

# BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

BCPUD      BOX 390      270 ELM ROAD BOLINAS CALIFORNIA 94924      415 868 1224



August 13, 2025

## *EMAIL TO*

Josh Churchman and Kyle Churchman

Cass Hicks and Chuck Oakander

cc: Kevin McElroy/Georgia Woods

Hello to all:

Kevin and I, as the Roads Committee, have met several times with Kyle and Josh, and Cass and Chuck and have visited the site at Opal Road, where it intersects with Locust Road. We are responding to a complaint from Kyle and Josh that Cass and Chuck are obstructing the public right of way on Locust Road with a propane tank and a cargo container. It also appears a portion of the road is covered by the extension of Cass and Chuck's house.

Older aerial photos show a large hedge which provided a windbreak to Cass and Chuck's house. The hedge has been removed and there is now a large cargo container on the roadway which they say serves as a windbreak and functions in place of the hedge. The propane tank currently adjacent to the cargo container on the Locust side is to be relocated on a concrete pad closer to the house and to Opal Road.

After interviewing both sides, reviewing the photos and visiting the site, we recommend the following:

1. The propane tank shall be installed on a concrete pad at the location designated at the site. The location is more to the side of Locust Road than the current location, and as a utility is not obstructing public access and use of Locust Road.
2. The cargo container shall be moved off Locust Road to a location on Cass and Chuck's property, preferably out of view from the Churchman property.
3. In order to provide a windbreak to replace the cargo container, and the hedge before that, we recommend that Cass and Chuck be allowed to erect a fence as close to the propane tank and to the house as is permitted by County code, and within the allowable height. While we would ordinarily be opposed to any fence being erected in a public right of way, we recognize the historical use of the hedge as a windbreak. Therefore, we feel it would be appropriate in this case.

We suggest Cass and Chuck put up stakes to mark the location of the new fence in order to resolve any final dispute on its location.

Sincerely,

*Jack Siedman*

*Kevin McElroy*