

## **CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
FAX: (415) 904-5400  
WEB: [WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



# **W11a**

**2-17-0438 (AMJT CAPITAL, BCPUD ARMORING)**

**JUNE 10, 2020**

**CORRESPONDENCE**

# BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

BCPUD

BOX 390 270 ELM ROAD BOLINAS CALIFORNIA 94924

415 868 1224



January 17, 2020

Sara Pfeifer  
California Coastal Commission  
North Central Coastal District Office  
45 Fremont Street, Suite 2000  
San Francisco, California 94105

Re: CDP Application 2-17-0438: Reconstruction of the Seawall and Walkway at 100 Brighton Avenue, Bolinas, California (APN#193-142-15).

Dear Ms. Pfeifer:

On behalf of the Bolinas Community Public Utility District ("BCPUD"), I am writing as a follow-up to our telephone conversation of January 13, 2020 concerning the above-referenced CDP application. We respectfully request that you include this letter as an exhibit to your staff report. Thank you in advance for your anticipated courtesy in this regard.

During our telephone conversation on January 13<sup>th</sup>, you inquired why the BCPUD, a public agency, agreed to become a co-applicant on this CDP application; you stated that California Coastal Commission ("CCC") staff view this as a project undertaken by "a private property owner, mostly for their own benefit", meaning the protection of their home, and that CCC staff find it "odd" that the BCPUD is a co-applicant. While it is true that the reconstruction of the seawall and walkway will serve to protect the existing home, which has been there for more than a century, as I explained during our call, the BCPUD Board of Directors agreed to be a co-applicant largely because of the other coastal dependent uses served by the seawall, i.e., the public safety benefits and important public access way provided to the community and visiting public across the seawall's walkway. It is important to note that the BCPUD has a legal interest in the seawall's walkway through prior acceptance of the lateral access easement as required by a CCC-approved permit decades ago. As detailed in correspondence previously provided to CCC staff by the Bolinas Fire Protection District, the walkway across the top of the seawall provides a critical emergency access way for first responders to the northern beaches and therefore enhances public safety. The walkway across the top of the seawall also serves as an iconic public viewing point and gathering point for beach visitors, particularly during high tide events. The walkway also provides access for surfers and those partaking in other recreational activities on the northern beaches as depicted in the attached photographs. In addition, I noted that the BCPUD agreed to become a co-applicant when invited to do so by the private property owner as an easement holder and owner of the property located immediately adjacent to 100 Brighton Avenue on which a portion of the pedestrian access ramp is to be constructed (APN#193-143-12).

You inquired why the BCPUD has "allowed so much private development on public property" and you said CCC staff are curious as to "why BCPUD would be willing to allow a private homeowner to encroach so significantly onto public land." I responded that the development in question is a community garden that was designed and installed by volunteers in association with prior owners of the subject private property; the installation of this garden was strongly supported by the community as a way to honor and respect this main entry point to the

Bolinas Beach (which previously had become a dumping point of sorts for trash). With regard to the fence and shed belonging to the property owner which encroach onto BCPUD property, this encroachment was not “allowed” by the BCPUD; rather, for decades all concerned assumed the fence and shed were located on APN#193-142-15 and it was only much more recently when a survey was completed that the BCPUD learned of the encroachments. BCPUD and the property owners are working together to finalize an easement agreement to resolve the minor encroachment pending the approval of CDP Application 2-17-0438. Please note that the fence and shed do not block or otherwise impede any public access to the coast as they are located approximately 15 feet above the seawall.

In closing, for many decades the BCPUD Board of Directors has served as the public “voice” of the community on matters of common concern and, from time to time, becomes involved in projects outside the scope of its primary responsibilities to provide safe and cost-effective public utility service to Bolinas residents and coastal visitors. It does so because Bolinas is located in an unincorporated area of Marin and does not otherwise have direct local representation in the form of a town council or other representative government. Ordinarily, a private property owner’s proposal to build or repair a seawall likely would not rise to the level of a matter of common concern, but CDP Application 2-17-0438 is different – the seawall and its walkway provide critical public safety access, enhance recreational purposes and serve coastal dependent uses that are very important to our community and the visiting public, hence the BCPUD’s agreement to serve as co-applicant.

Please do not hesitate to contact me if you have any questions or would like to discuss any aspect of this letter.

