Outlook

**Bolinas Highlands PRD Petition to the Board of Supervisors**

**From** Kristina Harrigan <kristina.harrigan56@gmail.com>
**Date** Sat 9/12/2026 4:18 PM
**To** BCPUD <bcpud@bcpud.org>
**Cc** Dana Taylor <admin@bolinashighlands.com>; Jill Moore <jillmoorebo@gmail.com>

2 attachments (2 MB)
Petition for Special Tax BHPRD 2026-2.pdf; Petition_Signature_PBUD.docx;

Good afternoon Georgia,

Back on August 31, 2026, I sent you an email responding to your questions about the PRD's Petition to the County Board of Supervisors for a loan to fix our roads, to be repaid with a ten-year special assessment on all parcels that depend on these roads for access. I did not hear back from you. Accordingly, I assumed, I hope correctly, that my answers were adequate and satisfactory. If you have questions still outstanding, please let me know.

We have now received the text of the Petition that the County wants us to file in order to make that loan happen. The Petition is attached at the end of this email.

The Petition includes not only a Petition, but also a budget for the repairs, including County overhead charges, the cost of getting a design and construction drawings from civil engineers, the cost of a mandatory construction manager, and interest for the ten year period. In addition, there is a map of the parcels within the PRD, a list of the parcels by APN, owner name and physical address. Lastly, and most importantly for us, there is a signature page embedded within the Petition package. *Please ignore this signature page. It is impossible to fill it out from your computer. Instead, I enclose a signature page created as a "doc.," which has been filled out with the BCPUD's information. The signature page is also attached below.*

The signature page can be printed, signed and scanned for return to either Jill Moore or Dana Taylor.

Our team, which has worked very hard to get this Petition drafted by the County within a very short time, and all BCPUD's neighbors on the Little Mesa hope that the BCPUD will sign the Petition. Please support the Little Mesa community in this vital effort to restore the functionality of our roads and to maintain them for the next few decades, by signing the Petition.

**We must return signature pages from 70% of the parcels, by September 30, 2026, in order to be able to get our Petition to a vote of persons resident within the PRD AND registered to vote in Marin County in time for the regularly scheduled election in March, 2027. If we miss this deadline, we face a second winter rainy season without road repairs.**

**Please sign and return your signature page at your earliest convenience.**

Kind Regards,

Kristina Harrigan

Outlook

**Re: Bolinas HIghlands/Little Mesa Road Repair updates**

**From** Kristina Harrigan <kristina.harrigan56@gmail.com>
**Date** Mon 8/31/2026 7:53 AM
**To** Jill Moore <jillmoorebo@gmail.com>; BCPUD <bcpud@bcpud.org>
**Cc** Dana Taylor <oakmesaFOTeam@gmail.com>

Good morning Georgia,

Jill asked me to respond to your email. If you don't mind, I am answering your questions with interlineated text in red. This way I can make sure that I don't overlook anything.

Please let me know if I can give you additional information that will help BCPUD evaluate its position and, we hope, lend its support to our efforts to restore our roads by signing the Petition to the Board of Supervisors that asks for funding for that work.

