

**TOMALES VILLAGE COMMUNITY SERVICES DISTRICT  
BOARD MEETING**

Minutes of Meeting held June 10, 2009

**Board Members Present:** Nicole Vigeant, Bill Tucker, Margaret Graham, Kat Marando and Walter Earle

**Board Members Absent:** None

**Also Present:** Karl Drexel, Administrator

Paul Duffey  
Terry Duffey  
Venta Leon  
Karen Karlow  
Bert Crews  
Bill Bonini

Donna Clavaud  
Peter MacLaird  
Dru Fallon O'Neil  
Patty Oku  
Ted Anderson

**Board Member Bill Tucker called the meeting to order at 6:05p.m.**

**Open Communication:**

Terry Duffey said she wanted to ask a question about the Public Hearing Notice that was sent to all ratepayers and property owners in May. She asked if someone with two parcels would have two votes. The Administrator indicated that each developed parcel gets one vote in the Prop 218 process, so if one person owns two developed parcels with separate parcel numbers, they would have two votes, one for each parcel. The votes go with the parcel and not with the number of voters or number of EUs. Then Terry commented that the Notice says that all protests must be received on or before July 8, 2009, the date of the hearing. She asked what happened to the 45 day period to protest. Walter Earle noted that the Notice was sent out at the beginning of May providing for more than 45 days to protest. She said that somebody might change their mind at the public hearing. The Administrator acknowledged that it could happen, but that the Prop 218 law was written to provide 45 days before the public hearing for protests. She then asked if the Shoreline Unified School District had a vote. The Administrator noted that the school district did not get a vote because the rate increase does not affect the fees charged for service to the SUSD. They are charged a percentage of total expenses and not a per unit fee.

Margaret Graham read her letter of resignation thanking the Board and the Administrator for all that they have accomplished during her tenure, and submitted it to the Administrator. That letter is attached and has become a part of the minutes. The Administrator noted that the board seat vacated by Margaret will be filled by appointment by the rest of the Board. He noted that he would post an announcement for qualified applicants.

Venta Leon read a letter from Bruce Bramson voicing concern of the Board supporting the inclusion of adjacent high density property into the LAFCO Sphere of Influence study. That letter is attached and has become part of the minutes.

Donna Clavaud read a letter from the "Ad Hoc Ratepayer's Committee" to the Board objecting to the expansion of the District's Sphere of Influence until a water study is performed. That letter is attached and has become part of the minutes.

**Approval of Minutes:**

The Chair entertained a motion to approve the May 13, 2009 board meeting minutes and asked for any corrections and additions to minutes. Being none:

**Margaret Graham made a motion to approve the minutes of the May 13, 2009 Regular Board Meeting. Seconded by Nicole Vigeant. M/S/U.**

The Chair entertained a motion to approve the May 13, 2009 board meeting minutes and asked for any corrections and additions to minutes. Being none:

**Nicole Vigeant made a motion to approve the minutes of the May 28, 2009 Special Board Meeting. Seconded by Margaret Graham. M/S/U.**

**Financial Report:**

A. & B. The Administrator noted that there was nothing to add to the financials in the Board packets. The exceptional expenditures included the annual premium for the Property and Liability Insurance. He noted that although it is on the list of current payables, it won't be posted until after July 1, 2009 because it is for next fiscal year. He also noted an expenditure from Park Restricted funds for the play surface. Walter Earle congratulated the Administrator for being able to pay back the NRWA interim loan after only two months.

**Walter Earle made a motion to accept bank statements and financial statements and approve expenditures including Phillips and Associates O&M, PGE facility costs, Karl Drexel, AT&T, SDRMA, Capital One, Marin County CDA and miscellaneous office supplies and copies. Seconded by Kat Marando. M/S/U.**

C. The Administrator submitted a revised budget requested by the Board at the previous meeting eliminating any additional part time staff, office space and other expenses included in the last budget that reflected a part time Administrator and additional staff. He also noted that he had waived his contractual Cost of Living increase for this next fiscal year. The Administrator introduced Resolution #09-04 amending Sewer Regulation #108 (c) reflecting a \$5/month increase in the sewer rates for the fiscal year 2009-2010 to repay the solar bonds.

