

Public Copy

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



BOARD PACKET

**Wednesday, July 11, 2018
Regular Meeting 6:00 pm**

**Cavalier Banquet Room
250 San Simeon Avenue
San Simeon, CA**

Prepared by:



GRACE
ENVIRONMENTAL SERVICES

AGENDA
SAN SIMEON COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, July 11, 2018
6:00 pm

CAVALIER BANQUET ROOM
250 San Simeon Avenue
San Simeon, CA 93452

1. REGULAR SESSION: 6:00 PM

A. Roll Call

B. Pledge of Allegiance

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

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. Presentations are limited to three (3) minutes or less with additional time at the discretion of the Chair. Your comments should be directed to the Board as a whole and not directed to individual Board members. The Brown Act restricts the Board from taking formal action on matters not published on the agenda.

3. SPECIAL PRESENTATIONS AND REPORTS:

A. STAFF REPORTS:

- i. **Sheriff's Report** – Report for June.
- ii. **General Manager's Report** – Summary of June Activities.
- iii. **Superintendent's Report** - Summary of June Activities.
- iv. **District Financial Summary** – Update on Monthly Financial Status.
- v. **District Counsel's Report** – Summary of June activities

B. BOARD OF DIRECTORS AND COMMITTEE REPORTS:

C. SPECIAL PRESENTATION:

D. PUBLIC COMMENTS ON SPECIAL PRESENTATIONS AND REPORTS:

Public Comment - This public comment period provides an opportunity for members of the public to address the Board on matters discussed during Agenda Item #3 – Special Presentations and Reports. If a member of the public wishes to speak to this time, Public Comment is limited to three (3) minutes.

4. CONSENT AGENDA ITEMS:

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

A. Review and approval of Minutes for the Regular Meeting on June 13, 2018.

B. Review and approval of Disbursements Journal.

5. PUBLIC HEARING:

A. Public hearing for property owners to object to removal of weeds pursuant to Resolution 18-400.

6. BUSINESS ITEMS:

Public Comment - 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 to this time, Public Comment is limited to three (3) minutes.

A. Direction to staff to authorize A.P.N. 013.402.013 be added to the waitlist and a 10% deposit fee be collected.

B. Consideration of Adoption of Resolution 18-402 establishing the District's Appropriation Limit for Fiscal year 2018-2019.

C. Authorization for the General Manager to retain Town & Country Fencing, Inc. to perform work at the Waste Water Treatment Plant not to exceed the amount of \$ 5,525.00.

7. BOARD/STAFF GENERAL DISCUSSIONS AND PROPOSED AGENDA ITEMS – Requests from Board members to Staff to receive feedback, prepare information, and/or place an item on a future agenda(s).

8. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Board within 72 hours of a regular 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.

3. A. ii GENERAL MANAGER'S REPORT
Charles Grace
Update for June 2018



GENERAL MANAGER'S REPORT

Item 3.A.ii

1. **Staff Activity** – Report on Staff activities for the month of June.

Regular activities performed by District staff include:

Processing of utility payments, customer service duties, answering phone calls, mailing of regular monthly utility bills, along with the preparation and distribution of the Agenda and Board packet.

During the month of June, staff also attended to the following items:

- Responded to one (1) public records requests.
- Mailed weed abatement notices, inspected cleared parcels.
- Met two (2) times with the policy and procedures ad-hoc committee to continue working on recommended changes to the manual.
- Researched potential grant opportunities for the District.
- Worked with District Counsel on the contract agreement with Phoenix Engineering for 100% Design.

2. **Grant Update** –

Prop 1 Disadvantage Community (DAC) Planning Grant Update:

The Regional Water Management Funding Committee are preparing the paperwork and will be submitting our invoices to Department of Water Resource (DWR) in the next few days. DWR expects to take 4-6 months to review, approve and pay the invoices.

Funding Agreement Status:

The County and the Regional Water Management Funding Committee have almost finalized their agreement. The County will need to enter into an agreement with the State first, then in turn enter into agreements with each DAC/ District. We will be notified once our agreements are ready. This process must be complete before we start getting reimbursements.