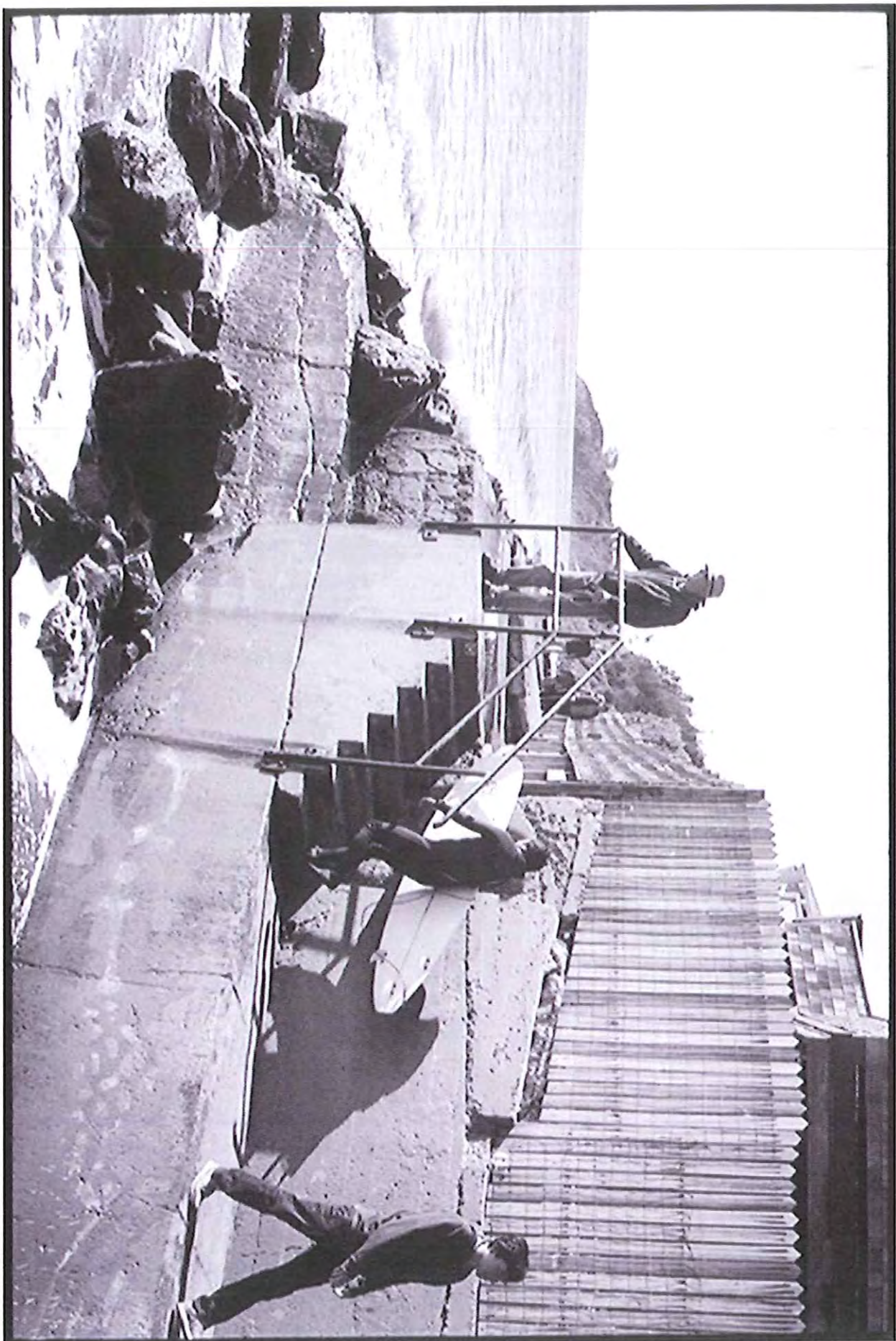
Very truly yours,



Jennifer Blackman  
General Manager

cc: AMJT Capital, LLC

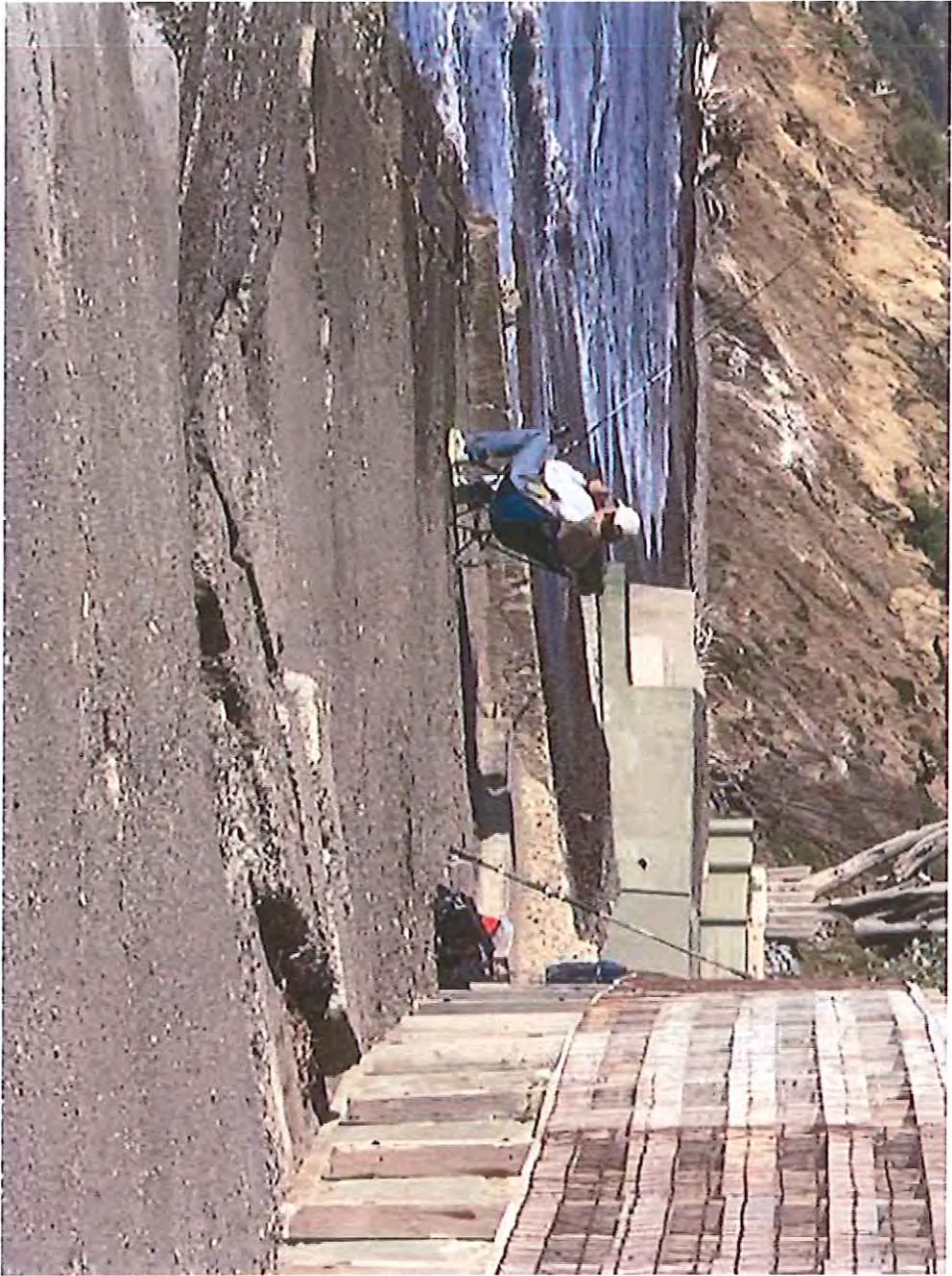




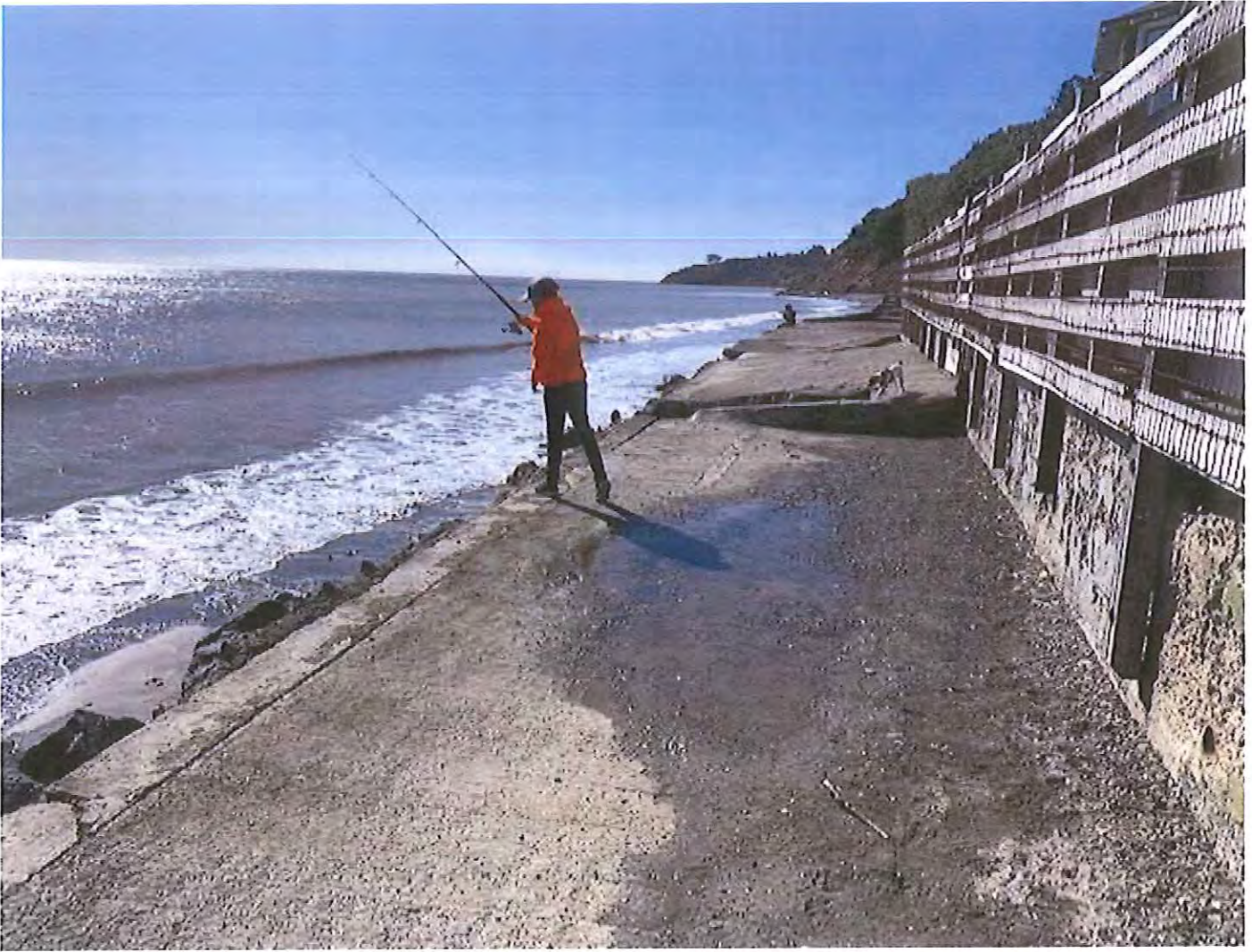
David Briggs













# BOLINAS FIRE PROTECTION DISTRICT

P.O. BOX 126 ■ 100 MESA ROAD ■ BOLINAS, CALIFORNIA 94924  
415 868-1566 ■ FAX 415 868-2009

California Coastal Commission  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105  
Attn. Sara Pfeifer - Sara.Pfeifer@coastal.ca.gov

October 16, 2019

Re: **In Support of Application #2-17-0438**  
**100 Brighton Avenue, Bolinas**

Dear Ms. Pfeifer,

As the incoming Fire Rescue Chief, I'd like to echo the words of my predecessor, retired Fire Chief Anita Tyrell-Brown and thank you for the opportunity to write in support of AMJT Capital LLC and Bolinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

This renovation project is critically important to us as we see it servicing both the public and our emergency responders with a safe means of access to and from the beach. During high tides, the bulkhead walkway provides the only access to a large stretch of Brighton Beach heavily used by residents and visitors. Annually, we respond to approximately twelve incidents on the beach ranging from water rescues to medical aids, body recoveries and illegal fires. Each one of these incidents requires us to bring equipment to put out fires and/or transport patients. In order to safely extricate a patient off the beach we use the 'wheeled-stokes', a piece of equipment that is made up of a single pivoting wheel attached to a 7' l x 2' w gurney guided on either side by 4-6 rescuers in order to balance the patient; requiring a minimum 8' handling width to safely and comfortably maneuver the patient along the front of the wall.

