

San Simeon Community Services District

December 8, 2004

Board Meeting

**Board of Directors – Special and Regular Meeting
San Simeon Community Services District
AGENDA
Wednesday, December 8, 2004 – 4:00 PM
Cavalier Banquet Room**

Note: All comments concerning any item on the agenda are to be directed to the Board Chairperson

1. 4:00 PM - CALL TO ORDER
 - 1.1 Ordinance 66 Committee Workshop
 - 1.2 District Finance Workshop

2. 6:30 PM - RECONVENE IN REGULAR SESSION
 - 2.1 Roll Call
 - 2.2 Pledge of Allegiance

3. PUBLIC COMMENT:
Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction, provided the matter is not on the Board's agenda, or pending before the Board. Presentations are limited to three (3) minutes or otherwise at the discretion of the Chair.
 - 3.1 Sheriff's Report
 - 3.2 Public Comment

4. STAFF REPORTS
 - 4.1 Plant Superintendent's Report
 - 4.2 District Counsel Report
 - 4.3 Resolution honoring Carol Baily-Wood

5. ITEMS OF BUSINESS
 - 5.1 Approval of Minutes – September 15, 2004
 - 5.2 Approval of Minutes – November 10, 2004
 - 5.3 Approval of Warrants – November 1 - November 30, 2004

6. DISCUSSION/ACTION ITEMS
 - 6.1 Presentations by Engineering Firms
 - 6.2 Authorization for funding to apply for a Coastal Development Permit for Rip Rap in front of Wastewater Treatment Plant
 - 6.3 Request for water services for 9540 Castillo Property
 - 6.4 Request for water services for Mouchawar Parcel 013-391-001
 - 6.5 Board Committee Reports
 - 7.6 Board Reports

7. BOARD/STAFF GENERAL DISCUSSIONS AND PROPOSED AGENDA ITEMS

8. ADJOURNMENT

ITEM 1

CALL TO ORDER

- 1.1 CONVENE WORKSHOP OF ORDINANCE 66
COMMITTEE**

- 1.2 CONVENE TO DISTRICT FINANCE
WORKSHOP**

ITEM 2

RECONVENE IN REGULAR SESSION

2.1 ROLL CALL

2.2 PLEDGE OF ALLEGIANCE

ITEM 3

PUBLIC COMMENT

3.1 SHERIFF'S REPORT

3.2 PUBLIC COMMENT

ITEM 4

STAFF REPORTS

- 4.1 PLANT SUPERINTENDENT'S REPORT
- 4.2 DISTRICT COUNSEL REPORT
- 4.3 RESOLUTION HONORING CAROL BAILY-
WOOD

SAN SIMEON COMMUNITY SERVICE DISTRICT
111 Pico Avenue, San Simeon, CA 93452
(805) 927-4778

Date: December 8, 2004
To: Board of Directors
From: District Counsel
Subject: Authorization for Funding to apply for CDP for Rock Rip Rap in front of Wastewater Treatment Plant.

INTRODUCTION:

This report requests that the Board of Directors discuss and authorize \$5,000 out of General Reserve to fund the application for a Coastal Development Permit for the rock rip rap in front of the Wastewater Treatment Plant.

BACKGROUND:

During a heavy storm in 1981, SSCSD installed rock rip rap in front of its wastewater treatment plant due to the high surf conditions which accelerated bank and shoreline erosion. The erosion was severe enough to threaten the SSCSD Waste Water Treatment Plant. CRWQCB issued a notice to the District to re-enforce the facility immediately to minimize the threat of a sewer spill.

Twenty years later, the California Coastal Commission has begun enforcement proceedings against the SSCSD since the District did not obtain a Coastal Development Permit prior to installing the rock rip rap. Attached is the latest letter from the California Coastal Commission on this issue.

It is my recommendation that the District authorize the District Manager to enter into a contract with a professional firm in an amount not to exceed \$5000 thousand dollars to file and process an "after the fact" Minor Use Permit/CDP to keep the rock rip rap installed in front of the Waste Water Treatment Plant.