Sincerely,

Kristina Harrigan
41 Crescente

> Hi Jill,
>
> Thank you for keeping BCPUD informed. The District certainly wants to support efforts to address the road issues and maintain safe and reliable access within the community in whatever way we can.
>
> At the same time, before the District can consider signing a petition or taking any formal position, we will need to understand the potential financial impacts to BCPUD and all ratepayers. In particular, we would appreciate additional information regarding whether District-owned parcels are proposed to be assessed, the methodology for allocating loan repayment among property owners, and the estimated costs associated with the District's parcels. I cannot advise you regarding whether the BCPUD parcels would be subject to the new assessment. You will need to check with your advisors about the BCPUD's liability for such assessments, which are not *ad valorem* taxes, under California law. The methodology for allocating loan repayment follows California and Marin County rules: the total loan amount, including interest, is divided equally among all parcels in the PRD, with "unimproved" parcels paying 1/2 of the amount paid by "improved" parcels. If the District is liable for its share as the owner of two "unimproved" parcels, our current estimate for the District's annual cost for its two parcels totals $6,500 during the ten year repayment schedule of the loan.
>
> As you likely know, the parcels owned by BCPUD on the Little Mesa contain vestigial utility infrastructure that is not currently used for District operations and is not necessary for present-day utility service. As a result, it will be important for the Board to understand how the proposed financing relates to the benefit received by those properties. The proposed financing's relation to the benefits received by your parcels is the same benefit received by the other parcels that depend on Cliff Road and Altura Avenue for access. BCPUD's access to its parcels will be restored to the level before the collapse of Cliff Road earlier in 2026; in addition, BCPUD's future use of Altura Avenue will benefit from the prophylactic repairs planned. While BCPUD's utility infrastructure on the Little Mesa may not be ***currently*** used for District operations and may not be necessary for ***present-day*** utility service, this may change as demand for those services and the availability of water changes in the future. Thus, continued, reliable and safe access to BCPUD's parcels is as important to BCPUD as it is to all the other parcel owners on the Little Mesa.
>
> We look forward to reviewing the cost estimates and petition materials when they become available and appreciate all of the work that the PDR group has undertaken on behalf of the Little Mesa community. We will circulate the formal Petition and the associated cost estimates as soon as we get clearance from the County. Drafts of both are currently under review by Hugh Davis, the County civil engineer with whom we have been working closely since mid-January. We hope to be able to send them out, along with Signature pages, by the end of this week.

I am also available to meet and discuss further if that would make sense.

-Georgia

On Fri, Aug 28, 2026 at 9:02 PM Jill Moore <jillmoorebo@gmail.com> wrote:

This is too much for me. Would you be able to respond to this Kristina?

Begin forwarded message:

**From:** BCPUD <bcpud@bcpud.org>
**Subject: Re: Bolinas HIghlands/Little Mesa Road Repair updates**
**Date:** August 28, 2026 at 4:42:56 PM PDT
**To:** Jill Moore <jillmoorebo@gmail.com>

Hi Jill,

Thank you for keeping BCPUD informed. The District certainly wants to support efforts to address the road issues and maintain safe and reliable access within the community in whatever way we can.

At the same time, before the District can consider signing a petition or taking any formal position, we will need to understand the potential financial impacts to BCPUD and all ratepayers. In particular, we would appreciate additional information regarding whether District-owned parcels are proposed to be assessed, the methodology for allocating loan repayment among property owners, and the estimated costs associated with the District's parcels.

As you likely know, the parcels owned by BCPUD on the Little Mesa contain vestigial utility infrastructure that is not currently used for District operations and is not necessary for present-day utility service. As a result, it will be important for the Board to understand how the proposed financing relates to the benefit received by those properties.

We look forward to reviewing the cost estimates and petition materials when they become available and appreciate all of the work that the PDR group has undertaken on behalf of the Little Mesa community. I am also available to meet and discuss further if that would make sense.

-Georgia

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**From:** Jill Moore <jillmoorebo@gmail.com>
**Sent:** Friday, August 28, 2026 1:14 PM
**To:** BCPUD <bcpud@bcpud.org>
**Subject:** Fwd: Bolinas HIghlands/Little Mesa Road Repair updates

Dear Georgia,

I am a part of the PDR (Permanent Road Division) for the little mesa. Because it is a private road, it is very a complicated process to get our road repaired. At the moment we, the PDR group,  are reaching out to all property owners to answer questions and to ask for them to sign a petition that the county needs to get to the Board of Supervisors before Oct.1. I am including the last mailing that was sent out to the group with all the details and I am your point person if you have any questions. I am not sure who at the BPUD signs for their two parcels, but I will send you the petition when it is ready.

Feel free to contact me by email, phone or text: 510-220-1160

Thanks so much,

Jill Moore

Hello Neighbors!
We finally received the Geotech report on our Little Mesa road system. With this, we have clear next steps. This communication is to share with you the latest updates.