Currently, the existing seawall has deteriorated to the point of being hazardous for emergency rescuers, as well as visitors, with corroding exposed rebar and eroding concrete posing as potential trip hazards. In addition, the existing stair at the South/East end and the lack of an access path at the North/West end of the bulkhead make it challenging to perform safe rescue operations.

At times, the only means of egress to sections of the beach is the seawall walkway, as the surrounding cliffs are too steep and comprised of unstable material impossible for people to access. The next closest access for this area of Brighton Beach is approximately one mile to the East and two miles to the West, both of which are unusable during high tide and increase our response time to an unacceptable degree.



The Bolinas Fire Protection District continues to support the proposed improvement of the seawall and walkway, and believe that it is an important project that benefits our operations, as well as the myriad of public beach users. We ask that you approve the application as proposed by the applicants.

Sincerely,

A handwritten signature in cursive script, reading "Ernest G. Krakauer". The signature is written in dark ink and has a long, sweeping horizontal line extending to the right.

Fire Chief George Krakauer

# BOLINAS FIRE PROTECTION DISTRICT

P.O. BOX 126 ■ 100 MESA ROAD ■ BOLINAS, CALIFORNIA 94924  
415 868-1566 ■ FAX 415 868-2009

October 22, 2018

Sara Pfeifer  
California Coastal Commission  
North Central Coast District  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

Re: Coastal Development Permit Application Number 2-17-0438 (Armoring at 100 Brighton Avenue, Bolinas)

Dear Ms. Pfeifer:

Thank you for the opportunity to write this letter in support of the request by the owners of 100 Brighton Avenue, Bolinas, to replace and improve the deteriorating access way and seawall.

During high tides, the seawall provides the only access to a large stretch of Brighton Beach heavily used by residents and visitors. Annually, we respond to approximately twelve incidents on the beach ranging from water rescues, medical aids, body recovery and illegal fires. The Marin County Sheriff's Office responds to additional calls for service for various incidents of a law enforcement nature. Each of these incidents requires us to bring equipment on and off of the beach in order to transport patients or extinguish fires. One piece of equipment used frequently is a large metal basket with one or two wheels which allows us to transport a non-ambulatory patient. The basket is six feet long and three feet wide and requires several responders to maneuver on the sides and ends of the basket. The existing seawall has deteriorated to the point of being hazardous for emergency responders and visitors. The current routes of access and egress pose trip hazards with loose cement and rocks as well as exposed and rusted rebar. In addition, the access and egress on the west side of the wall is comprised of loose, unevenly set rocks posing a serious trip and fall hazard as we try to move patients from the beach area.

During high tide, this area of Brighton Beach is not accessible by any other means as the surrounding cliffs are extremely steep and comprised of unstable material that is constantly deteriorating. The next closest access for this area of Brighton Beach is approximately one mile to the east and two miles to the west, both of which are unusable during high tide and increase our response time to an unacceptable degree.

The Bolinas Fire Protection District believes the improvement of the seawall fronting 100 Brighton Avenue is an important project that would benefit our operations as well as the myriad of public users of the beach. Thank you very much for your consideration.

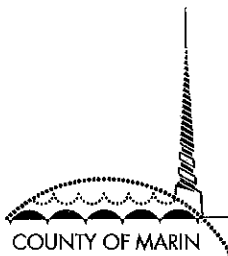
Sincerely,



Anita Tyrrell-Brown  
Fire Chief

CC: Susan McCabe, McCabe and Company  
Anne Blemker, McCabe and Company





## BOARD OF SUPERVISORS

October 29, 2019

PRESIDENT  
Kathrin Sears  
3<sup>RD</sup> DISTRICT

VICE PRESIDENT  
Katie Rice  
2<sup>ND</sup> DISTRICT

2<sup>ND</sup> VICE PRESIDENT  
Dennis Rodoni  
4<sup>TH</sup> DISTRICT

Damon Connolly  
1<sup>ST</sup> DISTRICT

Judy Arnold  
5<sup>TH</sup> DISTRICT

Matthew H. Hymel  
COUNTY ADMINISTRATOR  
CLERK OF THE BOARD

Marin County Civic Center  
3501 Civic Center Drive  
Suite 329  
San Rafael, CA 94903  
415 473 7331 T  
415 473 3645 F  
415 473 6172 TTY  
[www.marincounty.org/bos](http://www.marincounty.org/bos)

California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105

Re: In Support of Application #2-17-0438  
100 Brighton Avenue, Bolinas

As the representative on for the Bolinas community on the Marin County Board of Supervisors, I am writing in support of AMJT CAPITAL LLC and Bolinas Community Public Utilities District (BCPUD)'s co-application for the repair and life-safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

This renovation project is vital to the community and as it serves both the public and our emergency responders with a safe access to and from the beach. During high tides, the bulkhead walkway provides the only access to a large stretch of Brighton Beach heavily used by residents and visitors. Annually, our emergency staff respond to approximately twelve incidents on the beach. The seawall is in a deteriorated condition making it difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete.

The proposed project is within the existing footprint, will enhance public access and recreational use with upgraded ADA infrastructure, while also improving the life safety emergency use by first responders.

I respectfully encourage you to approve this application. Please feel free to contact my office should you need more information.

Sincerely,

Dennis Rodoni, District 4

# 'I SUPPORT'

THE APPLICATION TO REPAIR THE SEAWALL AT 100 BRIGHTON, BOLINAS!

A LIFE SAFETY RENOVATION FOR PUBLIC ACCESS & RECREATIONAL USE

(COASTAL COMMISSION APPLICATION #2-17-0438)

PRINT NAME

RELATION TO AREA (Resident, Visitor, etc.)

EMAIL (Optional)

1. JOHN S. OSTERWEIS RESIDENT JOHN.OSTERWEIS@OSTERWEIS.COM
2. Barbara Rivizza Osterweis Resident bubzine@slcglobal.net
3. MICHAEL MORITZ RESIDENT moritz@gmail.com
4. JONNY MOSELEY SUPPER-TIBURON RESIDENT johnnymoseley@icloud
5. JACK W LADD RESIDENT JLADD@USFCA.EDU
6. ADRIENNE M. LADD RESIDENT AMORPHYLADD@GMAIL.COM
7. Joseph Ladd surfer/resident joe.ladd07@gmail.com
8. BRUCE BOWKER RESIDENT BBBNA@SONIC.NET
9. Roger Peacock Resident peacock@aol.com
10. KEL WALKER BEACH VISITOR KELWALKER@OUTLOOK.COM
11. THORNTON SMITH FISHING VISITOR PAC SASTH@PACBELL.NET
12. CHRYSANTHE GUSSIS Weekend Resident, <sup>BOLINAS</sup> MUSEUM CHAIR Chrysanthe@gmail.com
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# 'I SUPPORT'

THE APPLICATION TO REPAIR THE SEAWALL AT 100 BRIGHTON, BOLINAS!

A LIFE SAFETY RENOVATION FOR PUBLIC ACCESS & RECREATIONAL USE

(COASTAL COMMISSION APPLICATION #2-17-0438)

PRINT NAME

RELATION TO AREA (Resident, Visitor, etc.)