OCT 20 2004

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
25 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877



Sent via Regular and Certified Mail (7000 1670 0007 7215 9660)

October 12, 2004

Mark Bloodgood, General Manager
San Simeon Community Services District (District)
111 Pico Avenue
San Simeon, CA 93452

Coastal Act Violation : Alleged unpermitted rock riprap (V-3-01-028)

Dear Mr. Bloodgood,

I write this letter concerning the status of unpermitted riprap on San Simeon Community Services District (District) property. As you are aware, California Coastal Commission (Commission) staff has been working with the District since February 2002 to try to resolve this violation. We have granted the District a number of extensions to resolve this violation since we first contacted you in February 2002.

I last communicated with Jeremy Freund, District Planner, on October 21, 2003 regarding the submittal by the District of an *after-the-fact* coastal development permit (CDP) application for the unpermitted riprap. In that conversation, Mr. Freund stated that the District submitted a CDP application to the San Luis Obispo County Planning Department (County), but that the County had rejected the submittal because they said the riprap is not located in their permit jurisdiction. However, the District did not submit a CDP application to the Commission based on this change of events.

As we have discussed with District staff, it is the Commission staff's position that the revetment extends within the Commission's original permit jurisdiction, and requires a CDP from the Commission. We have consulted with staff at the County Planning and Building Department, who concurs with this determination. To the degree that the District has asserted that the revetment is within the County's permit jurisdiction, staff has provided you with the opportunity to submit additional geologic data and survey the relationship to the various beach profiles that occur at different times of the year. However, we have yet to receive any such materials, despite the fact that over a year has passed since these matters were discussed between District staff and Commission staff.

Clearly, the substantive matters regarding the existing revetment consistency with the physical resources, public access, and public recreation protection requirements contained in both the Coastal Act and the Local Coastal Program are more important than jurisdiction. Commission staff see no point in causing further delay to the long overdue CDP review process required for the project by continuing to debate jurisdiction, particularly in recognition of the Commission's ability to appeal the County's

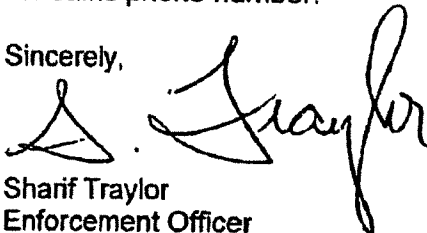
action. We therefore have no objection to your apparent preference to process your CDP application with San Luis Obispo County, provided that the County agrees with this approach and provided the District can demonstrate to us timely progress towards obtaining a final CDP action from the County.

I would like to reiterate that the placement of riprap is defined as development in section 30106 of the Coastal Act. Therefore, Coastal Act policies require that the District submit a CDP application to retain or remove the riprap to the Commission. Thus, please submit the following:

- Evidence of submittal of a CDP application to the County, the County's agreement to process the CDP application and evidence of timely progress **no later than November 12, 2004**; or
- Submittal of a complete after-the-fact CDP application to Jonathan Bishop of our Central Coast Commission office **no later than November 12, 2004**, including completion of Appendix B of the application, the Local Agency Review Form.

If you have any questions concerning this alleged violation, please do not hesitate to give me a call at 831-427-4863. If you have any questions concerning completion or processing of the CDP application, please call Jonathan Bishop or Steve Monowitz at the same phone number.

Sincerely,



Sharif Traylor
Enforcement Officer
Central Coast District Office

Enclosure

Cc:

Nancy Cave, Enforcement Supervisor, California Coastal Commission
Steve Monowitz, Permit Supervisor, Central Coast
Jonathan Bishop, Coastal Planner, Central Coast
Steve McMasters, Planner, San Luis Obispo County

ITEM 5

ITEMS OF BUSINESS

- 5.1 APPROVAL OF MINUTES – SEPTEMBER 15, 2004
- 5.2 APPROVAL OF MINUTES – NOVEMBER 10, 2004
- 5.3 APPROVAL OF WARRENTS
NOVEMBER 1 – NOVEMBER 30, 2004

**Board of Directors – Regular Monthly meeting
San Simeon Community Services District
Minutes of the Regular Board Meeting
September 2004 – 6:30 p.m.
Cavalier Banquet Room**

1. CALL TO ORDER

- 1.1. Roll Call: Board President Kiech opened the session at 6:30 p.m. Directors present – Carol Bailey-Wood, Loraine Mirabal-Boubion, and Terry Lambeth.
- 1.2. Pledge of Allegiance was led by Bd. Pres. Kiech.

