

**Board of Directors
San Simeon Community Services District**



**SPECIAL BOARD MEETING
PACKET**

June 29, 2022

Meeting Start Time 6:00 pm

Virtual Board Meeting via Zoom Webinar

Prepared by:



GRACE
ENVIRONMENTAL SERVICES

AGENDA
SAN SIMEON COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS SPECIAL BOARD MEETING
Wednesday June 29, 2022
6:00 pm

Pursuant to San Simeon CSD Resolution 22-449 and incompliance with AB 361 this meeting shall occur as a virtual teleconference using the Zoom app.

Internet Meeting Location – Via ZOOM

Join Zoom for the Special Board Session:

<https://us02web.zoom.us/j/89334961643?pwd=NWx2V3lKaUdTTml2RmVVaGpBYk5hQT09>

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128

The following commands can be entered via DTMF tones using your **phone's** dial pad while in a **Zoom meeting**: *6 - Toggle mute/unmute. *9 - **Raise hand**.

Meeting ID: 893 3496 1643

Passcode: 972125

NOTE: On the day of the meeting, the virtual meeting room will be open 30 minutes prior to the meeting start time. If you wish to submit public comment in the written format you can email Cortney Murguia at admin@sansimeoncsd.org. Members of the public can also contact the District office at (805) 927-4778 with any questions or concerns related to this agenda or accessing the meeting.

1. OPEN SESSION: 6:00 PM

A. Roll Call

2. CLOSED SESSION:

This public comment period provides an opportunity for members of the public to address the Board on Closed Session Agenda Items. Public Comment is limited to three (3) minutes.

The Board will adjourn to Closed Session to address the following items:

A. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code §54956.8: Conference with Real Property Negotiators. Property: (APN: 013.091.027 - East end of Pico Avenue); Agency negotiators: District Board of Directors, Charles Grace, and Jeff Minnery. Negotiating Parties: Director de la Rosa, Charles Grace, Jeff Minnery for the District; Ron Hurlbert for the subject property. Under negotiation: price and terms of payment of purchase of subject property.

**MEMBERS OF THE PUBLIC: Please Join Us for the Remainder of the Meeting –
Part Two is Here:**

Join Zoom for the Special Board Session:

<https://us02web.zoom.us/j/87307810050>

Or One tap mobile:

US: +16699009128, 87307810050#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128

The following commands can be entered via DTMF tones using your **phone's** dial pad while in a **Zoom meeting**: *6 - Toggle mute/unmute. *9 - **Raise hand**.

Webinar ID: 873 0781 0050

******RECONVENE TO OPEN SESSION******

Report on Closed Session

3. BUSINESS ACTION ITEMS:

Public Comment – Public comment will be allowed for each individual business item.

Members of the public wishing to speak on business items may do so when recognized by the Presiding Officer. If a member of the public wishes to speak at this time, Public Comment is limited to three (3) minutes.

A. DISCUSSION, REVIEW, AND APPROVAL OF THE REAL PROPERTY AGREEMENT FOR THE LEASE WITH OPTION TO PURCHASE OF THE PROPERTY IDENTIFIED AS APN 013.091.027 AND COMMONLY KNOWN AS THE EAST END OF PICO AVENUE.

4. ADJOURNMENT –

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Board within 24 hours of a special meeting relating to each item of business on the agenda are available for public inspection during regular business hours in the District office, 111 Pico Avenue, San Simeon. If requested, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for a disability-related modification or accommodation, contact the District Administrator at 805-927-4778 as soon as possible and at least 48 hours prior to the meeting date. This agenda was prepared and posted pursuant to Government Code Section 54954.2.



BUSINESS ACTION ITEM STAFF REPORT

ITEM 3.A. DISCUSSION, REVIEW, AND APPROVAL OF THE REAL PROPERTY AGREEMENT FOR THE LEASE WITH OPTION TO PURCHASE OF THE PROPERTY IDENTIFIED AS APN 013.091.027 AND COMMONLY KNOWN AS THE EAST END OF PICO AVENUE.

Summary:

Property owner Ron Hurlbert previously made an offer to the District to purchase the land in early 2020. Since this time, Mr. Hurlbert has verbally updated his offer to the District.

Recommendations:

Staff and or District Counsel is looking for the Board to provide direction about how the District would like to move forward, with the possible purchase or the lease of this land.