Prop 1 Implementation/Construction Grant Update:

The Grant Sub-committee is currently working on the scoring process for project submittal. We will be presenting the process to the Integrated Regional Water Management group hopefully at the next meeting. We have still not heard from the State yet regarding the new guidelines, application or timeline for the Implementation Grant.

3. **Follow up** – Cortney Murguia and Jeff Oliveria met with staff members from SLOCOG. As potential grant opportunities are made available staff will report to the Board.

3. A. iii. SUPERINTENDENT'S REPORT
Jerry Copeland
Facilities Update for June 2018



SUPERINTENDENT'S REPORT

Item 3.A.iii

Prepared by: Jerry Copeland

1. Wastewater Treatment Plant

- All sampling, testing and reporting at the Wastewater Treatment Plant and the Recycled Water Facility was performed as required by the RWQCB.
- One load of sludge was hauled away.

2. Water Distribution System

- All routine sampling and testing was performed. The monthly report was submitted to the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW), including additional reporting required with filter operation.
- We continued to operate the HARMSCO filter daily until June 20th. On that day DDW gave us permission to halt operation of the filter due to one month of "Absent" results for bacteria at the well site.
- Annual hydrant flushing was performed throughout the District.
- The corporation stop, water service line, curb stop and water meter that serves the south and east buildings at the Silver Surf Hotel were replaced.
- The R.O. unit was repickled.
- Monthly water meter reading was performed.

3. District and Equipment Maintenance

- Staff continues with all of the scheduled preventive maintenance for all the equipment at the facilities. We are recording all of these activities.
- Weed abatement was performed around the district.