EMAIL (Optional)

19. MARK Buell Resident MARKWBuell@gmail.com
20. Susie Buell Resident Susiebolinas@gmail.com
21. Kirsten Walker Resident / Boater Fishwoman Kirsten@kirstenwalker.biz
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# 'I SUPPORT'

## THE APPLICATION TO REPAIR THE SEAWALL AT 100 BRIGHTON, BOLINAS!

### A LIFE SAFETY RENOVATION FOR PUBLIC ACCESS & RECREATIONAL USE

(COASTAL COMMISSION APPLICATION #2-17-0438)

PRINT NAME	RELATION TO AREA (Resident, Visitor, etc.)	EMAIL (Optional)
1. Amanda Mann	Resident	amandacrossskn core@gmail.com
2. Jennifer Brahm	resident	brahmj@comcast.net
3. Brooke Waterman	Resident	120 Birch RD
4. Burtzner Anna	Visitor	annalene.burtzner @gmail.com
5. Beau Vincent	resident	blk3276@yahoo.com
6. Heidi Gross	resident	heidiscandvoll@gmail.com
7. David Lich	resident	pamspringer22@hotmail
8. Pamela Springer	resident	pamspringer22@icloud.com
9. Maya Ravani	Resident	maya.ravani@gmail.com
10. Cheryl Ruggiero	Resident	rucheryl@gmail.com
11. Haylie Knowles	Resident	HaylieMK@gmail.Com
12. PAULETTE BIGGAR	Resident	PAULETTE@BIGGARDDESIGN.COM
13. HEATHER CLAPP	RESIDENT	clappheather@gmail.com
14. Cristina di Grazia	resident	cndigrazia@gmail.com
15. Josh Chertok	visitor	josh.chertok@gmail.com
16. Valentini muench maridlogiou	visitor	valentini@vangelis.com
17. PEGGY ORR	visitor	peggytilburyorr@gmail.com
18. Susie Buell	Resident	susiebolinas@gmail.com



# 'I SUPPORT'

## THE APPLICATION TO REPAIR THE SEAWALL AT 100 BRIGHTON, BOLINAS!

### A LIFE SAFETY RENOVATION FOR PUBLIC ACCESS & RECREATIONAL USE

(COASTAL COMMISSION APPLICATION #2-17-0438)

PRINT NAME	RELATION TO AREA (Resident, Visitor, etc.)	EMAIL (Optional)
19. AMY BOTHA	VISITOR	amy.botha@icloud.com
20. Andrea Densmore	resident	amypfan3@gmail.com
21. Ed Mann (ED MANN)	Resident	edshredmann@gmail.com
22. Emery Calo Vest	Business owner	shockinglygoodtoffee@gmail.com
23. Lisa Brendel	resident	gozlisabrendel@gmail.com
24. Thor Maretta	resident	thorenmaretta@gmail.com
25. Rose Kleitani Camarillo	resident	roskleitani@gmail.com
26. Stobhan Mora Lopez	resident	choubedo@gmail.com
27. Philippa Shenandoah	resident	(pushingbridge)
28. SHERRI SILVERMAN	VISITOR FROM AGLUNITAS	
29. Bella Mann	resident	bellamann2003@icloud.com
30. Dana O'Connor	resident	danacococonnor@hotmail.com
31. Hualei Klemm		whatshouldieat@icloud.com
32. Sara Horwitz	visitor	
33. Suzzie Miller	resident	
34. Scott H. Roberts		ScottHRoberts@gmail.com
35. Lisa Townsend	resident	lisa@lisatownsend.com
36. HARRIET ROSSMAN		harrietrossman@gmail.com

# 'I SUPPORT'

THE APPLICATION TO REPAIR THE SEAWALL AT 100 BRIGHTON, BOLINAS!

A LIFE SAFETY RENOVATION FOR PUBLIC ACCESS & RECREATIONAL USE

(COASTAL COMMISSION APPLICATION #2-17-0438)

PRINT NAME	RELATION TO AREA (Resident, Visitor, etc.)	EMAIL (Optional)
1. PETER SMITH	RESIDENT	Surf Board Maker
2. Toby Nemec	Resident	
3. William Clemmings	" " / Fisherman	
4. Greg Staudt	Resident / fisherman	
5. Molly Maguire	Resident	
6. William Thirman	Resident / Launcher	
7. J B Carr	Resident	
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# 'I SUPPORT'

THE APPLICATION TO REPAIR THE SEAWALL AT 100 BRIGHTON, BOLINAS!

A LIFE SAFETY RENOVATION FOR PUBLIC ACCESS & RECREATIONAL USE

(COASTAL COMMISSION APPLICATION #2-17-0438)

PRINT NAME

RELATION TO AREA (Resident, Visitor, etc.)

EMAIL (Optional)

1. Andrew Reinster - resident, business owner drewrein@comcast.net
2. LINDSAY CAREY - VISITOR (Pacifica) Lcarey@icloud.com
3. Katie Bedke Visitor (Pacifica) Ktbedke@gmail.com
4. Mickey March Marchm@gmail.com
5. Justin Caron Res! justin@caron@gmail.com
6. James Wattand Visitor jameswattand@gmail.com
7. JAY SHEEKS VISITOR JSHEEKS@SONIC.NET
8. Alex Hughes visitor Forest Knolls
9. Jamie Holden BFD volunteer/visitor jholden08@yahoo.com
10. Joyce Clements - resident joycemclements@gmail.com
11. Lucy Reid - resident lucyreid@aol.com
12. Susan Robinson resident susanrobinson@aol.com
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## 'I SUPPORT'

THE APPLICATION TO REPAIR THE SEAWALL AT 100 BRIGHTON, BOLINAS!

A LIFE SAFETY RENOVATION FOR PUBLIC ACCESS & RECREATIONAL USE

(COASTAL COMMISSION APPLICATION #2-17-0438)

PRINT NAME

RELATION TO AREA (Resident, Visitor, etc.)

EMAIL (Optional)

1. Nick Krieger Nick Visitor/Resident

2. STEVE HODGE Res.

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# 'I SUPPORT'

## THE APPLICATION TO REPAIR THE SEAWALL AT 100 BRIGHTON, BOLINAS A LIFE SAFETY RENOVATION FOR PUBLIC ACCESS & RECREATIONAL USE (COASTAL COMMISSION APPLICATION #2-17-0438)

PRINT NAME	RELATION TO AREA (Resident, Visitor, etc.)	EMAIL (Optional)
19. Maitreya Silver	Brighton Ave. Resident for 37 year	rosetafaria@gmail.com
20. Keith Hansen	Resident Wharf Rd 32 years	birdhansen@mac.com
21. Eli Hawthorth	PO Box 890 Bolinas 46 years	eahaworth@earthlink.net
22. ERIC Besozzi	Box 118 Bolinas	
23. Llewellyn Ludlow	(Resident)	
24. Stephanie Rogers	Alder Residents 8 years	animete52@yahoo.com
25. Schehera Venn	Brighton Resident	Schehera@ScheheraDesign.com
26. Amelia Straton	Wharf Road	ameliastraton@gmail.com
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# 'I SUPPORT'

## THE APPLICATION TO REPAIR THE SEAWALL AT 100 BRIGHTON, BOLINAS A LIFE SAFETY RENOVATION FOR PUBLIC ACCESS & RECREATIONAL USE (COASTAL COMMISSION APPLICATION #2-17-0438)

PRINT NAME	RELATION TO AREA (Resident, Visitor, etc.)	EMAIL (Optional)
1. Sherry Hirsch	resident/home owner	bolinasbeachkeeper@gmail.com
2. David Richman M.D.	"	"
3. JIM LOCKER	VISITOR	JHLOCKER@YAHOO.CO
Lynn Adler	visitor	Lynn@Dickason.com
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**From:** [nztesq@aol.com](mailto:nztesq@aol.com)  
**To:** [Pfeifer, Sara@Coastal](mailto:Pfeifer_Sara@Coastal)  
**Subject:** Letter in Support of Application #2-17-0438 for 100 Brighton Ave., Bolinas  
**Date:** Tuesday, November 12, 2019 8:09:13 AM

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California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000 San Francisco, CA 94105  
[Sara.Pfeifer@coastal.ca.gov](mailto:Sara.Pfeifer@coastal.ca.gov)

Re: In Support of Application #2-17-0438  
100 Brighton Avenue, Bolinas

Dear Ms. Pfeifer and Commissioners,

My husband and I are Bolinas residents and registered voters in Bolinas. We are writing in support of AMJT Capital LLC and Bolinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

We often use the bulkhead as a lookout point to assess existing ocean conditions, to watch the waves, the surfers, and people swimming. We have used the seawall and walkway to access the beach for our own personal use, for a leisurely walk with our dog, to swim and enjoy the fresh salt sea air. The seawall is in a dilapidated state of decay making it difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete. The owners and BCPUD are simply asking to make improvements that will make the area safe for the public and for emergency personnel that use the bulkhead to make rescues at the adjacent beach.

The renovation proposed within the existing footprint -- inclusive of a reconstructed seawall, ADA access ramp on the South side, stairway on the North side, handrail and resurfacing of the walkway -- will enhance public access and recreational use, while also improving the life safety emergency use by first responders.

We strongly encourage you to **approve** this application as proposed. The bulkhead serves an important role in our community and we ask that you allow it to be reconstructed.