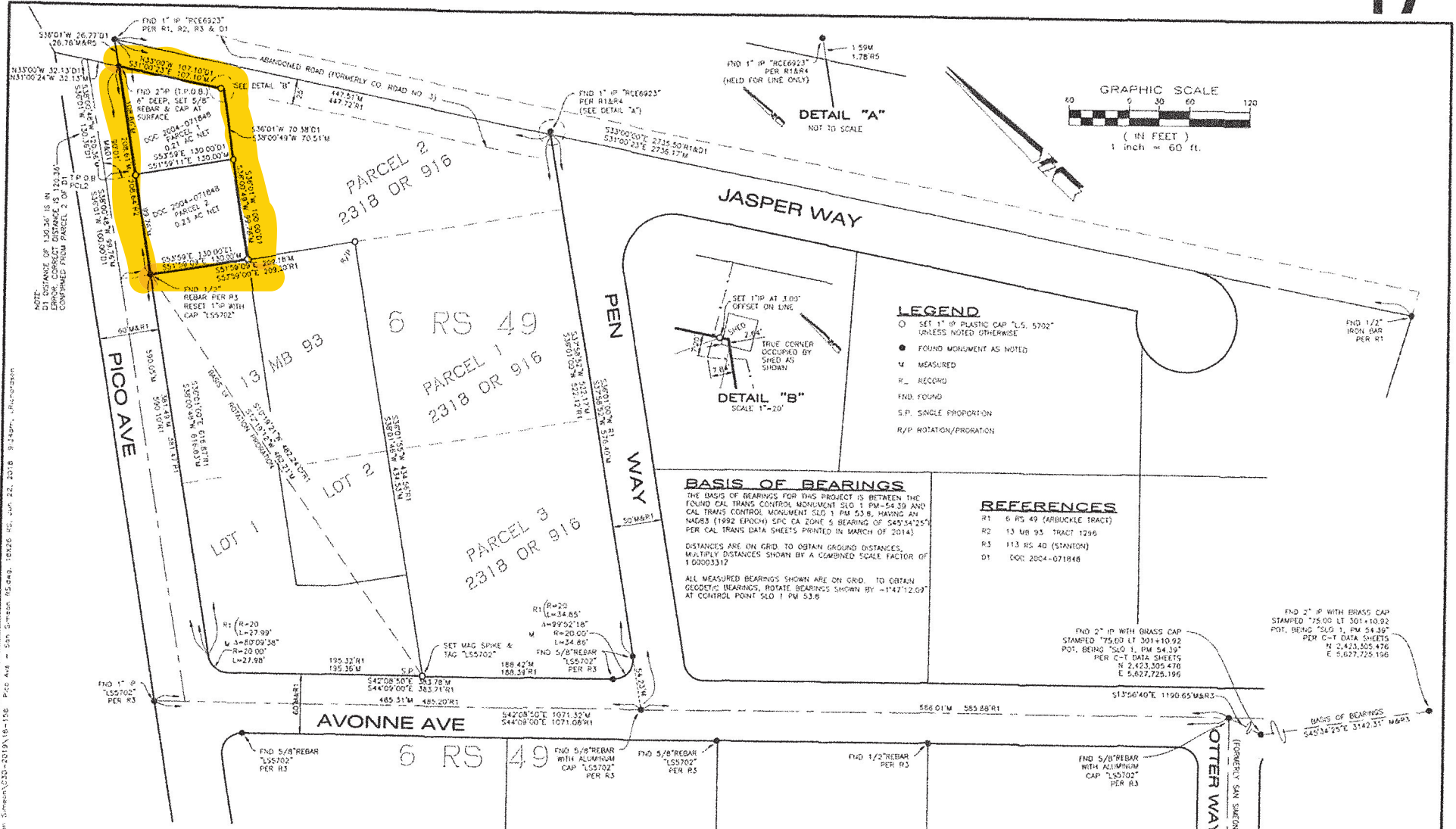
Enc: Handout from Ron Hurlbert

6/22/2018
EML

RS 17-191

17

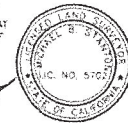
L11 S7



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF RON HURLBERT IN MAY OF 2018.

Michael B. Stanton, L.S. 5702
6/22/2018



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8706 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS

26th DAY OF JUNE 2018
Edward M. Reardon, L.S. 8081
COUNTY SURVEYOR



RECORDER'S STATEMENT

FILED THIS 3rd DAY OF July 2018.
AT 8:24 AM IN BOOK 112 OF RECORDS OF SURVEYS AT PAGE 17.
AT THE REQUEST OF MICHAEL B. STANTON.

DOCUMENT NUMBER 2018 - 027278
FEE: 483
TOMMY GONZALEZ, COUNTY RECORDER
BY: [Signature] DEPUTY

RECORD OF SURVEY

A PORTION OF LOT A OF THE PARTITION OF THAT PART OF THE SAN SIMON RANCHO OWNED BY IRA VAN GORDON, SR. AS SHOWN ON THE MAP FILED IN BOOK B OF MAPS AT PAGE 108 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

MICHAEL B. STANTON, PLS 5702
3559 SOUTH MIGUERA ST.
SAN LUIS OBISPO, CA 95401
805-564-1960



Government Code

54954.5.

For purposes of describing closed session items pursuant to Section 54954.2, the agenda may describe closed sessions as provided below. No legislative body or elected official shall be in violation of Section 54954.2 or 54956 if the closed session items were described in substantial compliance with this section. Substantial compliance is satisfied by including the information provided below, irrespective of its format.

(a) With respect to a closed session held pursuant to Section 54956.7:

LICENSE/PERMIT DETERMINATION

Applicant(s): (Specify number of applicants)

(b) With respect to every item of business to be discussed in closed session pursuant to Section 54956.8:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: (Specify street address, or if no street address, the parcel number or other unique reference, of the real property under negotiation)

Agency negotiator: (Specify names of negotiators attending the closed session) (If circumstances necessitate the absence of a specified negotiator, an agent or designee may participate in place of the absent negotiator so long as the name of the agent or designee is announced at an open session held prior to the closed session.)

Negotiating parties: (Specify name of party (not agent))

Under negotiation: (Specify whether instruction to negotiator will concern price, terms of payment, or both)

(c) With respect to every item of business to be discussed in closed session pursuant to Section 54956.9:

54956.8.

Notwithstanding any other provision of this chapter, a legislative body of a local agency may hold a closed session with its negotiator prior to the purchase, sale, exchange, or lease of real property by or for the local agency to grant authority to its negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease.

However, prior to the closed session, the legislative body of the local agency shall hold an open and public session in which it identifies its negotiators, the real property or real properties which the negotiations may concern, and the person or persons with whom its negotiators may negotiate.

For purposes of this section, negotiators may be members of the legislative body of the local agency.

For purposes of this section, "lease" includes renewal or renegotiation of a lease. Nothing in this section shall preclude a local agency from holding a closed session for discussions regarding eminent domain proceedings pursuant to Section 54956.9.

(Amended by Stats. 1998, Ch. 260, Sec. 3. Effective January 1, 1999.)