

Bolinas Community Public Utility District
A Special Meeting Of The Board Of Directors
June 28, 2018 270 Elm Road, Bolinas

1. Call to Order.

11:06 a.m.

2. Roll.

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

3. Community Expression.

None.

4. Accept Completion of the BCPUD's Chlorine Disinfection Byproduct Reduction Project.

The district received permission from the State Water Resources Control Board ("SWRCB") on February 21, 2017 to operate an inline coagulation treatment process to reduce chlorine disinfection byproducts in the district's drinking water and, in July 2017, the SWRCB amended the district's operating permit to reflect that permission. As of May 2017, the district has been in compliance with applicable drinking water regulations pertaining to chlorine disinfection byproducts. The district conducted regular monitoring of the new treatment process and reported monthly to the SWRCB; at the end of March 2018, the district submitted a one-year monitoring report to the SWRCB which was accepted. Staff recommends the Board now accept the completion of this project.

D. Smith/L. Comstock all in favor to accept completion of the district's chlorine disinfection byproduct reduction project.

Director Amoroso acknowledged the tremendous contributions of former shift operator Lewie Likover to the design, implementation and success of this project

5. Ratify BCPUD Acceptance of Proposal from Allen & Associates for Goat Grazing to Remove Understory Vegetation as part of the Bolinas Eucalyptus Grove Hazardous Fuel Reduction Project.

Staff noted that the Board previously authorized the solicitation of proposals for goat grazing to remove understory vegetation in the eucalyptus grove prior to the arrival of work crews in August because contractors bidding on the project had expressed strong concerns about the extent of poison oak and other dense ground-level vegetation. Staff confirmed with the district's consulting biologist that there are no timing or other environmental constraints to goat grazing in the project area for this purpose. Staff therefore recommended the Board ratify the district's acceptance of a proposal from Allen & Associates for 14 days of grazing at a cost of \$15,000.

L. Comstock/D. Smith all in favor to ratify BCPUD acceptance of the proposal from Allen & Associates for goat grazing to remove ground level vegetation in the eucalyptus grove as part of the district's hazardous fuels reduction project.

6. Discuss Text for Advisory Ballot Measure for November 2018 Election re: Marin County Proposal for a No Overnight Parking Zone (11:00 p.m. – 5:00 a.m.) on Brighton and Park Avenues (one side of the street) and a Resident Permit Only Parking Zone (11:00 p.m. – 5:00 a.m.) on the other side of Brighton and Park Avenues.

Director Siedman noted that Supervisor Rodoni has proposed the establishment of no overnight parking zones on one side of Brighton and Park Avenues, with resident-only parking on the other side of those streets during the same hours to address concerns about the long-term parking situation on those streets, and has requested community input. At the most recent regular meeting of the Board, Supervisor Rodoni presented the proposal and the Board agreed to work on the text of a potential advisory measure for the November 2018 ballot about downtown parking. The Board members reviewed a map of downtown Bolinas to locate Supervisor Rodoni's proposed "no overnight parking" zones and the proposed "resident permit only" zones; director Siedman then articulated the following proposed text for a potential advisory measure for the Board's consideration:

"Shall Marin County enact an ordinance to prohibit overnight parking on the west side of Brighton Avenue and on the east side of Park Avenue in Bolinas, and establish resident only parking zones on the opposite sides of these roads, in both cases between 11:00 p.m. and 5:00 a.m.?"

Director Godino asked about the issues posed by such an approach for events at the Bolinas Community Center when people attending those events are parked on Brighton Avenue after 11:00 p.m. She said she favors some kind of regulation of downtown parking, but is concerned about implications for community events. Director Amoroso said he believes the proposal is unworkable as there would not be enough parking spaces for residents on Brighton Avenue if overnight parking is completely prohibited on one side of the street. He said that at least 8 homes on Brighton Avenue are short-term rentals with lots of guests; those businesses would be negatively impacted by this proposal, as well. Director Amoroso said he believes the community would not favor Supervisor Rodoni's proposal.

Director Comstock said he is not sure why the Supervisor made this specific proposal; in his mind, there is no compelling logic to treat two sides of the same street differently. He said he believes that both sides of the street should be resident permit parking only between 11:00 p.m. and 5:00 a.m. so that residents are not negatively impacted. As for short-term rental properties, he's not sure how to address this as it isn't possible for all issues to be resolved via one ballot measure, not to mention how a resident permit process would work, which potentially is very complicated. Director Comstock said some sort of placard permit (as opposed to car stickers) would need to be implemented in order to accommodate short-term overnight guest parking.

Staff reported that the sheriff's office said that Supervisor Rodoni's proposal to prohibit overnight parking on one side of the street is easy to enforce as deputies can see immediately if vehicles are parked in violation of the regulations vs. having to check on a vehicle-by-vehicle basis whether there is a resident permit placard or sticker. Director Comstock said that deputies will still need to check permits for vehicles parked on the other side of the street. Director Amoroso noted that under current law it is not illegal to live in your vehicle parked in the same spot for 72 hours; director Comstock said it would be illegal on those streets if this particular proposal is enacted.