2. PUBLIC COMMENT

- 2.1. Community member Mary Dunlevy said San Simeon was a nice place to live, but was “headed in the wrong direction”. She mentioned air quality degradation due to wood-burning stoves, increased traffic, lack of County services, and problems with the Courtesy Inn.
- 2.2. Community member Pat Ray complained about the problems of the Courtesy Inn, especially vehicles and number of people.
- 2.3. Bob McLaughlin of the community said that problem vehicles on Avonne in the area of the Oceanside Inn continue to plague the area, and a phone box that has been down for quite a while. Rob Schultz discussed the District’s past and current efforts, which are on record. Bob felt that the District should take the lead on the foregoing matters, while acknowledging Rob’s point that the District has limited authority and few options. Rob gave a summary of the District’s standing with regard to land use (it’s a County issue) and other issues that cause the District to have little power. Jim Whitaker discussed his recent efforts to get the Courtesy Inn residents to be “good neighbors”; he noted that law enforcement (State and County) was of little help in the vehicle situation. Jim also had talked to SBC several times about the phone box, but it’s obviously not on their priority list. Director Bailey-Woods encouraged people to complain to the County, and Rob discussed the available materials and options on how to do that. Director Lambeth asked Rob about how the District could approach the County Board of Supervisors, and he discussed the options.
- 2.4. Community member Conrad made the point that all people have a right to live here, and wanted to ensure there was no prejudice in the foregoing comments; the Board concurred.

3. STAFF REPORTS

3.1. Plant Superintendent’s Report

Jim Whitaker reported current well depth at 13’1”, which is fairly good for this time of the year. He noted that most people were following the conservation methods, and would address those that weren’t. He confirmed Director Mirabal-Boubion’s comment that notices were sent to the community, and accepted her suggestion on mailing notices to

individual trailer park residents. He also confirmed that the notices did go out in basic Spanish, as well. Jim had met with the Courtesy Inn people about compliance with District rules. The notices had not, as the Director noted, gone in the newspaper or website; Jim said he would correct that. Discussion ensued about the procedures Jim used for verbal and written warning. The trailer park representative noted, and Jim concurred, that his site was not a problem with regard to wasting water. Jim reported that he produced 3.9 MG of water in August (down 0.3 MG from August 2003). He treated 3.5 MG of wastewater (up 0.7 MG from the prior year). This data would indicate less water is being wasted. Well depth on the last day of August was 12'7", so the recent measurement showed only a few inches drop over the last 3 weeks. Meters were read as usual, with few re-reads.

The following items of the minutes (in italics) were reconstructed through conversations with various meeting participants, since video/audio tapes were not available.

3.2 District Counsel Report

4. ITEMS OF BUSINESS

- 4.1. Approval of 21 July 2004 minutes – postponed to October meeting.*
- 4.2. Approval of 11 August 2004 minutes – postponed to October meeting.*
- 4.3. Approval of July 2004 warrants – postponed to October meeting.*
- 4.4. Approval of August 2004 warrants– postponed to October meeting.*

5. DISCUSSION/ACTION ITEMS

- 5.1. 9450 Avonne property status – Discussion among the Board resulted in an outcome similar to that noted in the "Public Comments" section above. Additional points considered included:*
 - 5.1.1. controlling the property's compliance through water ordinance enforcement – the idea rejected as it might ultimately lead to the property re-applying for the type of use permit that would substantiate its right to long-term, multi-person use per unit;*
 - 5.1.2. more pressure on the County, which some felt would be relatively ineffective as long as the County actually benefits (due to bed tax income) financially from the current situation;*
 - 5.1.3. community involvement, which is generally limited to peer pressure (setting a good example), complaints to the County and other regulating agencies, and letters to the County staff/representatives; and*
 - 5.1.4. District Staff oversight – which means observing/reporting transgressions, communicating with the owner to emphasize the community's concerns, and talking with law enforcement to keep as high a profile on this problem as possible.*

In the end it was concluded that the District has little real power to effect a solution, but will keep the pressure up to try to improve the response from the property's owners and users.
- 5.2. GBP&B pre-authorization list – discussed briefly and postponed to October meeting.*
- 5.3. Kennedy Jenks Electrical report – postponed to October meeting.*