**Nicole Vigeant made a motion to adopt Resolution #09-04 amending Sewer Regulation #108 (c) reflecting a \$5/month rate increase for fiscal year 2009-2010 to repay the solar bonds. Margaret Graham seconded it. M/S/U.**

The Administrator introduced Resolution #09-05 setting the Levy 4 tax, the hookup fees, and the annual fee for sewer service and authorizing the County to collect the tax and fees on the annual tax bill on behalf of the District.

**Margaret Graham made a motion to adopt Resolution #09-05 setting the Levy 4 tax, the hookup fees, and the annual fee for sewer service and authorizing the County to collect the tax and fees on the annual tax bill on behalf of the District. Seconded by Nicole Vigeant. M/S/U.**

Walter Earle asked for a point of clarification. He asked if these Resolutions need to be re-approved at the next meeting after the public hearing. The Administrator said they did not have to be re-approved, but that if they needed to be revised after the public hearing they would be.

**Phillips & Associates Report:**

The Administrator reported that the storage ponds were in great shape and that the levels were lower than usual because of the lack of rain this year. He noted that irrigation is on and lowering the ponds even more. He reported that the effluent tests are taken at the discharge pipe from the ponds and early indications are that the COD levels are higher than they should be. Phillips will be monitoring it on a regular basis to see if it was a one time thing or if there is a problem. Karl also reported that Phillips had weed whacked the ditch next to the road at the treatment pond and is waiting for Furlong to come in and mow the rest of it. He also reported that the comminutor is out of service and is being checked for repairs or replacement.

## **Committee Reports:**

### **A. Newsletter Committee**

Terry Duffey said there was nothing to report.

### **B. Fundraising Committee**

The Administrator put the Swap Meet on the agenda to discuss the panoramic picture raffle and to see if there is something the District needs to do to be the recipient of the fundraising. Donna Clavaud said what the District needed to do was to contact Lori Thornton and that they were meeting the next Sunday to discuss booth locations, etc. She said it would be great if the District had a booth. Nicole said she would have a table at the swap meet and would have the panorama picture raffle at it. The swap meet is Sunday September 20<sup>th</sup> from 9-3. Margaret noted that a possible District booth could be book sales if it isn't done at Founders' Day or if there isn't a Founders' Day. Bert Crews said they hadn't started organizing it yet, but that it was still early. He said that a Founders' Day will probably happen.

The Administrator suggested if the District was going to have a wine tasting again at the Founders' Day celebration he needed to get letters out to the wineries. Kat Marando noted that it was important to get the letters out sooner than later because everybody is asking for donations in this tight economy. Walter noted that book collections were already happening. After discussion it was decided that the District would have a booth at the Swap Meet, next to Nicole's booth to sell books and hold the panorama raffle. It was also decided that the District would continue with the wine tasting at Founders' Day and that the Administrator was authorized to send out the requests to wineries.

### **C. Community Advisory Committee**

Donna Clavaud reported they had nothing at this time to report

## **Pending Business:**

### **A. Grant Writing**

1. The Administrator reported that he contacted Coastland Engineering for an updated proposal for the tertiary feasibility and planning study. He noted that Scott Reynolds from Coastland told him that they had an independent engineer that they would outsource this with and oversee it, but would not be the principal engineer in the project. The Administrator noted that he had talked with the engineer they would be using and he had some questions about his understanding of what was being requested. He said he needed to check out the engineer some more and talk to some other engineers to see if it needed to go out to bid again. The engineer is sending his resume and it will be reviewed.

The Administrator also reported that he had submitted an application with the State to get on the Project Priority List for the construction of a tertiary system. He noted the PPL was for the State Revolving Fund Loan, which he said he was not interested in pursuing, but that if grant funds come available, they will only go to projects that are on the list. He noted that the money that the State Water Board and Department of Water Resources is getting under the American Recovery and Reinvestment Act is required to be used in ways that leverage the funds. Therefore, the State is putting the bulk of it into the State Revolving Loan Program, so money could be loaned out for projects and as they are repaid, money could go out for other projects. However, it is anticipated that some money will be available for grants, but it is unclear how much and for what projects.