Since the Cliff Rd landslide on January 5th, together with each of you and your input we have worked to make access to the Little Mesa as safe as possible, at the least cost to our PRD members. Trash collection was figured out, and our propane suppliers modified their delivery schedules to minimize stress on Altura.

We have had slight success in curbing the use of Altura by on-going construction crews but, fortunately, Altura has not failed us to date**.**

We are facing crises on both Altura and Cliff that have been building up over many years. The severity of the problem is amply shown by the three recent slides on Cliff Road:

- February 17, 2024 at the base of 80 Crescente,
- December 13, 2024 at the base of 52 Crescente
- January 5, 2026 across the pavement from a ravine at the base of 52 Crescente.

The problems on Altura are not as drastic but many of us expected that it would collapse before Cliff, given the numerous longitudinal cracks in the asphalt and the steady diminution of the shoulder on the downhill side of the road.

At this point a total and durable repair of both Altura and Cliff through a 10 year loan from the County seems prudent. It will be costly, and, if we don't do the work now and do it well, our home values will decline as our properties become subject to more access and egress limitations.

On August 3d we got some great news from the County. As you will see when you read our Status Report (attached below), the "normal" process for borrowing money from the County to fix our roads would have required us to get bids from three civil engineers, hire one of them and wait for their report and estimate of repair costs, before we could move on to petitioning the County to lend us the money. The County has now offered to expedite this step by developing a square foot cost estimate based on contractors experience with similar repair, coupled with the Geotech report. This is tentatively arriving to us by end of week Lets see what they come up with!

**We are planning on submitting cost estimates, over-all budget and our petition to the County by October 1, 2026. We will have to move fast once we get the County's cost estimate. We will update everyone as soon as we have that number.**

Attached to this email are three documents. Please read them think about them, and help us with your thoughts and suggestions.

- Status Report from us
- 70-page geotechnical report from Haley & Aldrich
- Summary of the 70-page report

In order to answer your questions and concerns, we are available to meet with each of you one on one. To do so we divided the Bolinas Highlnads PRD property owners into eight groups, with each group assigned a point person from our group.

The list of Point Persons & their contact info will be circulated shortly. Please get in touch with us when you are ready to discuss all of this. We will consolidate your concerns and

discuss them to take action. If we have the opportunity, we will have a Zoom meeting with everyone to discuss what we learned from you.

**We are all in this together and have to solve it together.**

Your road emergency team:

Sara Bettini
Geoff Evans
Kristina Harrigan
Sean Moffat
Jill Moore
Fred Oliai
Andy Rothman
DanaTaylor

Outlook

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**Re: BCPUD Little Mesa Parcels and September 29 Special Meeting to consider Petition**

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**From** Georgia Woods <gwoods@bcpud.org>
**Date** Wed 9/23/2026 11:41 AM
**To** Bolinas Highlands <admin@bolinashighlands.com>
**Cc** Jill Moore <jillmoorebo@gmail.com>; Kristina Harrigan <kristina.harrigan56@gmail.com>

Thank you, Dana. Much appreciated.

-Georgia

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**From:** Bolinas Highlands <admin@bolinashighlands.com>
**Sent:** Tuesday, September 22, 2026 10:21 PM
**To:** Georgia Woods <gwoods@bcpud.org>
**Cc:** Jill Moore <jillmoorebo@gmail.com>; Kristina Harrigan <kristina.harrigan56@gmail.com>
**Subject:** Re: BCPUD Little Mesa Parcels and September 29 Special Meeting to consider Petition

Hi Georgia, attached below are separate signature pages for each of Bpud's parcels on the Little Mesa. We all really hope that one of them can be signed in time to get it submitted to the Board of Supervisors.

If you aren't able to meet the October 1 deadline , please do send us the signed sheet as soon as possible.

Many thanks,
Dana for the Bolinas Highlands road team.