DATA SUMMARY SHEET

	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total for 2018
2018													
Wastewater Influent	1,762,514	1,707,154	2,752,139	2,188,423	2,254,636	2,475,142							13,140,008
Wastewater Final Effluent (Month Cycle)	1,718,950	1,748,894	2,796,460	2,287,640	2,303,330	2,485,760							13,340,734
Adjusted Wastewater Influent (- State Flow)	1,516,601	1,459,319	2,320,828	1,819,468	1,901,248	2,082,826							11,100,290
Water Produced (month cycle)	1,464,210	1,578,354	1,677,091	1,845,614	2,252,051	2,539,202							11,356,523
Sewer Influent/Water Produced Ratio	1.20	1.08	1.64	1.19	1.00	0.99							N/A
Adjusted Sewer/Water Produced Ratio	1.04	0.92	1.38	0.99	0.84	0.82							N/A
Well 1 Water Pumped	314,983	582,542	40,691	885,332	1,122,301	1,233,003							4,178,853
Well 2 Water Pumped	1,149,227	995,812	1,636,400	960,282	1,129,750	1,306,199							7,177,671
Total Well Production	1,464,210	1,578,354	1,677,091	1,845,614	2,252,051	2,539,202							11,356,524
Water Well 1 Avg Depth to Water	10.6	10.1	9.5	10.1	10.2	9.9							N/A
Water Well 2 Avg Depth to Water	11.0	10.5	9.9	10.5	10.5	10.3							N/A
Average Depth to Water of Both Wells	10.8	10.3	9.7	10.3	10.4	10.1							N/A
Change in Average Depth to Water from 2017	+2.7	+2.3	-0.3	+0.3	+0.5	+0.4							N/A
Average Chloride mg/L at the Wells	34.5	35.5	32	35.5	35.5	32							N/A
State Wastewater Treated	245,913	247,835	431,311	368,955	353,388	392,298							2,039,700
State % of Total WW Flow	14%	15%	16%	17%	16%	16%							N/A
Recycled Water Sold (Gallons)	0	0	0	0	0	0							0
Biosolids Removal (Gallons)	9,600	0	4,800	9,600	4,800	4,800							33,600
WW Permit Limitation Exceeded	0	0	0	0	0	0							N/A
RW Permit Limitation Exceeded	0	0	0	0	0	0							N/A
Constituent Exceeded	N/A	N/A	N/A	N/A	N/A	N/A							N/A
Sample Limit	N/A	N/A	N/A	N/A	N/A	N/A							N/A
Sample Result	N/A	N/A	N/A	N/A	N/A	N/A							N/A
2017													
Wastewater Influent	4,686,295	4,225,605	2,454,810	2,674,358	2,408,421	2,400,006	3,248,977	2,976,582	2,314,982	2,167,268	1,852,863	1,972,595	33,382,762
Wastewater Final Effluent (Month Cycle)	4,621,950	4,185,250	2,372,800	2,628,130	2,496,660	2,398,120	2,953,830	2,648,061	2,259,220	2,140,520	1,816,710	1,893,300	32,414,551
Adjusted Wastewater Influent (- State Flow) *	3,757,902	3,410,095	2,084,624	2,263,137	2,035,569	2,008,272	2,675,674	2,492,452	1,942,728	1,840,359	1,577,793	1,670,528	27,759,133
Water Produced (month cycle)	1,602,216	1,806,869	1,773,957	1,960,209	2,111,454	2,153,118	2,598,851	2,392,456	2,060,913	1,943,827	1,706,552	1,744,635	23,855,056
Sewer Influent/Water Produced Ratio	2.90	2.34	1.38	1.36	1.14	1.12	1.25	1.24	1.10	1.10	1.08	1.13	N/A
Adjusted Sewer/Water Ratio	2.50	1.89	1.18	1.16	0.96	0.93	1.03	1.04	0.94	0.95	0.92	0.92	N/A
Average Depth of Both Wells	8.1	8.0	10.0	10.0	9.9	9.7	10.1	10.4	10.5	11.0	11.8	11.8	N/A
Change in Average Depth to Water from 2016	-2.0	-2.6	0.0	-0.6	-0.7	-1.0	-1.0	-1.5	-2.4	-2.6	-0.9	+1.2	N/A
Average Chloride mg/L at the Wells	66	65	46	36	53	69	60	51	40	37	36	35	N/A
State Wastewater Treated	928,393	815,510	370,186	411,221	372,852	391,734	573,303	484,130	372,254	326,909	275,070	302,067	5,623,629
State % of Total WW Flow	0.2	0.19	0.15	0.15	0.16	0.16	0.18	0.16	16%	15%	15%	15%	N/A
Recycled Water Sold (Gallons)	0	0	0	0	0	0	0	0	0	0	0	0	0
Biosolids Removal (Gallons)	9,600	4,800	4,800	9,600	9,600	9,600	0	9,600	4,800	4,800	0	4,800	72,000
WW Permit Limitation Exceeded	0	0	0	0	0	0	0	0	0	0	0	0	N/A
RW Permit Limitation Exceeded	0	0	0	0	0	0	0	0	0	0	0	0	N/A
Constituent Exceeded	None	None	None	None	None	None	None	None	None	None	None	None	N/A
Sample Limit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sample Result	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