Regards,

Herb and Nancy Tully  
15 Terrace Ave.  
Bolinas, CA 94924  
[herbtully@gmail.com/nztesq@aol.com](mailto:herbtully@gmail.com/nztesq@aol.com)

OCTOBER 24, 2019

CALIFORNIA COASTAL COMMISSION  
ATTN. SARA PFEIFER  
NORTH CENTRAL COAST DISTRICT  
45 FREMONT ST., SUITE 2000  
SAN FRANCISCO, CA 94105  
SARA.PFEIFER@COASTAL.CA.GOV

RE: **IN SUPPORT OF APPLICATION #2-17-0438**  
**100 BRIGHTON AVENUE, BOLINAS**

DEAR MS. PFEIFER AND COMMISSIONERS,

I AM A BOLINAS RESIDENT WRITING IN SUPPORT OF AMJT CAPITAL LLC AND BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT (BCPUD)'S CO-APPLICATION FOR THE REPAIR AND LIFE SAFETY UPGRADE OF THE EXISTING SEAWALL AND WALKWAY AT 100 BRIGHTON AVENUE IN BOLINAS.

QUITE OFTEN I USE THE BULKHEAD AS A LOOKOUT POINT TO VIEW THE OCEAN AND TO WATCH SURFERS AND ENJOY ACCESS TO THE BEACH FOR THE ENJOYMENT OF AQUATIC LIFE ON OUR LOCAL BEACH. THE SEAWALL IS IN A STATE OF DECAY MAKING IT DIFFICULT TO WALK ON SAFELY AND SIT, AS WE ALL LIKE TO, WITH HAZARDOUS AREAS NOW EXPOSED OF REBAR AND CORRODING CONCRETE. THE CURRENT OWNERS AND BCPUD ARE SIMPLY ASKING TO MAKE IMPROVEMENTS THAT WILL MAKE THE AREA SAFE FOR THE PUBLIC AND FOR EMERGENCY PERSONNEL THAT USE THE BULKHEAD.

THE RENOVATION PROPOSED WITHIN THE EXISTING FOOTPRINT - INCLUSIVE OF A RECONSTRUCTED SEAWALL, ADA ACCESS RAMP ON THE SOUTH SIDE, STAIRWAY ON THE NORTH SIDE, HANDRAIL AND RESURFACING OF THE WALKWAY - WILL ENHANCE PUBLIC ACCESS AND RECREATIONAL USE, WHILE ALSO IMPROVING THE LIFE SAFETY EMERGENCY USE BY FIRST RESPONDERS.

AS A RESIDENT, I STRONGLY ENCOURAGE YOU TO **APPROVE** THIS APPLICATION AS PROPOSED. THE BULKHEAD SERVES AN IMPORTANT ROLE IN OUR COMMUNITY AND WE ASK THAT YOU ALLOW IT TO BE RECONSTRUCTED.

WARMLY,  
MINDY MARIN

150/190 HORSESHOE HILL ROAD  
BOLINAS, CA. 94924  
MINDY@BLUEWATERRANCH.COM

CC. AMJT CAPITAL LLC & BCPUD, KIRSTEN@WCM-SF.COM



October 25, 2019

California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105  
Sara.Pfeifer@coastal.ca.gov

Re: **In Support of Application #2-17-0438**  
**100 Brighton Avenue, Bolinas**

Dear Ms. Pfeifer and Commissioners,

I am a summer and weekend Bolinas Resident (and have been for decades and decades) and am writing in support of AMJT Capital LLC and Bolinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

I and my family, which have been connected to Bolinas since the early 20<sup>th</sup> century, often use the bulkhead to assess existing ocean tidal conditions, to watch the birds, to see how crowded the beach is... and to access the beach for our own personal use to walk pleasurably in the sand and surf and most especially to hunt for sand dollar fossils. I have watched with dismay as the seawall has become more and more dillapidated over the years, It is now in such a state of decay that it is difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete. And the entrance to the beach is at this point an embarrassment to Bolinas It is a very heavily trafficked gateway to our beloved beach. It should not be reduced in size...as it is always heavily populated, very especially on the weekends. The owners and BCPUD are simply asking to make improvements that will make the area safe for the public and for emergency personnel that use the bulkhead to make rescues at the adjacent beach.

The renovation proposed within the existing footprint -- inclusive of a reconstructed seawall, ADA access ramp on the South side, stairway on the North side, handrail and resurfacing of the walkway -- will enhance public access and recreational use, while also improving the life safety emergency use by first responders.

We strongly encourage you to **approve** this application as proposed. The bulkhead serves an important role in our community and we ask that you allow it to be reconstructed.

All Best,

Katherine D. Kirkham

9 Hillside, Bolinas  
[singloudly@aol.com](mailto:singloudly@aol.com)

cc. AMJT Capital LLC & BCPUD, [kirsten@wcm-sf.com](mailto:kirsten@wcm-sf.com)

October 25, 2019

California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105  
Sara.Pfeifer@coastal.ca.gov

Re: **In Support of Application #2-17-0438**  
**100 Brighton Avenue, Bolinas**

Dear Ms. Pfeifer and Commissioners,

Our names are Nabel Musleh and Jenny Boyle. We are writing in support of AMJT Capital LLC and Bolinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

We regularly use the bulkhead as a lookout point to assess existing ocean conditions to watch the waves, surfers, seals cruising, fisherman surf casting, beach visitors lounging, people swimming and birds diving and to access the beach for our own personal use to walk, swim, surf make art and listen to the music and meditate.

The seawall is in a dilapidated state of decay making it difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete. The owners and BCPUD are simply asking to make improvements that will make the area safe for the public and for emergency personnel that use the bulkhead to make rescues at the adjacent beach.

The renovation proposed within the existing footprint -- inclusive of a reconstructed seawall, ADA access ramp on the South side, stairway on the North side, handrail and resurfacing of the walkway -- will enhance public access and recreational use, while also improving the life safety emergency use by first responders.

We strongly encourage you to **approve** this application as proposed. The bulkhead serves an important role in our community and we ask that you allow it to be reconstructed.

All Best,

Nabel Musleh -- nabel@nabel.com  
Jenny Boyle -- jenny@jbidesigns.com  
315 Mistle rd Bolinas Ca 94924



cc. AMJT Capital LLC & BCPUD, [kirsten@wcm-sf.com](mailto:kirsten@wcm-sf.com)

**From:** [Bruce Bowser](#)  
**To:** [Pfeifer, Sara@Coastal](#)  
**Cc:** [Kirsten@wcm-sf.com](#)  
**Subject:** 100 Brighton Seawall  
**Date:** Friday, October 25, 2019 3:17:09 PM

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Dear Ms. Pfeifer,

I am a 30 year resident of Brighton Avenue in Bolinas. My home is a mere 100 yards from the waves breaking on the Pincus family seawall. This seawall is not only essential to the survival of the home at 100 Brighton but also for beach access to the thousands of visitors to our coast. I have been kept up to date by the BCPUD at their regular meetings, I have reviewed the construction documents and have never seen any thing but benefit for the residents and coastal visitors of such an undertaking. To reduce the width of the deck would cause true inconvenience and potential mishaps. The proposed 6 foot width is as narrow as a Freemont Street office corridor! Imagine if you will, passing surfers with boards and bags confronting mothers with wagons or strollers.

This seawall allows the only beach access at high tide, the companion seawall at 99 Brighton acts as a battering ram and I have often seen people knocked down and injured trying to run that gauntlet. The Pincus sea wall is essential for search and rescue efforts and the proposed plans would vastly improve those efforts. It is the bulkhead for all the properties on Brighton. Before the town was developed there was an ephemeral stream here flowing to the Ocean, the Brighton valley sediments would wash out to sea without our residential bulkheads.

I hope you and the staff of the California Coastal Commission would reconsider your stance on the Pincus Seawall improvements. If you would consider another visit to view the situation, I would happily be your guide. I live here 24/7/365 just call and we will arrange something at your convenience. On the other hand maybe we will meet in Half Moon Bay!

With Respect,

b2--

Bruce Curtis Bowser  
BCB & Associates  
Bolinas  
Oceans-Advocate  
89 Brighton Avenue  
P.O. Box 598, Bolinas, CA 94924  
cel: 415 868 2494

ps. Peter Douglas was my hero.

**From:** [Lucy Reid](#)  
**To:** [Pfeifer, Sara@Coastal](mailto:Pfeifer_Sara@Coastal)  
**Cc:** [Kirsten@wcm-sf.com](mailto:Kirsten@wcm-sf.com)  
**Subject:** Marcus Pincus Seawall Project  
**Date:** Thursday, October 24, 2019 9:13:34 AM

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Dear Ms.Pfeifer

I was able to attend the Bolinas Community PUD meeting last night and to hear the updates on the Bolinas Seawall project at 100 Brighton Avenue.