2. The Administrator commented that the request for reimbursement from the Small Communities Grant was approved and the disbursement arrived today.
3. The Administrator noted that he had nothing new to report on the RZH grant and the LWCF grant. He noted that we are in the last 10-15% of the project and those funds won't be released until the project is finalized.
4. The Administrator submitted copies of the letters he submitted to the County and the CA Energy Commission that were discussed at the last meeting. He reiterated

that the letter sent to Supervisor Kinsey was forwarded to the Marin Energy Management Team for review. They contacted the Administrator and noted that they felt the CREBS projects in the County were ideal candidates for funding since they use bond funding to leverage the federal money and that they were going to apply for funding through this program. They also told the Administrator that the District's project would be part of their request and that they asked to use his letter as a model for their request. He emphasized that there are no givens in this process and that it is not even a sure thing that the County will get a share, but the request is out there.

5. The Administrator also submitted a letter to Supervisor Kinsey requesting funding to pave Valley St. He noted that the County is requiring the District to extend the parking lot apron up to the middle of Valley St. He said he was trying to get the County to pave over that and the other repairs so that Valley St would look like the rest of the roads in town.
6. The Administrator submitted a copy of a letter to Nancy Scolari with the Marin Resource Conservation District if they were going after stimulus funding for Groundwater Assistance Program. He noted that money might be available for creek bank restoration and a groundwater study. She indicated that they were not. He noted that there are two programs available. One is the Groundwater Assistance Program for groundwater studies, groundwater monitoring and groundwater management. The other program deals with stream bed restoration. Walter Earle noted that Prunuske and Chatham Engineering were looking at the restoration of Keyes Creek several years back. The Administrator noted that he had been in discussions with Fish and Game and the RCD about bank work on Keyes Creek to protect from any additional erosion on the north bank adjacent to the District's treatment ponds. He noted that he was unable to get funding for the work since the creek was not on District property.

**B. Capital Improvement Projects**

The Administrator reported that the Pond project is almost complete, but still needs some small items with the computer and SCADA by Control West and some cleanup items by Piazza to be completed.

**C. Sass Property and LAFCO Sphere of Influence Study**

Nicole Vigeant commented that she felt it was important for the District Board to submit their position regarding the SOI discussions held before the SOI is completed. She said she was concerned that if LAFCO determines a Sphere of Influence without the District's input, it may be too late after the fact. Margaret Graham said her concern was that the Sphere of Influence would not change and the properties in question would sell and be put on multiple or community septic systems. Discussion was held about the Marshall community septic system. It was decided that the Marshall site was approximately 1-1/2 acres so that some of the property would have to be used for a leach field that size, depending on the soil, but it was decided that it could be done. Nicole addressed the audience and said that she was grateful for the discussions and concerns raised at the Special Meeting regarding the SOI and noted that she had not made a decision on the SOI until all of the comments had been made. She said she decided that she could support expansion of the SOI into the high density parcels adjacent to the current District boundaries as authorized in the Tomales Community Plan. She also said that she felt it was important to notify LAFCO of the concerns for the low density portion of the split zoning parcels. Discussion was held regarding the Williams property along Highway 1 as well and the Administrator noted that he did not have any information on that property, but that he advised Jeremy Tejirian, Peter Banning and LAFCO's consultant that the 7 acres on Highway One had been merged with a 20 acre parcel next to it. Nicole asked if LAFCO would take into consideration a water study in their SOI study, and the Administrator said that he doubted LAFCO would take any land use, development or water studies into consideration at this point. He said when the last development was proposed, the water study came up and after many hydrology reports and reviews of those

reports, the project did not go forward. He said it is LAFCO's belief that those issues should come up with the County during the tentative map stage. He said the Sass project is not on hold because it hasn't been determined whether it will be in the sewer District or have a septic system. It is on hold because of all of the other issues, including water quality and supply that have been voiced by the community, the District and the County. He said those issue will not change if the parcels are included in a SOI.