Director Smith said that Supervisor Rodoni's proposal is an attempt to do something to redress the parking situation downtown without violating the Coastal Act, but it would overly restrict available parking and move the long-term parkers elsewhere downtown or to the Mesa. He believes it is premature to put something like this on the ballot (i.e., something that is not workable or close to what the community wants) and he recommended tabling this proposal and continuing to work on the matter.

Discussion ensued about the deadline for a ballot measure to be submitted for the November 2018 ballot (August 10th) and the agreement reached at the Board's meeting on June 20th to work on potential advisory measure language at this meeting, to be further discussed and potentially voted on by the Board at its next regular meeting on July 18, 2018. Jennie Pfeiffer suggested that perhaps efforts should start with removing trailers and non-operable containers from the streets before tackling a new ordinance. Staff noted that the County already has committed to this and referred Jennie to Supervisor Rodoni's May 17th letter (which is posted on the district's website).

Director Siedman said that director Comstock's proposal for the establishment of no overnight parking except for vehicles with resident permits on both sides of Brighton and Park Avenue seems to have the most potential, and suggested that all Bolinas residents should be eligible for these permits so that director Godino's concerns about local evening events downtown would be addressed. In response to a question from director Amoroso, director Siedman further suggested that guests of short-term rental homes downtown could be granted a form of the resident permit in the form of a placard from the property host to be able to park overnight on Brighton and/or Park Avenue. Discussion continued about who would be eligible for permits, how many permits residents can obtain, and so forth.

Director Comstock pointed out that advisory measures are limited to 75 words and it will be important to keep things simple and still gauge community opinion. He feels that the district should place an advisory measure about downtown parking on the ballot – if the community doesn't like the measure, it will vote it down, but it is important for the community to have the opportunity to weigh in. Director Comstock said he is of two minds: one the one hand, he is reluctant to go too far and try and address via an ordinance a problem that doesn't yet exist (i.e., fears that long-term parkers will move elsewhere), but on the other hand, he said it is foreseeable that long-term parkers might move to Wharf Road, so the advisory measure should cover Wharf Road as well as Brighton and Park Avenues. Second, he proposed that perhaps any new parking regulation should be implemented for a one-year "trial" period. Staff confirmed that the Coastal Commission likely would approve any parking regulation on a short-term (1-2 year) period in any event.

Discussion continued about the impact on long-term parkers if a regulation is enacted: where will they go? Director Siedman reminded the Board that the same question was raised when the Bolinas Beach camping ban was debated; ultimately, the ban was enacted and campers did not move into downtown Bolinas, they left the area instead. The Board agreed that Wharf Road should be included in the scope of any regulation of parking downtown as it is foreseeable that long-term parkers would move there if only Brighton and Park are regulated given the availability of public facilities on Wharf Road.

Director Siedman said that a consensus seems to be developing among the Board members in favor of a proposal that would limit overnight parking downtown to resident permit holders only on both sides of

Brighton, Park and Wharf, with permits issued to all Bolinas residents (not just those living on the subject streets). Director Smith said he really likes the idea and questioned whether it is even necessary to put it on the ballot as it does not seem like this proposal would be controversial. Director Comstock said that the results of an advisory measure vote will send a clear message one way or the other and he thinks it is better to do something now rather than nothing, especially given the difficulties posed by trying to enact a more comprehensive parking plan. Director Godino said she is very much in favor of including Wharf Road -- as a resident of the Mesa, she said there will be concerns there about overnight parkers moving there (which she said already is happening to some extent), but this seems like a logical first step and the community can then deal with other parking issues if and when they arise.

Staff suggested that the district apprise Supervisor Rodoni immediately about the discussion that occurred at this special Board meeting concerning the problems with his parking regulation proposal and about the Board's "counter" proposal to solicit his thoughts and the comments/reactions of County departments, especially given the limited amount of time remaining to finalize ballot measure language. The Board agreed and discussion ensued about the specific language of the Board's "counter" proposal. Director Smith pointed out that Smiley's is open until 2:00 a.m. and depends on local and visitor customers, so perhaps the "overnight" definition should begin at 2:00 a.m. rather than 11:00 p.m. Bruce Bowser suggested the time frame be extended until 6:00 a.m. rather than 5:00 a.m. if it is going to be pushed back to begin at 2:00 a.m.

In summary, director Siedman said the Board seems to be in general agreement to counter Supervisor Rodoni's proposal with a different approach, whereby an advisory measure would be developed for the November 2018 ballot proposing to prohibit overnight parking on Brighton, Park and Wharf between the hours of 2:00 a.m. and 6:00 a.m., except for vehicles with a resident parking permit. All Bolinas residents would be eligible for permits and the permits would be in the form of placards so that they can be provided to guests and visitors. Staff was directed to communicate with Supervisor Rodoni's office about this concept and request feedback. Director Siedman emphasized that the Board needs to have specific potential ballot language to vote on at the July 18, 2018 regular Board meeting, if possible. The Board further directed staff to update the community by posting information about the developments occurring at this meeting on Nextdoor and in The Hearsay News.

7. Adjournment.

12:19 p.m.