- 5.4. *Water reuse discussion – Steve Richardson of ECO briefly discussed the reuse of reclaimed wastewater and promised a more detailed presentation in the upcoming Board workshop. The Board's interest in this is high.*
- 5.5. *Vacant Board position discussion – Board discussion revolved around whether or not steps should be taken to fill the vacant position prior to the election in November. Options discussed included appointment and a special election. Discussion ensued on the merits of interviewing/appointing a person from the official list of November candidates. It was pointed out that this might be perceived as favoritism prior to the election. Board members noted that the Board's internal relationships were not contentious, that progress was not being delayed due to lack of the 5th Director, and that there seemed to be no compelling reason to make a special effort for immediate replacement. Consensus was reached on leaving the position vacant until the regular election process filled it.*
- 5.6. *District mission statement – Jim Whitaker took direction from the Board on getting input from the public on establishing a District Mission statement. Discussion topics included focusing on mission statements of other public entities (not private companies), water and wastewater districts, and soliciting public comment. Jim reiterated an earlier promise to provide samples to the Board and the public.*
- 5.7. *Board Committee reports – none.*
- 5.8. *Board reports – none.*
6. *Board/Staff General Discussions – discussion occurred that resulted in the following items being put on the October meeting agenda: [i] a review by District Counsel of District Policy 6020.40, and possible amendment of same; [ii] support of State proposition 1A; and [iii] expanding the number of members on the Ordinance 66 Committee.*
7. *The meeting was adjourned by unanimous voice vote.*

**Board of Directors – Regular Monthly Meeting
San Simeon Community Services District
Minutes
Wednesday November 10, 2004 – 6:30PM
Cavalier Banquet Room**

1. CALL TO ORDER

- 1.1 Roll Call: Board President Kiech opened the session at 6:30PM. Directors present – Carol Baily-Wood and Terry Lambeth. Lorraine Mirabal-Boubion was absent due to illness.
- 1.2 Board President Kiech led Pledge of Allegiance.

2. PUBLIC COMMENT

- 2.1 County Code Enforcement regarding 9450 Avonne Property. District Representative Harley Voss stated that a file with Code Enforcement has been opened for this property and that it can be viewed on the web (www.slocounty.org). Although this is a community issue that involves safety concerns and population density, Mr. Voss said there is little that can be done as the property is registered as a condominium. However he would pull the records and check the conditions in the permit. The Board is concerned that there is only 1 meter on the property and this should be addressed.
- 2.2 Abandoned cars. Mr. Voss commented on abandoned cars in the community and said that action would be taken on an abandoned brown Oldsmobile with no license or tags. The vehicle will be removed.
- 2.3 Sheriff's Report. The Sheriff Department stated that CHP has the right-of-way for the highway. Cars are tagged if they are parked on the highway; if registration is 6 months late cars will be towed. Regarding 9450 Avonne, there were only 2-3 noise complaints registered; officers respond only to complaints of excessive noise after 10PM on weekdays and later on weekends. There have been no recent reports on drug issues; complaints involving drugs are forwarded by the Sheriff's Department to the Narcotics Task Force.
- 2.4 9540 Castillo. Gil Steel, Cambrian property manager and representative of the owner of the previous gas station near San Simeon Lodge, requested to be on the agenda for the next board meeting regarding the quantity of water allocated for this property. The Board advised him to call Mr. Richardson who would decide if Mr. Mitchell's property concern should on the December or January agenda.