San Simeon Community Services District

Superintendent's Report

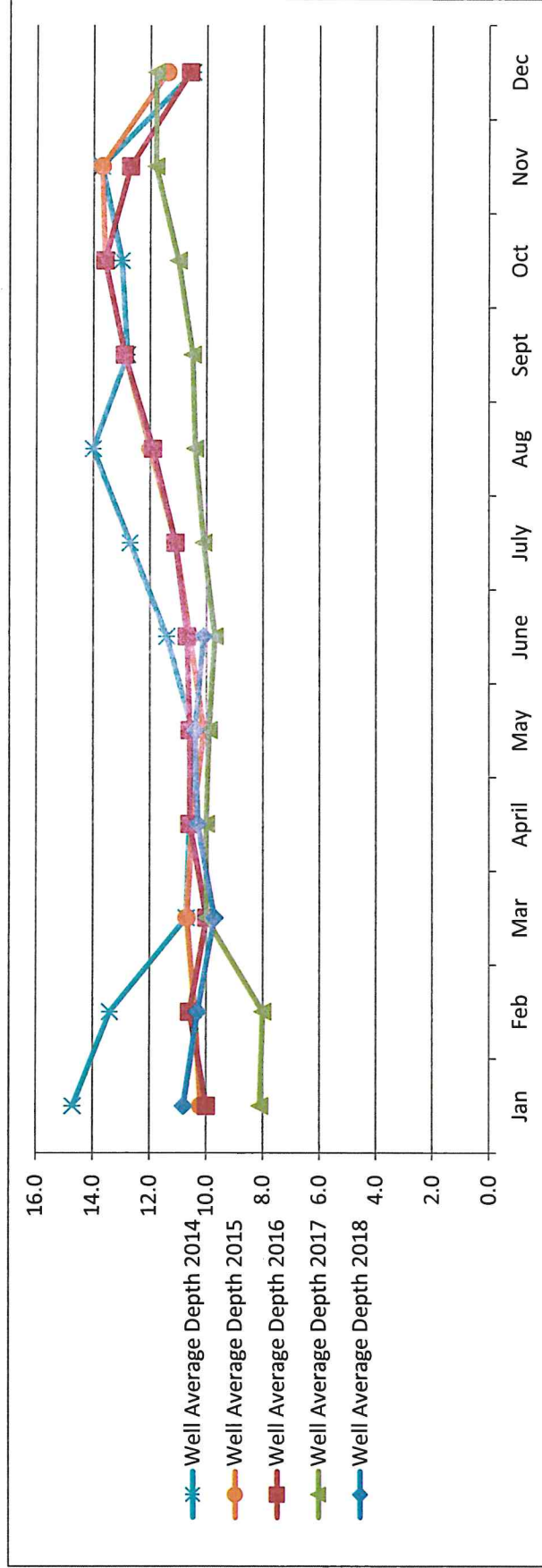
June 2018

MONTHLY DATA REPORT

Date	Day	Wastewater Inflow	Wastewater Effluent Daily Flow	Well 1 Total Daily Produced	Well 2 Total Daily Produced	Total Daily Water Produced	R.O. Daily Inflow	R.O. Daily Effluent Flow	R.O. Daily Brine Flow	Distribution Chloride	Chloride Wells 1	Chloride Wells 2	Recycled Water Distributed	Water Level Well 1	Water Level Well 2	Rainfall in Inches	State Inflow Daily Flow
06/01/18	Fri	65,088	65,020	79,288	0	79,288	0	0	0	-	-	-	0	9.8	10.1	0.00	9,668
06/02/18	Sat	81,459	81,830	0	63,206	63,206	0	0	0	-	-	-	0	9.8	10.2	0.00	9,669
06/03/18	Sun	89,622	90,810	81,158	0	81,158	0	0	0	-	-	-	0	9.8	10.3	0.00	10,429
06/04/18	Mon	76,606	72,870	0	93,799	93,799	0	0	0	-	-	-	0	9.8	10.3	0.00	16,618
06/05/18	Tue	64,650	65,650	70,162	0	70,162	0	0	0	-	<32	<32	0	9.9	10.2	0.00	7,310
06/06/18	Wed	59,072	60,940	0	65,001	65,001	0	0	0	-	-	-	0	9.9	10.2	0.00	10,595
06/07/18	Thu	63,584	63,670	60,738	0	60,738	0	0	0	-	-	-	0	9.9	10.2	0.00	10,734
06/08/18	Fri	73,940	74,280	0	68,367	68,367	0	0	0	-	-	-	0	9.9	10.2	0.00	11,980
06/09/18	Sat	85,212	84,160	76,894	0	76,894	0	0	0	-	-	-	0	9.9	10.2	0.00	10,789
06/10/18	Sun	78,475	79,620	0	84,000	84,000	0	0	0	-	-	-	0	9.9	10.2	0.00	14,758
06/11/18	Mon	77,360	75,860	70,985	0	70,985	0	0	0	-	-	-	0	9.9	10.4	0.00	14,908
06/12/18	Tue	79,308	80,310	0	79,064	79,064	0	0	0	-	-	-	0	9.9	10.4	0.00	11,019
06/13/18	Wed	80,861	81,580	73,977	0	73,977	4097	2582	1515	-	32	<32	0	9.9	10.4	0.00	12,859
06/14/18	Thu	76,086	77,650	0	84,599	84,599	0	0	0	-	-	-	0	9.9	10.4	0.00	13,730
06/15/18	Fri	75,855	78,800	79,138	0	79,138	0	0	0	-	-	-	0	9.9	10.4	0.00	13,308
06/16/18	Sat	91,507	92,860	0	102,252	102,252	0	0	0	-	-	-	0	9.5	9.9	0.00	13,754
06/17/18	Sun	88,454	90,150	85,122	37,666	122,788	0	0	0	-	-	-	0	9.6	9.9	0.00	15,691