Bert Crews asked if there wasn't discussion about having a community wide meeting about the Sphere of Influence study at one time. Margaret noted that when LAFCO was talking about a Sphere of Influence study encompassing all of the property in the Tomales Community Plan, including the five acre Sass property that was adjacent to three existing five acre parcels that were in the District, it was felt that a community meeting would be a good idea to discuss the health of the groundwater and because expansion into some of those areas was not compatible with the existing Community Plan. She said a community wide meeting was important to determine how big the SOI should be and what it should encompass. However, she noted that when LAFCO looked closer and decided to look at only those high density properties adjacent to the District that were allowed by the Town Plan, they realized it would be simpler, cheaper and would not need a town Plan amendment to do the Study. Kat Marando asked if LAFCO hadn't done an initial study already. The Administrator noted that LAFCO budgeted \$15,000 - \$17,000 for the study under the assumption that they could do it with a minimum CEQA process. However, when they talked with the County, it was determined that they could not get by with a minimal CEQA if they included other properties than were authorized by the Community Plan. They therefore decided to just include those high density properties, which include the four small lots and the 5.23 acre mixed use parcel owned by the Sass group and the seven acre parcel on Highway One across from the Catholic Church zoned for one-acre lots owned by Tomales Farm and Dairy. Terry Duffey said that the seven acre parcel is in the Town Plan, but the agricultural land where the barns are is not in the Town Plan. The Administrator acknowledged that the land where the Dairy is not in the Town Plan, but that he thought the parcel that was merged with the 7-acre site was not the dairy site, but the 20 acre site on the west of Keys Creek, which is in the Town Plan. Terry also said she had a question about the Sass 5.23 acre parcel with split zoning. She said if LAFCO includes the entire parcel in the Sphere of Influence, then the two-acre portion would not be in adherence with the Town Plan. The Administrator noted that the whole parcel will be considered by LAFCO as one parcel for the Sphere of Influence, but for annexation, it would have to be discussed and approved by the District and LAFCO as a separate parcel once it's split off. At that time it would be up to the District Board to determine if they want it annexed into the District. He also said that if the owners of the other 2 and 5 acre parcels wish to apply for annexation, whether they are in the SOI or not, a completely new set of discussions, hearings and CEQA process would have to be conducted. Terry asked if the Board could write a letter to LAFCO indicating that the community would like to comply with the Town Plan and include only the area that allows 6,000 sq ft lots in the SOI and put septic on the two acre parcel. Nicole said that is what she would want as well. The Administrator agreed that a letter to LAFCO could include that language, but that it is only a Sphere of Influence and the discussion is not about sewerage and septic, or the use of that property at this point and LAFCO is not going to get involved in land use. The Board discussed and came to a consensus that the Administrator should write a letter indicating that the Board and the community want to honor the intent of the Town Plan and include those parcels zoned for one acre or less be included in the District's SOI and those portions that are 2-acre or greater not be included at this time.

Terry Duffey then asked about the letters submitted by Bruce Bramson and the Ad Hoc Committee requesting a water study. Bill Bonini said that maybe that should be part of the letter to LAFCO. Walter Earle commented that he did not think that a water study was the concern of LAFCO, and certainly not for a SOI study. They may have concerns if the

County has a water study done and questions arrive, but LAFCO doesn't care about a water study, land use, development, etc. at this time. Until a specific development is proposed and annexation is applied for, LAFCO is not going to get involved.

**D. Tomales Farm and Dairy and LAFCO Sphere of Influence**

The Administrator submitted a copy of a letter he sent to the County Planner responsible for the John Williams lots. He noted that apparently Martin Strain has applied for an oyster production facility on one of the parcels on the Tomales-Petaluma Road, which is not in the District. The County sent a memorandum out to Design Review and North Marin Water District, but not to the District. He noted that his letter requested that the District get the same information and still has not received anything. He also submitted a copy of the response from Design Review indicating their concern for water and sewage and how they were being addressed. The Administrator indicated that the District was also concerned about those issues, but that the property is not in the District. Terry Duffey said they were getting water from a well near the school below the District office on the Williams property and that they only intend to use 600 gallons per day, which could be handled by a septic system. Margaret Graham indicated that currently he is doing his oyster production with no water and no electricity.