3. STAFF REPORTS

- 3.1 Mr. Steve Richardson, representing ECO Resources, reported that the hours of the SSCSD office have been established. Mrs. Joann Hale, office administrator, will be at the office 9:30AM – 1:30PM Monday through Friday. Official customer service office hours are posted as Monday, Tuesdays and Thursdays from 10:30AM to 1:30PM. These hours are posted at the district office, the general store at the corner of Pico and Castillo, the Chamber of Commerce, the Cambrian Newspaper and posted on the district's website.
- 3.2 The property on Casa del Mar south of Balboa continues to be a weed abatement issue. The property owner has not complied to-date. The Board suggested waiting until next spring, after the rainy season. It was suggested by Director Lambeth that a letter be sent waiving the abatement until spring. Mr. Whitaker reported a tree on property owned by the same person but in a different location in San Simeon may need to be removed due to a safety issue. Staff said they would have an arboligist check the tree and report the tree's status. This action was agreed by the board.
- 3.3 Mr. O'Neill reported that a check in the amount of \$1,078 was received from the State under the California Disaster Assistance Act (CDAA) for disaster relief. As the check was in response to the filings of the Wallace Group, he recommended that the Wallace Group be paid for its recent invoice out of these funds. A warrant has been submitted and was approved for payment by the Board.
- 3.4 Mr. O'Neill reported that two credit cards (Home Depot and Shell Oil) were found in the district office from the previous staff, and requested permission to cancel these accounts. The Board approved cancellation of these cards.
- 3.5 Mr. Richardson asked the board for the policy of past due accounts. He said ECO Resources never had an official transfer. Mr. O'Neill requested information on SSCSD's "turn-on, turn-off" policy. Director Baily-Wood said both policies are located in the "big book." Discussion ensued regarding the lack of adequate "turnover" of information from the previous contractors. Mr. O'Neill was informed that the former administrator had 4 additional document boxes with SSCSD records in San Luis Obispo. Director Baily-Wood volunteered to pick them up and bring them to the SSCSD office for review.
- 3.6 Mr. Richardson suggested a board workshop to discuss capital expenses and possible capital expenses to upgrade the water system and other district finances. Mr. Rob Schultz, district council, said that as long as no action takes place, the workshop can include old and new board members. The workshop is scheduled for Wednesday, December 8 prior to the December Board Meeting from 5:30PM to 6:30PM.

- 3.7 Mr. Richardson reported that the LATCO meeting has been moved back one month.
- 3.8 Mr. Whitaker reported that 6 meters have been repaired and 1 replaced at 9170 Avonne. The wastewater plant operated with no major problems and no complaints were received.
- 3.9 Mr. O'Neill announced that the SSCSD website will now include monthly agendas and minutes of board meetings. The SSCSD webmaster has increased his fees from \$25 to \$35 for changes and updates.
- 3.10 Possible violation of the NPDES permit was addressed by the Board. Mr. Whitaker stated that the first problem actually occurred in May during the transition and the second problem involved effluent discharges initiated by the prior contractor. Mr. Richardson noted that despite possible culpability of the former contractors, it was not the Board or the District's fault, and ECO would handle any ensuing fines.
- 3.11 Mr. Richardson reported that:
 - 3.11.1 SSCSD water and sewer past due bills include 1-30 days at \$4,389, 31-60 days at \$981 and 61 plus days at \$1,986.
 - 3.11.2 Plant statistics for flow of October 2004 were water at 2.85 million gallons pumped, wastewater at 2.86 million gallons processed, and bio-solids disposal at 15,000 gallons.
 - 3.11.3 Well depth was 13 feet 6 inches on November 3, 2004 and it is expected to improve once the past rains have had time to work through the aquifer.
 - 3.11.4 Meter readings were taken October 25; six re-reads were required which were done to clear up discrepancies from September readings.

4. DISTRICT COUNCIL REPORT

- 4.1 Mr. Schultz, District Counsel, recommended that an Ordinance 66 meeting be held before the December Board meeting and invited everyone to attend. He said the committee was now extended to ten members. Tentative meetings were set for December 8, January 12, and January 26.
- 4.2 Mr. Schultz said the Code Enforcement representation had been accomplished with Mr. Voss and Mr. Fieldler. He was surprised that the property on Avonne was actually a condo and would obtain more information before the next board meeting.
- 4.3 Regarding rip-rap, Mr. Schultz reported that the Coastal Commission files were voluminous and that he would provide the history of this to the Board. He believes that San Simeon has not created any environmental harm and was convinced that we do not need a permit for rip-rap. The Coastal Commission had

requested that a report be submitted by November 12. Mr. Schultz believes that it needs to go to a hearing but he will give a report to the Board before going to the County.

- 4.4 Mr. Schultz reported that the Ordinance 66 goes back to the treatment plant when it was built. After he reads all documentation he will provide a recommendation to the Board.

