STATUS REPORT TO LITTLE MESA HOMEOWNERS
August 11, 2026

This report has three parts:

1. Options for funding the repairs to our road
2. What we have done since the Cliff Road slide
3. What are the next steps

1. OPTIONS FOR FUNDING THE REPAIRS TO OUR ROAD

There are two options for funding the repairs.

- SELF FINANCE This would require everyone to pay his pro-rata share of the cost. The payments would have to be made right now. Someone or a group of the home owners would have to take responsibility for hiring and supervising the experts and the contractors.
- COUNTY LOAN THROUGH PRD PROCESS
  We borrow from the County for the full repairs, and let the County manage the entire project. This loan would be repaid over the next ten years, as an addition to our current property taxes.

How do these options work?

SELF FINANCE
Steps to self finance would include and not be limited to this brief overview:

- Form a group to collect, then administer, the funds from every home owner.
- Hire and supervise experts and contractors for all road repairs.
- Purchase liability insurance and other insurances to protect against possible damage to properties throughout the process.

Though possible to accomplish, we do not believe that this is a viable option. Many owners already stated that they would not contribute money upfront for the repairs. Additionally it would be prohibitive to insure against repair liability claims, and we do not have the expertise to oversee the process.

COUNTY LOAN:
The County lends money to the Bolinas Highlands to be repaid over 10 years by an annual increase to our property tax. The County would hire all the experts and contractors and oversee every aspect of the work, through to completion of the repairs. The County would be responsible for any issues that arise throughout the repairs, as well as the completed work.

The borrowing would be made through the Permanent Road Division (PRD) process. The Bolinas Highlands already is a PRD, formed in 1962. The PRD comprises all the properties that were included in the PRD map created in 1962.

The county puts aside annual additions of money to the Bolinas Highlands account from County-wide tax collections specifically to be spent on our private road . At the beginning of 2026, we had approximately $120,000 in that account.

The Bolinas Highlands PRD borrowed money from the County to fix our roads using the PRD process twice in the past: in 1962 and 1998. Both of these loans were repaid over ten years.

The PRD loan process requires a series of steps, mandated by State and County laws and regulations. These steps, as applicable to our situation, are:

- the County obtains a report from a geotechnical expert about the nature of the soil under the road, the cause of the problem(s) with the road, and potential solutions to the problem
- the County obtains a design from civil engineers to implement the geotechnical recommendations, with an estimate of the likely cost of the repairs
- 70% of the home owners petition the County Board of Supervisors for a loan to pay for the cost of repairs and for the imposition of an additional property tax to repay the County for the loan, including interest, over the following ten years
- the County Board of Supervisors approves the loan and the tax
- the County holds a vote to seek approval of the additional property tax for each property in the PRD

- full time residents within the PRD who are registered to vote in Marin County are eligible to vote
- if these voters approve the additional property tax, the County hires civil engineers to prepare the actual plans from which the contractors perform the work and a construction manager to oversee that actual repair work
- the County obtains bids from contractors to proceed with the repairs
- the County hires the contractors, supervises their performance and pays them from our PRD funds when the work is completed to the County's satisfaction.

2. WHAT HAS BEEN DONE SINCE THE CLIFF ROAD SLIDE?

We formed a working group

Right after the slide a group of eight people volunteered to spearhead the repair effort and to mitigate immediate problems along the way. This group originally comprised Kristina Harrigan (41 Crescente), Grace Powell (42 Crescente), Dana Taylor (20 Crescente), Andy Rothman (22 Crescente), Graham Green (28 Crescente), Jill Moore (64 Altura), Fred Oliai (76 Altura), and Sara Bettini (50 Cresente). Later, Geoff Evans stepped in to take Grace Powell's place and Sean Moffat recently replaced Graham Green.

We created a cash account at the Bolinas Community Center

We requested $500 from each property owner to fund a cash account for immediate needs, mainly protecting the landslide from further damage and working with a lawyer. This took a lot of time. We realized from this that we could not quickly collect enough money from the home owners to pay for the Geotechnical engineer's evaluation ($60,000). Therefore we asked the County to use funds already available to our PRD to pay for such a report and for the traffic lights necessary for safe driving on Altura.

Additional work done since the slide:

- obtained traffic lights from the County to control two-way traffic on Altura
- ensured County maintenance of the traffic light
- arranged for trash collection and propane deliveries to accommodate the fragility of Altura

- obtained and evaluated three bids from County-approved geotechnical experts
- worked with the County to engage their top choice Geotech Haley & Aldrich ("H&A") to perform the geotechnical evaluation
- co-ordinated with property owners about H&A's survey and road borings work on the Little Mesa
- engaged with two other PRDs in the County (Paradise Ranch Estates in Inverness Park and Madrone Park Circle in Mill Valley) to learn of their experience with the PRD process and to discover if there were any short-cuts to obtaining the PRD loan (there aren't any)
- explored alternative routes to borrow from the County without the voting process described above
- continually pressed the County to expedite H&A's work
- obtained H&A's 70 page report (copy attached) and reviewed with the County.
- worked with the County to determine the necessary schedule of completion for each step in the PRD process in order to complete the repair work
- obtained County agreement to ask H&A for more detailed recommendations for Altura and to help us "winterize" the Cliff Road slide before the 2026/2027 rainy season
- Currently working with the County to accelerate the loan process. The County is working on repair estimates named as urgent in the Geotech report. They are working internally with contractors and H&A to create a an estimate based on previous similar projects to get a square foot cost for the required repairs. NOTE: As soon as a loan is approved, cross fingers, the step to hire a Civil engineer to design the repairs will take place.

3. WHAT ARE THE NEXT STEPS?
   The County DPW will prepare a total budget, including:
   - the estimate above, including contingencies
   - the cost of the H&A Geotech report

- reimbursement to the County for its staff work on the PRD loan process, and
- interest expense over the life of the loan repayment

- the County will calculate the additional property tax that would have to be imposed in order to repay the loan. All improved properties share the same amount, with unimproved parcel paying 1/2 of the tax paid by an improved parcel

- A minimum 70% of the PRD property owners petition the County Board of Supervisors to impose the tax as calculated above.

- the Board of Supervisors approve the property owners' petition and order an election to approve the additional property tax

- the County organizes an election, distributes the election materials, conducts the election and certifies the results

- the ballot election is limited to full-time residents within the PRD who are registered to vote in Marin County, regardless of whether such a person owns any of the properties within the PRD

- if 70% of the voters in this election approve the additional property tax, the County obtains detailed construction plans, drawings and specifications from civil engineers, which will be submitted to contractors as the basis for obtaining their bids

- the County seeks bids from several pre-approved contractors for performance of the road repair according to the engineers' design

- the County contracts with the winning construction company and hires engineers to act as construction managers

- the County oversees the entire repair project, including supervision, changes if necessary, dispute resolution, inspection and payment

- the property owners' annual property tax is increased for the subsequent ten years to repay the loan.

Timeline for obtaining the County PRD loan:
The budget, Geotech report and property owners' petition must be submitted to the County five months before an election can be held. **To qualify for the March 2, 2027 election we will have to submit all of the above by October 1, 2026.**

Though there is an election coming up in November, it was impossible to qualify for it, given the number of steps required and the time required to get the required materials to the Board of Supervisors.

WE ARE AIMING FOR OCTOBER 1, 2026, SUBMISSION.