I would like to express my strong support for CCC approval of the application of Marcus Pincus for the repair of the existing Seawall and walkway at Brighton Ave., Bolinas.

While there are arguments being made that narrowing the seawall will provide greater beach access, the reverse is true. There are improvements that can be made to the seawall and surrounding area to make it safer and more accessible. To name the ones that are most important to me:

1. This seawall as currently configured allows access when the tide is too high (greater than 3') to easily access this section of the beach. Providing ramp access to the seawall (In lieu of the current ramp with stairs) at the Brighton side and a ramp down to the beach at the western end, would be fantastic improvements.
2. The stairs above the rip-rap in the middle currently serve minimal benefit except to provide an opportunity for our less agile users to go down the stairs and sit on the seawall. Removing these stairs will make use of the walkway better but will mean that those with mobility issues who cannot easily get down to sit on the edge will lose a place to rest, chat and have lunch. A cement bench 17" high and 14" to 17" deep along the back of the walkway will be an improvement over the current situation.
3. We have many visitors and residents who find the current ramp at the end of Brighton too steep to descend safely, particularly those who use sticks or canes. Using this opportunity to make the slope of the ramp easier to traverse would be an improvement for those with mobility issues.
4. The current seawall is a social gathering spot: a patio above the waves to meet, talk, have lunch or a beer. It attracts all types of users at all times of day. There is much research on how to make a social spot useful and used and also how to destroy it. To significantly narrow the seawall will mean that this social gathering spot will be transformed into a thoroughfare and this opportunity for an easy to get to socializing spot at the beach will be lost. Please do not make 'our patio above the waves' more narrow.

While the CCC may see the seawall as a barrier to beach use, I see it clearly as an aid.

I will appreciate being apprised of any and all decisions and meetings that relate to this application going forward.

Lucy Reid  
386 Ocean Parkway,  
PO Box 39, Bolinas CA 94924



October 23, 2019

California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105  
Sara.Pfeifer@coastal.ca.gov

Re: **In Support of Application #2-17-0438**  
**100 Brighton Avenue, Bolinas**

Dear Ms. Pfeifer and Commissioners,

I am a Bolinas Resident writing in support of AMJT Capital LLC and Bolinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

My husband and I use the bulkhead on a regular basis as a lookout point to assess existing ocean conditions to watch the waves, the surfing condition, the wild life, and to access the beach for our own personal use to walk, swim, surf and just relax at the beach. The seawall has become more dilapidated and is in a state of decay making it difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete. The owners and BCPUD are simply asking to make improvements that will make the area safe for the public and for emergency personnel that use the bulkhead to make rescues at the adjacent beach.

The renovation proposed within the existing footprint -- inclusive of a reconstructed seawall, ADA access ramp on the South side, stairway on the North side, handrail and resurfacing of the walkway -- will enhance public access and recreational use, while also improving the life safety emergency use by first responders.

We strongly encourage you to **approve** this application as proposed. The bulkhead serves an important role in our community and we ask that you allow it to be reconstructed.

Regards,



Kimberly Goosherst  
52 Wharf Road, Bolinas  
kimberly@bluegooseevents.com

cc. AMJT Capital LLC & BCPUD, [kirsten@wcm-sf.com](mailto:kirsten@wcm-sf.com)

**From:** [Susan Robinson](#)  
**To:** [Pfeifer, Sara@Coastal](mailto:Pfeifer_Sara@Coastal)  
**Subject:** Sea Wall Bolinas  
**Date:** Tuesday, October 22, 2019 9:52:39 PM

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Of course, we support the repair of the only way at high tide to get on the Downtown Bolinas beach without waders on! This is a beach access issue, not a regulatory whimsey! I have lived at Agate Beach for over 40 years, and treasure both entrances to the sea that supports us all!

Susan Robinson  
386 Ocean Parkway  
Pob 39  
Bolinas, CA 94924

Sent from my iPhone

October 22, 2019

California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105  
Sara.Pfeifer@coastal.ca.gov

Re: In Support of Application #2-17-0438  
100 Brighton Avenue, Bolinas

Dear Ms. Pfeifer and Commissioners,

I am a 79 year old Bolinas homeowner and resident writing in support of AMJT Capital LLC and Bolinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

My family and I often use the bulkhead as a lookout point to assess existing ocean conditions to watch the action in the ocean and to access the beach for own personal use and for that of my family when they are here. Since I am on a cane, it is critical that I have safe access to the beach for my walks and wades. The seawall is in a dilapidated state of decay making it difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete. The owners and BCPUD are simply asking to make improvements that will make the area safe for the public and for emergency personnel that use the bulkhead to make rescues at the adjacent beach.

The renovation proposed within the existing footprint -- inclusive of a reconstructed seawall, ADA access ramp on the South side, stairway on the North side, handrail and resurfacing of the walkway -- will enhance public access and recreational use, while also improving the life safety emergency u by first responders.

I strongly encourage you to approve this application as proposed. The bulkhead serves an important role in our community, and I ask that you allow it to be reconstructed.

All Best,

Anna

Anna Gade  
550 Overlook Drive, Bolinas, CA 94924  
uc\_anna@sbcglobal.net



cc. AMJT Capital LLC & BCPUD, [kirsten@wcm-sf.com](mailto:kirsten@wcm-sf.com)

Joe Straton and family  
PO Box 66  
Bollinas, CA 94924

October 14, 2019

California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105  
Sara.Pfeifer@coastal.ca.gov

Re: **In Support of Application #2-17-0438**  
**100 Brighton Avenue, Bollinas**

Dear Ms. Pfeifer and Commissioners,

I am a Bollinas resident in support of AMJT Capital LLC and Bollinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bollinas.

As a parent and dog owner, I frequently walk in that area. We use the bulkhead as a lookout point. The dog enjoys being on the bulkhead and we are on it as well. We also enjoy watching the surf and occasionally using our boards in the ocean.

The seawall is in a dilapidated state of decay making it difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete. The owners and BCPUD are simply asking to make improvements that will make the area safe for the public and for emergency personnel that use the bulkhead to make rescues at the adjacent beach.

The renovation proposed within the existing footprint -- inclusive of a reconstructed seawall, ADA access ramp on the South side, stairway on the North side, handrail and resurfacing of the walkway -- will enhance public access and recreational use, while also improving the life safety emergency use by first responders.

We strongly encourage you to **approve** this application as proposed. The bulkhead serves an important role in our community and we ask that you allow it to be reconstructed.

All Best,

Joe, Amelia, Wesley and Jack Straton

[joestraton@hotmail.com](mailto:joestraton@hotmail.com)

cc. AMJT Capital LLC & BCPUD, [kirsten@wcm-sf.com](mailto:kirsten@wcm-sf.com)

October 14, 2019

California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105  
Sara.Pfeifer@coastal.ca.gov

Re: **In Support of Application #2-17-0438**  
**100 Brighton Avenue, Bolinas**

Dear Ms. Pfeifer and Commissioners,

I am a Bolinas Resident and frequent user of its beaches writing in support of AMJT Capital LLC and Bolinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

I often use the bulkhead as a lookout point to sit and survey life and to reach the beach to walk our dog. The seawall is in a dilapidated state of decay making it difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete. The owners and BCPUD are simply asking to make improvements that will make the area safe for the public and for emergency personnel that use the bulkhead to make rescues at the adjacent beach.

The renovation proposed within the existing footprint -- inclusive of a reconstructed seawall, ADA access ramp on the South side, stairway on the North side, handrail and resurfacing of the walkway -- will enhance public access and recreational use, while also improving the life safety emergency use by first responders.

I strongly encourage you to **approve** this application as proposed. The bulkhead serves an important role in our community and we ask that you allow it to be reconstructed.

All Best,



Michael Moritz  
875 Horseshoe Hill Road  
Bolinas, Ca 94924

cc. AMJT Capital LLC & BCPUD, [kirsten@wcm-sf.com](mailto:kirsten@wcm-sf.com)



**From:** [Joyce Clements](#)  
**To:** [Pfeifer, Sara@Coastal](mailto:Pfeifer_Sara@Coastal)  
**Cc:** [Kirsten@wcm-sf.com](mailto:Kirsten@wcm-sf.com)  
**Subject:** Support for Pincus Seawall, Bolinas  
**Date:** Wednesday, October 16, 2019 8:01:32 PM

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Dear Ms.Pfeifer

I am writing to express my strong support for the CCC approval of the application of Marcus Pinkus for the repair of the existing Seawall and walkway at Brighton Ave., Bolinas. This bulkhead serves our community in providing safe Public ACCESS to the beach and for use Emergency First Aid by first Responders. As well as being important to access to Bolinas Beach for visitors and residents AT THIS TIME, the presence of this seawall is of HISTORIC importance to Bolinas.

