BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

BCPUD BOX 390 270 ELM ROAD BOLINAS CALIFORNIA 94924 415 868 1224

MEMORANDUM

TO:	Board of Directors
FROM:	Georgia Woods, General Manager
RE:	***Item 15.*** *Update from Canyon Road Ad-Hoc Committee—Sewering Canyon Road*
DATE:	October 21, 2026

Purpose

To provide a brief update regarding outreach conducted by the Canyon Road Ad-Hoc Committee.

Update

On October 1, 2026, the Committee distributed a letter to Canyon Road property owners summarizing the status of prior discussions regarding potential sewer service and inviting feedback from interested residents.

To date, the District has received a response from one property owner expressing interest in further discussion with the Committee. No other responses have been received.

Given the limited response, staff has contacted the responding property owners to determine whether they remain interested in meeting directly with the Ad-Hoc Committee to discuss questions, concerns, and potential next steps.

The October 1, 2026 letter is attached and will be shared with the Board as part of this update.

Recommended Board Action

Receive update. No action requested.

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October 1, 2026

Dear Canyon Road Property Owners,

We are writing to follow up on our previous discussions regarding the possibility of extending BCPUD sanitary sewer service to properties on Canyon Road.

At its September 16, 2026 meeting, the BCPUD Board received an update from the Canyon Road Ad-Hoc Committee and discussed what we have learned as we have explored this issue. We have enclosed the September 16 Canyon Road Ad-Hoc Committee memorandum, and we encourage you to watch the Board's discussion of the item, which is available within the September 16 meeting recording which can be accessed via the BCPUD's website; see time stamp 00:25:00.

As we have looked into the possibility of sewer service to Canyon Road, we have gained a better understanding of both the opportunities and the complexities involved. The State has provided a regulatory pathway that would allow Canyon Road residences to connect to BCPUD's sanitary sewer system. At the same time, we have learned that a potential extension would involve a number of complexities, including engineering and permitting, electrical upgrades, navigating a nearby waterway and other environmental considerations, securing the necessary easements for work along privately owned Canyon Road, and determining how the project would be financed.

We have also come to better understand the amount of work that would be involved in developing and managing a project of this nature. State law governing public utility rates generally requires BCPUD to ensure that existing sewer customers are not charged for costs attributable to extending service for the benefit of other properties. BCPUD therefore does not have existing sewer ratepayer funding available to take on the development and management of the project. If other funding opportunities become available, that may be something worth exploring.

BCPUD is also participating in a broader wastewater feasibility study evaluating the condition, vulnerability, and long-term improvement needs of our existing wastewater system. Given those outstanding system-wide questions, the Ad-Hoc Committee concluded that major collection system improvements on BCPUD’s existing infrastructure that would be necessary to serve Canyon Road should await completion of that study and the Board's consideration of its recommendations. **The study is currently anticipated to be completed in March 2028.** (Please note that the enclosed September memorandum erroneously states "late 2028.")

In the meantime, BCPUD has asked its wastewater engineer, West Yost, to prepare general sewer connection specifications that will provide additional information about District requirements for potential future connections.

We would like to share what we’ve learned during our investigation and also hear from you about where things currently stand.

In particular, it would be helpful to know:

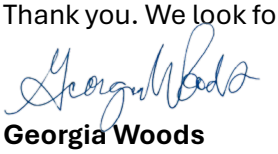
- Whether you remain interested in the possibility of sewer service to your property;
- Whether Canyon Road property owners have met or discussed the possibility among themselves since our last meeting;
- Whether there are new circumstances, questions, or concerns you would like to bring to our attention; and
- Whether you would be interested in meeting as a group with the Canyon Road Ad-Hoc Committee to hear more about what we have learned and discuss the current situation.

We recognize that circumstances may be different for each property. If it would be more useful to talk with us individually about your particular situation, we are happy to do that as well.

Our goal with this outreach is to be helpful in sharing the information BCPUD has gathered to date and to understand the current level of interest, and concerns among Canyon Road property owners. A group meeting would be an opportunity to share that information and hear from residents.

Please contact the BCPUD to let us know where you currently stand, any questions you may have, and whether you would be interested in participating in a group meeting.

Thank you. We look forward to hearing from you.



Georgia Woods
General Manager
Bolinas Community Public Utility District
on behalf of the Canyon Road Ad-Hoc Committee

Enclosure: September 16, 2026 Canyon Road Ad-Hoc Committee Update Memorandum