

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT



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MEMORANDUM

TO:	Board of BCPUD Directors
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FROM:	Georgia Woods, General Manager
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RE:	<i>Item #02: Follow-Up to March 18, 2026 Memo – Board Actions on Mesa Park Pool Water Use and LWUP Considerations</i>
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DATE:	May 20, 2026
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Purpose

This memorandum follows the March 18, 2026 memorandum titled “Water Use Considerations for Proposed Mesa Park Pool; LWUP Implications and Potential Options.” It presents discrete policy and operational questions for Board consideration and action. Each item is structured to allow clear direction to staff regarding potential pathways to address the projected water demand associated with the proposed Mesa Park pool and related facilities.

The water use estimates referenced herein are preliminary and were provided by the Mesa Park Board for the purpose of evaluating anticipated pool and related facility operations. These estimates are subject to change and may be refined based on final project design, operational requirements, or other constraints.

The actions outlined in this memorandum are not intended to authorize or enable implementation of the proposed pool project. Rather, the actions are intended to provide clear direction to the Mesa Park Board and the public regarding which water supply and reallocation strategies the BCPUD Board is willing to implement, if pursued. While the specific quantities, timing, and mechanisms of implementation will be further refined through subsequent Board action, the votes contained herein are intended to provide clear guidance as to whether such strategies are supported by the Board.

Background Summary

As outlined in the prior memorandum:

- Mesa Park currently holds a Limited Water Use Permit (LWUP) of approximately 280 gallons per day (gpd).
- Estimated demand for the proposed pool and associated facilities is approximately 400–570 gpd (preliminary and subject to revision).
- The resulting shortfall is approximately 270 gpd.

Mesa Park also operates a downtown meter at 32 Wharf, which historically uses approximately 290 gpd but does not have an established LWUP. This usage represents existing system demand that is not currently governed by a formal permit limit and may provide a basis for establishing a defined allocation that could be reallocated to the Mesa Park site.

Addressing the projected shortfall may therefore involve a combination of reallocation of existing use, integration of operational water needs associated with treatment facilities, and/or modification of existing LWUP limits, all subject to Board direction and consistency with District conservation policies.

Board Action

Staff requests Board direction on the following items. Each item may be considered independently.

Vote 1 – Water-Use Reallocation (Swap/Stack Between Mesa Park Meters)

Proposed Action:

Motion:

That the Board establish a water-use limit for Mesa Park’s downtown meter based on documented historical usage, and authorize a water-use reallocation (swap/stack) between the downtown meter and the Mesa Park LWUP meter, enabling transfer of water-use limits from the downtown meter to the Mesa Park meter, with newly established limits to be enforced in accordance with the District’s LWUP resolution, and direct staff to review the existing LWUP resolution and return with any recommended amendments necessary to authorize swap/stack for public-benefit purposes beyond affordable housing.

Vote 2 – Allocation of Treated Water from Resource Recovery Well

Proposed Action:

Motion:

That the Board authorize that, if upon operational determination a daily or periodic amount of treated water must be produced and introduced into the potable system to ensure proper operation of the Resource Recovery well treatment facility, such operationally required water shall be allocated to Mesa Park and added to its LWUP. Staff estimates this operational volume may be on the order of approximately 200 gallons per day, which could result in an increase to the Mesa Park LWUP, though the exact amount shall be determined based on operational best practices established for the treatment facility.

Vote 3 – Allocation of Treated Water from 31 Wharf Well

Proposed Action:

Motion:

That the Board authorize that, if upon operational determination a daily or periodic amount of treated water must be produced and introduced into the potable system to ensure proper operation of the 31 Wharf well treatment facility, such operationally required water shall be allocated to Mesa Park and added to its LWUP. Staff estimates this operational volume may be on the order of approximately 200 gallons per day, which could result in an increase to the Mesa Park LWUP, though the exact amount shall be determined based on operational best practices established for the treatment facility.

Vote 4 – Seasonal Pool Filling Using Winter Water Availability

Proposed Action:

Motion:

That the Board authorize the initial and periodic filling of the proposed Mesa Park pool during winter or wet-season months using available excess water, subject to operational controls and staff oversight.

Conclusion

Any affirmative action by the Board on the above items shall direct staff to follow up and return to the Board with necessary supporting resolutions, amendments to existing policies (including the LWUP resolution if applicable), and implementation measures required to effectuate the decisions made herein.