I will appreciate being apprised of any and all decisions and meetings that relate to this application going forward.

Joyce Clements, 386 Ocean Parkway, PO ox 39, Bolinas CA 94924  
Coastal Art Works  
[www.JoyceClements.com](http://www.JoyceClements.com)

October 16, 2019

California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105  
Sara.Pfeifer@coastal.ca.gov

Re: **In Support of Application #2-17-0438**  
**100 Brighton Avenue, Bolinas**

Dear Ms. Pfeifer and Commissioners,

I am a frequent visitor to Bolinas, writing in support of AMJT Capital LLC and Bolinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

I often use the bulkhead as a lookout point to assess existing ocean conditions, to watch the waves and plan where I'm going to take my son to play, and to access the beach to boogie board and to surf. The seawall is in a dilapidated state of decay making it difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete. The owners and BCPUD are simply asking to make improvements that will make the area safe for the public and for emergency personnel that use the bulkhead to make rescues at the adjacent beach.

The renovation proposed within the existing footprint -- inclusive of a reconstructed seawall, ADA access ramp on the South side, stairway on the North side, handrail and resurfacing of the walkway -- will enhance public access and recreational use, while also improving the life safety emergency use by first responders.

We strongly encourage you to **approve** this application as proposed. The bulkhead serves an important role in our community and we ask that you allow it to be reconstructed.

All Best,

Alistair Watson  
PO Box 2862  
Olympic Valley, CA 96146  
aliewatson@hotmail.com

cc. AMJT Capital LLC & BCPUD, [kirsten@wcm-sf.com](mailto:kirsten@wcm-sf.com)

**From:** [Adam Werbach](#)  
**To:** [Pfeifer, Sara@Coastal](mailto:Pfeifer.Sara@Coastal)  
**Cc:** [Lyn Werbach](#)  
**Subject:** Support of Seawall Repair at 100 Brighton  
**Date:** Monday, October 14, 2019 10:17:32 AM

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To Whom it May Concern:

As a downtown resident of Bolinas, California I am writing to express my support of the the seawall repairs at 100 Brighton.

As a long-time supporter of the CCC's "managed-retreat" climate change mitigation plan, I believe this project fits within the spirit and guidelines of seawall repair projects.

The access to Bolinas beach has deteriorated as the wall has crumbled and as high tides become more intense. Soon the beach will only be able to be consistently accessed via this wall. The community needs this access.

Thank you for your consideration.

Adam Werbach  
PO Box 3  
Bolinas, CA 94924



**From:** [alminvielle@gmail.com](mailto:alminvielle@gmail.com)  
**To:** [Pfeifer, Sara@Coastal](mailto:Pfeifer_Sara@Coastal)  
**Subject:** Sea Wall in Bolinas  
**Date:** Monday, October 14, 2019 11:17:56 PM

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Give us access to our beach. This flat dry area is one of the few ways I can still enjoy our beach. It provides me easy and safe access to sit and look at the places I once surfed and ran. I am old now and the broad flat walkway provided by the breakwater brings me and other old timers close to a place dear to their hearts. Don't take it away. It our town balcony.

Sent from my iPhone

October 21, 2019

California Coastal Commission  
Attn. Sara Pfeifer  
North Central Coast District  
45 Fremont St., Suite 2000  
San Francisco, CA 94105  
Sara.Pfeifer@coastal.ca.gov

Re: **In Support of Application #2-17-0438**  
**100 Brighton Avenue, Bolinas**

Dear Ms. Pfeifer and Commissioners,

Since 1986, we have lived and owned a home in downtown Bolinas. We are writing in support of AMJT Capital LLC and Bolinas Community Public Utility District (BCPUD)'s co-application for the repair and life safety upgrade of the existing seawall and walkway at 100 Brighton Avenue in Bolinas.

We often use the bulkhead as a lookout point to assess existing ocean conditions, watch the waves and just generally enjoy the ocean. We also use the seawall to access the beach, especially at high tide. As downtown residents we are able to see how often locals and visitors use the seawall as we do. The seawall is an essential touchstone for the town and has been since the 60's. We are grateful that the owners have been able to maintain this access. However, the seawall is in a dilapidated state of decay making it difficult to walk and sit upon with hazardous areas of exposed corroding rebar and eroding concrete. The owners and BCPUD are simply asking to make improvements that will make the area safe for the public and for emergency personnel that use the bulkhead to make rescues at the adjacent beach.

The renovation proposed within the existing footprint -- inclusive of a reconstructed seawall, ADA access ramp on the South side, stairway on the North side, handrail and resurfacing of the walkway -- will enhance public access and recreational use, while also improving the life safety emergency use by first responders.

We strongly encourage you to **approve** this application as proposed. The bulkhead serves an important role in our community and we ask that you allow it to be reconstructed.

Thank you,  
Sherry Hirsch & David L. Richman, M.D.  
64 Wharf Rd, Bolinas  
bolinasbeachhouse@att.net

cc. AMJT Capital LLC, BCPUD, [kirsten@wcm-sf.com](mailto:kirsten@wcm-sf.com)

# Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP  
Attorneys at Law  
1901 Avenue of the Stars, Suite 1800 | Los Angeles, CA 90067-6019  
Telephone: 310.788.2400 | Facsimile: 310.788.2410  
www.allenmatkins.com

**Spencer B. Kallick**  
E-mail: skallick@allenmatkins.com  
Direct Dial: 310.788.2417 File Number: 378991-00001/WLA812718.01

## **Via Electronic Mail**

February 23, 2020

California Coastal Commission  
Sara Pfeifer  
North Central Coast District  
45 Fremont Street, Suite 2000  
San Francisco, California 94105  
Sara.Pfeifer@coastal.ca.gov

Re: Coastal Development Permit No. 2-17-0438 (AMJT Capital and BPUD)  
100 Brighton Avenue, Bolinas, California 94924

Dear Honorable Commissioners,

This firm represents the O'Connell family ("**O'Connell**"), the property owners of 31 Terrace Avenue in Bolinas, California (the "**Property**"). At the March 2020 Commission meeting, the Commission will consider the proposed redevelopment and expansion of a 170 foot seawall (the "**Project**") directly next door to the O'Connell's Property. The Project has the potential to impact the next door Property and has larger implications for the neighboring beach and Bolinas community. We write to express our general support for the Project and provide recommendations that will help enhance the Project and Coastal access for all.

### **1. Project Recommendations & Refinements**

We conducted a substantial amount of due diligence on the Project. This included communication with the Applicant's team and Coastal staff. We have hired a third party Coastal engineer to conduct an independent third-party review of the Project. (Exhibit A, TerraCosta Consulting Group Letter Dated February 3, 2020 (the "**TerraCosta Letter**").) We hereby provide the following Project recommendations and request certain refinements.

#### **A. Beach Nourishment Is Worthwhile**

Our understanding is that the Applicant will be required to pay approximately \$1.8 million in Public Access and Recreation Mitigation Fees ("**Mitigation Fees**"). We further understand that the intention is these funds be used for a new cement pad with picnic tables adjacent to the beach. While we applaud these ideas, we would offer that the funds should also be allocated



toward a small beach nourishment project. The addition of sand to the neighboring beach would help bolster a dynamically invariant beach. It would also be instrumental in ensuring the longevity of the beach as a place for Bolinas residents and visitors to enjoy a unique Coastal environment for many years to come.

**B. The Riprap Should Remain**

Our understanding is that Coastal staff recommend the removal of the stone riprap at the edge of the O'Connell's Property. The stone riprap still provides significant wave energy absorption and should remain. Further, it continues to provide a substantial benefit to those accessing the pocket beach by improving access from Brighton Avenue.

**C. The Groins/ "L-shaped" Fence Should Stay In Place**

Our understanding is that Coastal staff recommend removing the existing groins and/or L-shaped fence on the beach below the O'Connell's Property. Coastal staff has asked for the O'Connell's permission to remove these elements. We must respectfully decline this request. For decades, the existing groins have served to slow erosion of the beach, which is of vital importance and should be maintained. Maintaining the existing groins would also delay the need for another invasive bluff-top stabilization project.