*** Please reach out anytime with any further questions.

On Mon, Sep 21, 2026 at 5:55 PM Georgia Woods <gwoods@bcpud.org> wrote:

> Hi Jill and Dana,
>
> Thank you for sending BCPUD the petition, and I apologize that our process is moving more slowly than the Highlands community may have hoped. The BCPUD Board has scheduled a Special Meeting for **September 29 at 4:30 p.m.** to consider the petition. We will share an agenda on this email thread once we are prepared to post the agenda.
>
> As a public agency, BCPUD is subject to the Brown Act, and decisions and direction from our Board need to occur through a properly noticed public meeting. September 29 is the first meeting at which the Board will be

able to formally consider and take action on the petition.

I am working between now and then to gather as much information as possible so the Directors can understand the proposal and BCPUD's potential obligations. I am also obtaining an estimate from District Counsel for the cost of reviewing the legal questions associated with the petition. Depending on that cost, I may need Board direction before undertaking a more substantial legal review.

**It would be extremely helpful if a representative of the Highlands community could attend the September 29 meeting** to answer questions from the Directors about the petition, its development, and the treatment of BCPUD's properties.

In advance of the meeting, there are several questions we are hoping you can help us answer:

- We understand that the goal is to obtain signatures representing approximately 70% of the affected property owners. Is that a requirement from the County or the Board of Supervisors, or a target established by the Highlands community?
- How are signatures counted for that purpose? In particular, because BCPUD owns two separate APNs, would BCPUD's signature represent two parcels toward the 70%?
- Several parcels shown within the PRD boundaries appear to have been omitted from the proposed tax because they have alternate access from Brighton Avenue or Wharf Road. Can you confirm whether alternate access was the basis for their exclusion?
- What criteria were used to determine which properties would benefit from the proposed improvements and therefore be included?
- How was the 50% rate for undeveloped parcels established? (We understand that this is County "standard").
- Is the September 30 return date tied to a specific County filing deadline? If BCPUD is unable to sign by that date, is there any later opportunity for the District to indicate its support before the matter goes to the Board of Supervisors or ballot on October 20?

There is also a specific issue regarding BCPUD's two properties that we hope we can work through with you.

As you know, BCPUD owns two very small adjoining undeveloped parcels, APNs 193-092-08 and 193-092-09. They are not currently being used by the District, and BCPUD does not currently access the properties or use the road infrastructure serving them. As a practical matter, the two parcels function as a single District property, and we intend to investigate formally merging them. The petition currently identifies both as separate unimproved parcels.

Given those circumstances, **we would ask whether the Highlands representatives have the ability to modify the exhibit to remove the rear BCPUD parcel (i.e. 193-092-08)—is that possible?**

If that is not possible, could you instead prepare separate signature pages for BCPUD's two parcels, so that the Board could consider supporting the petition with respect to the front parcel without also being asked to support inclusion of the rear parcel?

I think that distinction could be important to the Board.

I also want to be candid about where things currently stand. Given the short period between receiving the petition and the requested September 30 return date, combined with BCPUD's public meeting requirements and the legal questions raised by the petition language, I think it is unlikely that I will be able to recommend that the Board sign the petition as presently presented with both BCPUD parcels included at its September 29 meeting.

That is not because BCPUD is seeking to prevent the Little Mesa property owners from bringing the measure forward. We understand the importance of the proposed road work and want the community to be able to pursue it. Rather, as a public agency responsible for public funds, BCPUD simply has not had sufficient time within the required public process to investigate the District's potential obligation, obtain Board direction, secure legal review if necessary, and bring the resulting information back to the Directors and members of the public, before the requested deadline.

**If there is a way to separate BCPUD's two parcels and allow the Board to consider signing in support of the front parcel only, I believe that would provide the Board with a much more workable option on September 29.**

Thank you for helping us work through this on such a compressed schedule. Again, if someone from the Highlands community can attend the September 29 meeting, we would greatly appreciate it.

-Georgia


**Georgia Woods**
**General Manager, BCPUD**

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