

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT



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MEMORANDUM

TO: Board of BCPUD Directors

FROM: Georgia Woods, General Manager

RE: *ITEM #5: Board to Consider Approval of Proposal to Review and Update Legal Opinion on Bolinas Mesa Rights of Way—Somach, Simmons and Dunne*

DATE: December 17, 2025

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.

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.

Action Requested

Board consideration and possible approval of the attached proposal.