Walter Earle indicated that he was confused about the Tomales Farm and Dairy property being included in the Sphere of Influence since there is mixed zoning and it is unclear what is going to be done with it. Kat Marando asked if there was a plan for the dairy and if they are required to do a water study. The Administrator indicated that the property in question for the SOI study was the 7-acre parcel zoned C-VCR on Highway One across from the Church, which is one acre minimum zoning only. The dairy property across from the plant, the parcels across Tomales Petaluma Rd and the properties behind Gail Cerini's house are not being considered. He noted the 7-acre parcel has apparently been merged with a larger parcel that now would make the whole parcel a mixed zoned parcel as well. He said he told LAFCO and their consultant that it was a mixed use property with a high density portion and a very low density portion, so he is not sure what LAFCO will decide in their study, but that is the only other property being considered. The Administrator commented that the letter to LAFCO regarding the Sass mixed zoned parcel could say the same thing about this mixed zone parcel. Walter asked if the 7-acre parcel was in the Town Plan and the Administrator noted it was I the Town Plan, but not currently in the District even though the adjacent properties on either end were in the District. Walter asked if the 7-acre parcel had one acre lots for sale, and the Administrator noted that the parcel was zoned for one acre minimum lots, but that it had not been subdivided and there are no lots yet.

The Board discussed and came to a consensus that the Administrator should write a letter indicating that the Board and the community want to honor the intent of the Town Plan and include those parcels zoned for one acre or less be included in the District's SOI and those portions that are 2-acre or greater not be included at this time.

**E. Clean Renewable Energy Bonds**

The Administrator reported that the bond payback period, which had been at 14 – 15 years, but went down to 12 years is now back up to 16 years, which means a lower payment each year. He also reported that the PGE bill came in and he indicated that their summer service rates have taken affect. During the winter they do not have a Peak Rate; they only have Off Peak and Partial Peak. In the summer they have all three. The Partial Peak rate went from \$.14/ kWh to \$.19/kWh, or approximately 33%. He noted that the District chose to go with the solar program as a cost savings effort based on a PGE rate increase of 4%. Bill Tucker asked when the solar project would be put into service after all of the paperwork is in place. The Administrator noted that it would probably take the contractor two months to complete after all of the funding is in place. He said it would be great to have the CSI payment for as much time as possible this year, since a payment has to be made this year if the solar system is in place or not, and the longer it is in use the

higher the CSI. On the other hand, if there is Stimulus money available, it is better to not have built the project. It is easier to get money to build than it is to get money to repay for something already built.

Terry Duffey asked if the District used Off Peak hours. The Administrator noted that the District uses all three because of the need for pumping, irrigation and aeration. He said that he schedules things to use Off Peak the most. He said it was approximately 80% Off Peak, 15% Partial Peak and 5% Peak. He noted that with irrigation and extra aeration he will need to use a little more Partial Peak.

**F. Complaints and Correspondence From the Community**

No Correspondence from the Community other than the letters received at the beginning of the meeting.

**New Business**

There was no new business

**Administrator's Report:**

The Administrator reported that he did not submit the regular Administrator's report since he submitted a daily timesheet which detailed his activities for the month. Bert Crews asked about the Administrator's daily time sheet that displays hours and fractions of hours. He asked how that was figured out. The Administrator noted that there was a daily time sheet program in QuickBooks that he uses that records the minutes worked. He noted that he starts the clock when he starts a specific project such as bookkeeping, board meetings, construction management general administration, etc. and stops it when he goes to the next project. The program actually records fractions of hours to four decimal points and that he has gone through and rounded them all to two decimal points.

Terry Duffey asked if a SSMP and the Operations Manual are the same thing. The Administrator noted that they were not. Although they have some common elements, the SSMP, or Sewer System Management Plan, deals with the collection system, and the Operations Manual deals with the entire system, primarily the treatment. Venta Leon asked if he would explain what a Sewer System Management Plan entailed. The Administrator explained that the SSMP, a new requirement by the State, is a document describing the management of the collection system. It includes the goals of the District regarding the collection system, the personnel involved, the legal authority and permitting, a maintenance schedule, overflow response procedures, control of fats, oils and grease in the system and monitoring and measuring the effectiveness of the collection system.