**D. Construction Should Not Impede Beach Access Or Impact Property**

On January 24, 2020, the Applicant's team provided us a document that addresses the Project's expected construction approach and staging. It states that no work would occur on the O'Connell's Property. We appreciate this direction and request that the Commission include a condition requiring that any work on the O'Connell's Property require the O'Connell's prior written consent. We would also request that all Project construction for the Project be performed in a manner that limits impacts to beach access.

In sum, we support the Project and ask that the Commission consider the aforementioned recommendations and refinements, especially beach nourishment in connection with the expenditure of the Mitigation Fees. Please feel free to contact me directly with any questions.

Very truly yours,

*Spencer B. Kallick*

Spencer B. Kallick

cc: AMJT Capital; BPUD



*Geotechnical Engineering*  
*Coastal Engineering*  
*Maritime Engineering*

Project No. 3087  
February 13, 2020

Mr. Spencer B. Kallick  
**ALLEN MATKINS LECK GAMBLE MALLORY & NATSIS LLP**  
1901 Avenue of the Stars, Suite 1800  
Los Angeles, California 90067

THIRD-PARTY REVIEW  
COASTAL DEVELOPMENT PERMIT (CDP)  
APPLICATION NO. 2-17-0438  
SEAWALL REPLACEMENT AT 100 BRIGHTON AVENUE, BOLINAS  
DATED JUNE 4, 2018  
PREPARED BY NOBLE CONSULTANTS/GEC

Dear Mr. Kallick:

TerraCosta Consulting Group, Inc. (TerraCosta) is pleased to present the results of our third-party review of the Noble Consultants/GEC report for seawall replacement at 100 Brighton Avenue in Bolinas, California. We have reviewed files provided by you, including three emails from Coastal Commission Staff addressed to both Greichen Lucas and Susan McCabe specific to the 100 Brighton Avenue project along with the four sheets containing concept-level construction drawings prepared by Noble Consultants dated October 21, 2019. We conducted our review on behalf of the property owners at 31 Terrace Avenue, the upcoast neighbor to the 100 Brighton Avenue project, to confirm that the recommendations in Noble's report mitigate to the extent possible further erosion of the coastal bluff below Surfer's Overlook or their adjacent property to the east during the seawall reconstruction.

In summary, we agree with Noble's characterization of the coastal environment and their description and assessment of alternatives and the rationale for the planned shoreline stabilization. We agree that the stone riprap still provides significant wave energy absorption during periods of depleted beach conditions and agree that the existing stone riprap is an essential additional shore protection device for the residence at 100 Brighton Avenue, while at the same time providing a small artificial headland to at least partially trap and retain the modest sand beach that accumulates to the west of 100 Brighton Avenue. While Coastal Staff has inferred that 100 Brighton Avenue has contributed to

passive erosion (June 16, 2017, Coastal Commission letter), if one were to assume that 100 Brighton Avenue did not exist, the adjacent property to the east would present the same seaward encroachment with the same inferred passive erosion. The structure at 100 Brighton Avenue does however, to a certain extent, help maintain a small interim pocket beach that provides some level of protection to the back beach coastal bluffs that support Terrace Avenue and Surfer's Overlook. Repairs to the Terrace Avenue coastal bluff date back to 1967, with relatively extensive roadway stabilization measures dating back to at least 2002, with the California Coastal Records Project ([www.californiacoastline.org](http://www.californiacoastline.org)) [Image No. 5573](#) clearly showing significant roadway stabilization measures, an obvious threat to the stability of Terrace Avenue. Moreover, between 2013 and 2019 substantial additional roadway stabilization measures were implemented ([Image No. 201906105](#)) in an effort to maintain this narrow section of Terrace Avenue. Accordingly, any efforts to improve the stability of the small transient pocket beach west of 100 Brighton Avenue would improve the stability of the steep coastal bluffs supporting Terrace Avenue and would also provide a significant benefit to the beach-going public by improving access to the beach from Brighton Avenue.

We also echo the importance of the groin at the east end of Brighton Beach which helps control the inlet to Bolinas Lagoon, with this groin and its predecessors dating back to 1880, helping to improve the stability of the lagoon inlet. We also note that the relatively short length and low elevation of the groin limit the sand trapping effect and allows sand to bypass the structure once the beach fills up to its equilibrium profile.

Of the five alternatives evaluated by Noble, clearly Alternative 5 of the proposed project is the best alternative. However, we would suggest that consideration also be given to the proposed project combined with a small beach nourishment project to add a small amount of additional sand to what has been considered a dynamically invariant beach.

Given the potential for future beach nourishment projects west of 100 Brighton Avenue, we would discourage the removal of the two aging relatively small timber groins and would recommend their rehabilitation concurrent with any future beach nourishment project. Similarly, the short "L" shaped groin adjacent to the back beach, combined with an ongoing beach nourishment program, would also tend to reduce ongoing erosion impacting the bluff below Terrace Avenue and delay the need for yet additional more invasive bluff-top stabilization to protect the street.





Specific again to the stability of the back of the small pocket beach west of 100 Brighton Avenue, and on behalf of the neighboring property owners at 31 Terrace Avenue, we would oppose any reduction of the proposed restacking and rehabilitation of the rock revetment protecting the northerly return wall, and would also argue that a small amount of additional rock in this area would protect not only the northern flank of Brighton Avenue, but importantly the relatively steep erodible bluffs at the back of the small pocket beach just west of 100 Brighton Avenue.

We appreciate the opportunity to comment on Noble Consultants recommendations for stabilizing the existing residence at 100 Brighton Avenue. However, we believe that the public would be better served with the inclusion of a modest beach nourishment program, along with the continued stabilization of the very steep Terrace Avenue roadway embankment that abuts up to the coastal bluff behind the small pocket beach, adjacent to and just west of 100 Brighton Avenue.

If you have any questions or require additional information, please feel free to contact us.

Very truly yours,

TERRACOSTA CONSULTING GROUP, INC.



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Walter F. Crampton, Principal Engineer  
R.C.E. 23792, R.G.E. 245

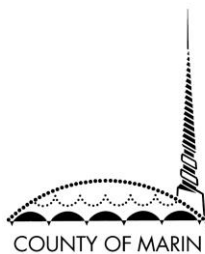
WFC/ar



## **REFERENCES**

1. Bolinas Lagoon Ecosystem Restoration Project Draft Feasibility Study, Marin County, California, June 2002
2. Noble Consultants/GEC, Coastal Development Permit (CDP) Application Number 2-17-0438, Seawall Replacement at 100 Brighton Avenue, Bolinas (Response to California Coastal Commission Letter dated 9-29-2017; Sections: Project Description; Project Need; & Proposed Hazard Response), June 4, 2018.
3. Protect NEPA, Disaster Averted: California's Bolinas Lagoon Article, November 27, 2017, [www.protectnepa.org](http://www.protectnepa.org).
4. Tetra Tech, Inc., Bolinas Lagoon Watershed Study, Input Sediment Budget, November 2001.





## BOARD OF SUPERVISORS

March 6<sup>th</sup>, 2020

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North Central Coast District  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

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5<sup>TH</sup> DISTRICT

SUBJECT: Support of Postponement - CDP Application No. 2-17-0438  
100 Brighton Ave., Bolinas, Marin County

Damon Connolly

1<sup>ST</sup> DISTRICT

Dear Ms. Pfeifer:

Kathrin Sears

3<sup>RD</sup> DISTRICT

I have recently been made aware of the Bolinas Community Public Utility District (BCPUD) and AMJT's request to postpone the Coastal Commission's consideration of their proposed seawall and public accessway improvement project to June 10-12, 2020 In Rohnert Park. I support the applicants' request to postpone the item and extend the 90-day Permitting Streamlining Act deadline for the project to be considered in a more local venue. The existing public walkway is a popular recreational area and many members of the Bolinas community have expressed interest in participating in your hearing process. A June hearing enables greater public participation regarding a locally significant issue.

Matthew H. Hymel

COUNTY ADMINISTRATOR

CLERK OF THE BOARD

Diane Patterson

ASSISTANT CLERK OF THE BOARD

Thank you for your consideration.

Marin County Civic Center

3501 Civic Center Drive

Suite 329

San Rafael, CA 94903

415 473 7331 T

415 473 3645 F

415 473 6172 TTY

[www.marincounty.org/bos](http://www.marincounty.org/bos)

Sincerely,

Dennis Rodoni, District 4

cc: Katie Rice, Commissioner  
Jack Ainsworth, Executive Director, CA Coastal Commission  
Jeannine Manna, North Central Coast District Manager  
Jennifer Blackman, General Manager, Bolinas Community Public Utility District