

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

BCPUD

BOX 390

270 ELM ROAD BOLINAS CALIFORNIA 94924

415 868 1224



MEMORANDUM

TO:	Board of BCPUD Directors
FROM:	Canyon Road Ad-Hoc Committee
RE:	<i>Item #12: Update from Canyon Road Ad-Hoc Committee—Sewering Canyon Road</i>
DATE:	September 16, 2026

Purpose

To provide the Board with an update regarding discussions of the Canyon Road Ad-Hoc Committee concerning the potential extension of sanitary sewer service to Canyon Road residences and to seek Board direction regarding any desired follow-up actions.

Background

The Canyon Road Ad-Hoc Committee last met on July 3, 2026, to review the status of the potential Canyon Road sewer extension project.

As previously reported, State regulators issued a letter allowing the District to add the Canyon Road residences to the District's sanitary sewer system; however, the approval does not require the District to undertake the project or construct the facilities necessary to serve these properties. The approval simply provides a pathway by which the residences may connect to the District's system if all applicable engineering, regulatory, financial, and property-right requirements are satisfied.

The Committee discussed several significant challenges associated with the project:

- Canyon Road is a privately owned road, and construction of collection facilities would require obtaining easements and other property rights from affected landowners.
- Under Proposition 218 and established utility funding principles, revenue collected from existing sewer customers cannot be used to subsidize extension of sewer service to new customers. Accordingly, engineering, permitting, construction, and related costs associated with extending service would need to be borne by the benefiting properties.
- Previous discussions with Canyon Road residents identified that some property owners may not have the financial ability to undertake the improvements necessary to connect to the District's system.

The Committee discussed a potential limited-scope approach whereby the District would retain an engineer to prepare general sewer connection specifications and guidance documents. These materials would be made available generally to the public, and specifically to Canyon Road residents, to identify the District's requirements for future sewer connections. Under this approach, property owners could pursue project-specific engineering and construction plans consistent with District standards. Potential advantages of this approach include providing homeowners with greater flexibility in managing their individual projects, allowing them to select their own engineering and construction professionals, and affording opportunities to better manage project costs while still complying with District requirements.

The General Manager noted that significant questions remain regarding the condition, capacity, and long-term improvement needs of the District's existing collection system. The Committee recognized that many of these issues are currently being evaluated as part of the Ocean Protection Council-funded wastewater feasibility study, which is assessing system vulnerabilities and identifying potential capital improvement recommendations.

Particular concern exists regarding sewer infrastructure located on Terrace Avenue. Independent of the ongoing study, the District is aware of vulnerabilities affecting infrastructure within this corridor and, in 2013, completed a major capital improvement project to relocate its water main out of the Terrace Avenue area due to those concerns. **Given the importance of this corridor and the potential need for future wastewater infrastructure improvements, the Committee agreed that any major collection system improvements associated with serving Canyon Road should be deferred until completion of the wastewater feasibility study, currently anticipated in late 2028, and the Board has had an opportunity to evaluate its findings and recommendations.**

In the meantime, the District has directed West Yost, the District's wastewater consulting engineer, to prepare general sewer connection specifications for potential future use. Staff believes these documents will be valuable both for Canyon Road property owners and future District planning efforts. As of the date of this memorandum, the District has not yet received the completed specifications.

Staff Recommendation

Staff seeks input from the full Board regarding whether any additional actions should be undertaken at this time, including whether the Board wishes staff to prepare a more formal project status update for Canyon Road homeowners.

Action Requested

No formal action requested. Receive the report and provide direction to staff, if any.