Nicole asked what everybody felt about the District pursuing a water study under the auspice of the CSD and if the District would pay for it or if the Board wanted Karl to look for grant money or it was even possible under the CSD laws. Venta Leon said that she thought it was appropriate because it's water in – water out. And she felt that the more the discussion about a water study echoed through the County and State, the more likely it was that something would happen. Terry Duffey said she thought it was a good idea, but didn't feel the District should pay for it. Donna Clavaud asked the Administrator if he had a rough estimate of what a water study would cost. He said he had no idea what it would cost, or even what would be in a water study. He noted that Blair Fuller made a comment that he didn't think that there was a water study that would satisfy everybody's concerns. He went on to say that what everybody wants in a water study has to be determined first before an RFP can be issued, or grant money could be researched. He noted that Kleinfelder had done two hydrology reports on the Sass property and that Todd had done two peer reviews on the Kleinfelder studies, but apparently that wasn't enough. Kat Marando asked if the water wells in town are regulated by the State and the gallons per second are recorded. The Administrator noted that the well drillers have to file with the State the rate of water for each well when it is installed, which was in one of the hydrology reports, but he didn't think it had to be maintained. Donna asked if it would merit looking at studies across the State. Nicole asked if Coastland would do something like that. The Administrator noted that Coastland would



**Graham / Earle**

PO Box 258  
Tomales, California,  
94971

June 10,2009

Hello Karl

I have very much enjoyed being a part of the Tomales Village Community Service District Board for these past many years. We've seen some exciting times. But with the increased work needed to be done to stay current with all of the Board issues I've found myself falling behind on our own business accounts.

The District is in much better shape then when I first came on, mostly thanks to your efforts in pursuing grants and low interest loans to create a much safer system. I'd like to thank you for all that you've done for our community despite some difficult times. And I'd like to thank the other members of this Board for their dedication. I've been on a number of Boards and this has by far been the best functioning one I've had the pleasure to be a part of.

As there seems to be a renewed interest in the affairs of our Board now seems like a good time for me to step down and let someone else get involved. I would like to make my resignation officially start July 1st. Thanks very much.

Margaret Graham

Wednesday, June 10, 2009

To: Tomales Village Community Service District

Dear Board members -

Concerning the LAFCO Sphere of Influence initial study, I have three brief questions for your consideration:

1. Firstly, does the Board believe it has accurate and sufficient data to make an informed recommendation?
2. Secondly, on this issue, does the Board believe it reflects the sentiment and best interests of a majority of our rate payers?
3. And thirdly, why not wait for LAFCO to complete its initial SOI study, review those results and then comment?

It seems to me, without a blind Service District "endorsement", the study, paid for by LAFCo, would appear to be more independently focused on actual fact-finding.

As both a rate payer and a Tomales resident, I therefore personally recommend a deferred response from the Board.

Thanking you in advance for your attention,

Bruce Bramson  
27055 Shoreline  
Highway,  
Tomales, California  
94971

June 9, 2009

Tomales Village Community Services District  
**P.O.** Box 303  
Tomales, CA 94971

Dear Board of Directors:

The members of the Ad Hoc Ratepayer's Committee, who are all property owners and ratepayers in Tomales, strongly recommend that, prior to any expansion of LAFCO'S sphere of influence, the TVCSD work in partnership with the Tomales Design Review to seek a public consensus and a mandate for a water study in Tomales. While we have enjoyed adequate water resources until now, it seems prudent to restate the need for a better understanding of groundwater capacity in our planning area to assess development potential. The 1997 Tomales Community Plan update clearly indicates the need for a water study prior to buildout.

We understand that the area of the Sass property that has been zoned for development is now under consideration by TVCSD to be recommended for inclusion into LAFCO's sphere of influence in Tomales. Such an inclusion means that this area would be subject to special district services. Recent well tests in this area have determined that a marginal, low-yield aquifer exists where development plans for up to 28 additional sewer hookups have been projected. Expanding the sphere of influence into this area for potential services seems premature until we better understand the carrying capacity of the water resources needed for drinking and non-drinking (i.e.-sewer disposal) purposes.

We believe that TVCSD must be sensitive to the land use implications of its decisions since it utilizes water for its operations. Water and land resources are interdependent and must be managed by responsible stewards who understand as much as possible how to sustain and protect them.

