

# BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT



BCPUD BOX 390 270 ELM ROAD BOLINAS CALIFORNIA 415 868 1224  
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## MEMORANDUM

<b>TO:</b>	Board of BCPUD Directors
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<b>FROM:</b>	Georgia Woods, General Manager
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<b>RE:</b>	<i>ITEM #5: Board to Consider Approval of Proposal to Review and Update Legal Opinion on Bolinas Mesa Rights of Way—Somach, Simmons and Dunne</i>
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<b>DATE:</b>	December 17, 2025
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### Purpose

This memo accompanies a proposal from Somach, Simmons & Dunne to review and update the District's legal opinion regarding rights of way on the Bolinas Mesa subdivision.

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### Background

This item is a continuation of discussions held at previous Board meetings concerning BCPUD's legal rights, authority, and responsibilities related to the gridded Mesa streets. The proposed scope includes:

- Review of the 2007 legal opinion;
- Assessment of new information regarding conveyance and recording of property interests;
- Recommendations for clarifying District rights and responsibilities;
- Preparation of a revised ordinance and guidance on encroachment permitting.

The estimated cost for these services is \$18,040, as detailed in the attached proposal.

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### Action Requested

Board consideration and possible approval of the attached proposal.