director Siedman presiding.

3. Review and Consider of Bids – Wharf Road Lift Station Pump Replacement Project.

Staff reported that the district received four (4) bids from qualified contractors for this project by the deadline of 12:00 noon on March 29, 2016. The district waived the requirement for submission of a company resume and resumes of any identified principal staff (part of the contractor qualifications section) pursuant to the district's right to waive any informality not material to the cost to perform the work itself. All four bids were opened and the results were as follows:

Fort Bragg Electric:	\$ 99,950.00
Pacific Infrastructure:	\$127,200.00
Piazza Construction:	\$ 62,422.00
Valentine Corporation:	\$168,369.00

The apparent low bidder is Piazza Construction. Staff reported that the district extended the bid protest period to April 12, 2016 at 12:00 noon and no protests were received. The district's engineers interviewed the bid submitted by the apparent low bidder, determined that the bid is fully responsive and recommend the district award the project to Piazza Construction. Staff concurs with the engineers' recommendation.

4. BCPUD Resolution 641: Approving Form of Contract Documents for the Wharf Road Lift Station Pump Replacement Project and Awarding a Contract for the Project to the Lowest Responsible Qualified Bidder, Subject to Certain Conditions.

D. Smith/V. Amoroso four in favor, director Godino absent to approve BCPUD Resolution 641 and award the contract for the Wharf Road Lift Station Pump Replacement Project to Piazza Construction.

5. BCPUD Comments on Draft Local Coastal Plan Amendment re: Limits on Residential Uses in Defined Commercial Core area in Bolinas.

Director Comstock noted that the Board is considering this item today rather than at its regularly scheduled monthly meeting on April 20, 2016 because the deadline for submitting comments is at the Board of Supervisors hearing on April 19, 2016 at 1:30 p.m.

Director Smith said that he has been following the Local Coastal Plan ("LCP") update process for many years. Overall, he said, the Coastal Commission staff is taking a very hard-line and expansive position about coastal access for visitors, without considering related impacts on the coast and/or coastal communities. The County of Marin staff is advocating for agriculture, for affordable housing, and other local issues, but seems to be at a near-impasse with the Coastal Commission staff on the remaining issues at this point. The County staff would like to work out details so that their many years of hard work to update the LCP will not be in vain. Director Smith urged the BCPUD to submit a letter supporting the County staffs' recommendations to the Board of Supervisors with regard to the Coastal Commission staff's "suggested modifications" to the LCP update on behalf of the Bolinas community.

Steve Neustadt expressed strong concerns about the undue burden placed on emergency providers by the extraordinary number of visitors to town. He noted that Bolinas is quite different from a community like Stinson Beach, with the state park ranger staff, extensive public parking areas, etc. The Bolinas community is strained to the breaking point right now with accommodating all of the cars and resulting parking problems. Armida Neustadt said she is confused by the commercial vs. residential provisions in the Coastal Commission staff's modifications, which apparently seek to regulate what people can do on different floors of their homes; she said this seems preposterous.

Eleanor Lyman asked if the Coastal Commission staff really has the authority to regulate as extensively as the documents seem to suggest. Director Smith said that they do as long as the regulation

is consistent with/authorized by the Coastal Act, which takes priority over local plans and/or regulations. Director Siedman said that implications for zoning must be approved by the Board of Supervisors, as well. He said that the community does not support a prioritization of commercial over residential uses under any circumstances.

Director Comstock said that everyone present seems to recognize that two major problems in Bolinas are (1) a shortage of affordable housing and (2) the town is overrun with visitors. As such, a policy to further *restrict* residential housing and encourage *more* visitors to the coast seems completely wrong. Director Amoroso said that the Coastal Act is supposed to protect the historical character of the coastal villages, and that must be taken into consideration by Coastal Commission staff, as well. Eleanor said she has submitted a letter already to Supervisor Kinsey. Director Siedman directed staff to prepare a letter reflecting the views expressed at the meeting, including the fact that there is very little time allocated for public comment on the Coastal Commission staff suggested modifications. Discussion continued and staff was asked to include a discussion in the BCPUD comment letter to describe the impact of visitor access on the infrastructure and service providers in the community (i.e., garbage, use of water and wastewater systems, parking and traffic issues and implications for health and safety). Director Comstock said that the Coastal Commission seems to have strayed far from the original principal of protecting public beaches in California, which he agrees with, to imposing huge costs on the local coastal communities to try and cope with the impact of unlimited visitor access, thereby damaging those very communities. Director Siedman said that it crosses the line for Coastal Commission staff to grant preferential treatment to properties for visitor-serving commercial purposes (as opposed to residential) in the Coastal Zone – this is far afield from protecting public access to the beach.

L. Comstock/V. Amoroso four in favor, director Godino absent directing staff to prepare a comment letter reflecting the views expressed at the meeting about the Coastal Commission staff's suggested modifications for submission to the Board of Supervisors prior to the April 19, 2016 public hearing.

Director Smith urged community members to attend the public hearing and/or provide written comments to the Board of Supervisors if at all possible.

6. Community Expression.

None.

7. Adjournment.

11:30 a.m.