5. ITEMS OF BUSINESS

- 5.1 September Minutes. Staff reported that there were only partial minutes from the September meeting. The tape was audio, not video, and was recorded over. Mr. Richardson will reconstruct minutes from that meeting after consultation with Mr. Schultz.
- 5.2 October Minutes. The Board noted that the October minutes were thorough and were a good historic record of SSCSD activities. They were approved unanimously by voice vote.
- 5.3 Warrant Approval. A motion to approve the warrants submitted for payment in the November packet was made by Director Lambeth, seconded by Baily-Wood and approved unanimously by voice vote.
- 5.4 Approval of Capital Expenditures. Mr. Whitaker reported that two water line breaks were temporarily fixed and bids were to go out for permanent fixes. As the origin of the break on Balboa Avenue could not be found, it was temporarily fixed and that new line on Avonne (behind the Courtesy Inn) will be installed under the sidewalk and the meter will be replaced. The Board approved an amount not to exceed \$5,000 for each project was made by Director Lambeth, seconded by Baily-Wood and approved unanimously by voice vote.

6. DISCUSSION/ACTION ITEMS

- 6.1 Review and Acceptance of Kennedy and Jenks Electrical Report. Mr. Richardson stated that after reviewing the Kennedy Jenks report he has added cost items and prioritized the items needed.

The number one item, a new standby generator was discussed. It was decided that several bids will be generated to select the best generator to SSCSD. All agreed that maintenance of the generator is very important. Mr. Richardson said that generators come in 2 sizes and that there is a \$10,000 to \$15,000 difference. Mr. Richardson said he would provide the Board with hard data regarding the various machines.

It was decided that all items on the Kennedy and Jenks list were important and that any item less than \$5,000 had board approval to secure bids and proceed with the work. A motion was made by Director Lambeth, seconded by Director Baily-Wood, and approved unanimously by voice vote.

- 6.2 Review of list of engineering firms for consideration. Per the October Board Meeting, Mr. Richardson reported that of the engineering firms that could assist San Simeon in a water Reuse Application he based his decision on three qualifications: local office, staff size and experience in the disciplines of the District's water and wastewater requirements. The list included Boyle Engineering and Cannon, who will each be invited to make presentations to the Board in the very near future.
- 6.3 Sea Coast Lodge's written request to install fire sprinklers. The Board discussed the impact of Ordinance 66 and the amount of water required to fill the proposed sprinkler system. As this was an engineering issue, a motion was made by Director Baily-Wood and seconded by Director Lambeth for Staff to work with Sea Coast Lodge and to provide a letter requesting detailed information from Sea Coast Lodge regarding this project. The motion was approved unanimously by voice vote.
- 6.4 Board Committee Reports. There were no additional committee reports.
- 6.5 Board Reports. There were no Board Reports.

7. **ADJOURNMENT**

- 7.1 A motion to adjourn at 8:25 p.m. was approved unanimously by voice vote.

San Simeon Community Services District
 WARRENT REPORT
 November 1 - November 30, 2004

Type	Num	Date	Open Balance	Warrant #	Check #
Bill	Dec. Board Services	12/4/2004	\$ 100.00	0412-001	5093
Bill	Dec. Board Services	12/4/2004	\$ 100.00	0412-002	5094
Bill	Dec. Board Services	12/4/2004	\$ 100.00	0412-003	5100
Bill	Dec. Board Services	12/4/2004	\$ 100.00	0412-004	5096
Bill	December Services	12/3/2004	\$ 1,575.00	0412-005	5102
Bill	December Services	12/3/2004	\$ 27,575.42	0412-006	5101
Bill	Interest Billing	12/4/2004	\$ 2.49	0412-007	5097
Bill	December Health Ins.	12/2/2004	\$ 118.94	0412-008	5091
Bill	November Billing	12/4/2004	\$ 825.00	0412-009	5095
Bill	Last Billing for Closed Acct.	12/4/2004	\$ 332.22	0412-010	5098
Bill	Ads to sell truck	12/2/2004	\$ 258.59	0412-011	5099
Bill	Ad to sell truck	12/4/2004	\$ 459.89	0412-012	5092
total:			\$ 31,547.55		

ITEM 6

DISCUSSION/ACTION ITEMS

- 6.1 PRESENTATION OF ENGINEERING FIRMS**
- 6.2 AUTHORIZATION FOR FUNDING TO APPLY FOR COASTAL DEVELOPMENT PERMIT FOR RIP RAP IN FRONT OF WASTEWATER TREATMENT PLANT**
- 6.3 REQUEST FOR WATER SERVICES AT 9540 CASTILLO PROPERTY**
- 6.4 REQUEST FOR WATER SERVICES FOR MOUCHAWAR PARCEL 013-391-001**
- 6.5 BOARD COMMITTEE REPORTS**
- 6.6 BOARD REPORTS**