While we realize there may not be money for a water study during this economic downturn, we urge the Board of Directors of TVCSD to communicate to LAFCO that the current sphere of influence is sufficient at this time.

Sincerely,

Donna Clavaud

Bert Crews

Terry and Paul Duffey

Venta Leon

Peter MacLaird

Dru Fallon O'Neill

Bill Bonini

Cc:

Tomales Design Review

Steve Kinsey, Supervisor

Jeremy Tejirian, Senior Planner

Peter Banning, Marin LAFCO

## **For Inclusion into SOI**

Bill Bonini: He said that he felt that those particular lots fit into the program and if you are going to have a sewer system, you ought to sewer the parcels.

Bruce Schiller: He said he felt the issue was should these properties be included in a Sphere of Influence study. And according to the Tomales Community Plan he said he doesn't see that there is a problem.

He said that Hulbert was able to keep it off of his property, but that it should have been sewerer from the beginning.

Karen Karlow: She said she thought it was time to put the issue in perspective because this issue does not determine what goes on down the road at this point. She also said that she thinks that there has been tremendous amount of division in the town and it is time to bring closure to this element and allow the town to heal.

Alyce Perucchi: She said the town needs some growth and she said she does not understand why they feel that we cannot have any growth. She said that if any houses are to be built, they have to provide water and that alone would curtail the 30 or 40 home development that you are concerned with.

Blair Fuller: He said the Board needs to make it clear to LAFCO that the 2-acre portion should have a septic system and the 6,000 square foot lots should be on sewer. He said to abandon the sewer is "madness".

Paul Duffey: Paul Duffey said he goes along with Margaret that the small lot parcels and the 6,000 square foot portion of the mixed zoned parcel should be included in the Sphere of Influence, with some kind of condition put on the 5.23 acre parcel, which is problematic with the Town Plan and there should be some kind of rider that state's our concern.

Terry Duffey: Terry Duffey said she agrees with Blair that you keep the zoning and the Town Plan recommendations for sewer and septic, because eventually that parcel is going to be split with a 2-acre section and a 6,000 square foot lot section.

## **Against Inclusion into SOI**

Bert Crews: Bert said that he didn't feel like the issue was black and white, but some grey areas. He said historically there were black and white areas, but he SOI is a grey area. If a parcel is considered for sewer, it becomes a black and white issue, but the parcel next to it becomes a grey area where it was a black and white issue before. He said it feels like expansion to him. He said he would like to see a community meeting held for further discussion, and not just a Board meeting.

Venta Leon: Venta Leon said that until the mixed zone parcel is split with a new parcel for the 2-acre portion and a new parcel for the 6,000 square foot portion they should not be considered in a SOI study at this time.

Jane Healy: She said the Sphere of Influence was clearly stated when she developed her property in 1997 and she was told they could not hook up to the sewer because the community in the most recent Community Plan had made it clear that they did not want to increase the sewer district.

Jane Healy commented that she didn't think that what people were saying was no development and that you polarize us when you depict what I am saying as no development. She said she would have just as soon see Sass build 8 or 10 houses on that lot and be done with it. But, she said, he got greedy and wanted to build about 20.

Jane Healy said she thought everybody was putting the cart before the horse talking about subdividing or including until someone gets real about a water study. And she said she didn't think we should be talking about development, SOI, or what's going to be developed until a water study is completed.

She said she is a school board member and she sees the enrollment declining and she said she wished somebody would come in and build a bunch of good houses in a reasonable, measured and long thought out way.

Bruce Bramson: He contended that as homeowners and ratepayers we are concerned about the texture of our community in that area and this could be very well the first step into allowing a full scale development in that area. He said he had to state that because there was an undertone, no matter what this Sphere of Influence is, if all of a sudden a whole bunch of houses have a major roadblock cleared, that is one less thing in our control as a community to determine the character of that neighborhood.

He said he did not think the town can double and if it did he said he believes the town could go absolutely dry of all of our shallow wells. And he said that is his primary concern and would say no to an increase in the Sphere of Influence.

No comments

Penny Hammond  
Ted Anderson  
Marc Clavaud  
Donna Clavaud  
Peter MacLaird  
Dru Fallon O'Neil  
Richard Oppen  
Jeanette Taylor  
John Tornes