CAMILLE MOUCHAWAR
4220 COUNTRY CLUB DRIVE
LONG BEACH, CA 90807
TEL. 562-595-0606
FAX. 562-595-0608

December 3, 2004

Via Fax 805-927-0399

Mr. Steve Richardson
General Manager
San Simeon Community Services
111 Pico Avenue
San Simeon, CA 93452

Re: RHO San Simeon PTN LTA
O RUTA LN SSIM
Parcel # 013,391-001

Dear Mr. Richardson:

This letter is a follow-up to our letter of November 1, 2004.
I am hereby requesting that this letter be read to the Board Members of the San Simeon Community Services at their meeting scheduled to be held on Wednesday, December 8, 2004. This letter shall serve in lieu of my appearance at the meeting of the Board for the request of services for the above referred property.

To the Board Members of San Simeon Community Services:

Over 25 years ago, I began working on a project to build a motel on the above referred parcel of land that I own in San Simeon. I met all the requirements, revisions, etc, of all agencies from the County of San Luis Obispo to the State of California Environmental Review Board, conducted all studies, etc. and obtained the necessary approval.

In June 1979, I paid \$ 30, 445.00 to the San Simeon Acres Community Services District for all permits for water and sewer services. Then came the Moratorium which put a halt to the development of the project and impede the use of my land.

Throughout the years, I have patiently and assiduously monitored the status of our request for services and have always been advised that I am the First one on the list to receive approval for services. I have an established priority for the services. I understand that services will be approved and am hereby requesting that services be approved for my parcel of land.

I was in my forties at the outset of the project, I am now 74 years old, one will think that it is along enough wait. I hope that I will see it to execution before I die and request that I receive an approval for services.

Thank you for your consideration.


Camille Mouchawar, M.D.

Camille Mouchawar
4220 Country Club Drive
Long Beach, CA 90807
Tel. 562-595-0606
Fax 562-595-0608

November 1, 2004

Mr. Steve Richardson
General Manager
San Simeon Community Services District
111 Pico Avenue
San Simeon, CA 93452

Re: RHO San Simeon PTN LTA
O RUTA LN SSIM
Parcel # 013,391-001

Dear Mr. Richardson:

This letter shall serve as a reiteration of our request to obtain services from the San Simeon Community Service District for the above-described real property located in San Simeon.

Please note that we have paid and obtained permit for water and sewer services in 1979. Prior application has been submitted to your office for Will Serve letter (attached letter dated July 14, 1984).

Please place our request on the Agenda for approval and notify us of the scheduled date.

Very truly yours,


Camille Mouchawar

Enclosure.

RECEIVED JUN 27 1979

San Simeon Acres Community Services District

GATEWAY TO
NEAREST CASTLE

June 25, 1979

Don L. West
Steinmann West Keksi, Architects, Inc.
P.O. Box 196
Cayucos, Ca. 93430

Dear Mr. West,

Enclosed is a receipt and permit for water and sewer services for your Clients, Dr. and Mrs. C. Mouchawar.

Additional fees will be assessed by the Board of Directors as soon as the square footage of the bar is determined. Please notify the Board of Directors as soon as the exact square footage is known.

Sincerely,

Paula DiMuccio
Paula DiMuccio
Secretary/Treasurer

Enclosure

Does not include fees for bar. Approx. 900 sq ft

RECEIPT Date *6/1/1979* 5639

Received From *Dr. Mrs. C. Mouchawar*

Address *North side of Pate Lane, Apt. 13-035-2*

For *Thirty Thousand Four Hundred Forty Five Dollars \$30,445.00*

Hotel Units 6 @ 305.00 @ 177.00 = 1040.00

Restaurant 2000 sq ft @ 4.50 per sq ft

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<i>30445.00</i>
BALANCE DUE		MONEY ORDER	

By *Paula DiMuccio*

PERMIT SAN SIMON SERVICES DIST

27-4778

ITEM 7

BOARD/STAFF GENERAL DISCUSSION

AND

PROPOSED AGENDA ITEMS

ITEM 8

ADJOURNMENT