06/18/18	Mon	86,493	84,140	0	78,316	78,316	0	0	0	-	-	-	0	9.7	10.0	0.00	15,797
06/19/18	Tue	83,081	80,620	76,894	0	76,894	0	0	0	-	<32	<32	0	9.7	10.0	0.00	12,020
06/20/18	Wed	84,900	85,500	0	75,623	75,623	0	0	0	-	-	-	0	9.8	10.2	0.00	15,503
06/21/18	Thu	87,181	86,840	64,403	63,430	127,833	0	0	0	-	-	-	0	9.8	10.3	0.00	14,863
06/22/18	Fri	87,614	86,680	80,036	0	80,036	0	0	0	-	-	-	0	10.0	10.5	0.00	13,422
06/23/18	Sat	108,487	106,040	0	81,308	81,308	0	0	0	-	-	-	0	10.1	10.5	0.00	12,842
06/24/18	Sun	102,978	101,050	84,748	14,511	99,260	0	0	0	-	-	-	0	10.0	10.4	0.00	17,945
06/25/18	Mon	98,796	95,080	598	67,096	67,694	0	0	0	-	-	-	0	10.0	10.4	0.00	14,062
06/26/18	Tue	83,420	85,440	80,410	32,762	113,172	0	0	0	-	-	-	0	10.0	10.4	0.00	13,479
06/27/18	Wed	76,652	81,050	16,905	47,947	64,852	0	0	0	-	-	-	0	10.0	10.4	0.00	13,151
06/28/18	Thu	84,186	87,530	65,674	41,290	106,964	0	0	0	-	-	-	0	10.0	10.4	0.00	14,689
06/29/18	Fri	86,515	90,390	50,939	47,648	98,586	0	0	0	-	-	-	0	10.0	10.4	0.00	14,237
06/30/18	Sat	97,700	99,340	34,932	78,316	113,247	0	0	0	-	-	-	0	10.0	10.4	0.00	12,469
TOTALS		2,475,142	2,485,760	1,233,003	1,306,199	2,539,202	4097	2582	1515				0			0.00	392,298
Average		82,505	82,859	41,100	43,540	84,640	137	86	51	0	32	32	0	9.9	10.3	0.00	13,077
Minimum		59,072	60,940	0	0	60,738	0	0	0	0	32	32	0	9.5	9.9	0.00	7,310
Maximum		108,487	106,040	85,122	102,252	127,833	4097	2582	1515	0	32	32	0	10.1	10.5	0.00	17,945

San Simeon Community Services District Superintendent's Report June 2018

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Well Average Depth 2014	14.7	13.4	10.7	10.6	10.5	11.4	12.7	14.0	12.8	13.0	13.7	10.5
Well Average Depth 2015	10.2	10.4	10.7	10.5	10.1	10.6	11.1	12.0	12.9	13.6	13.7	11.4
Well Average Depth 2016	10.0	10.6	10.0	10.6	10.6	10.7	11.1	11.9	12.9	13.6	12.7	10.6
Well Average Depth 2017	8.1	8.0	10.0	10.0	9.9	9.7	10.1	10.4	10.5	11.0	11.8	11.8
Well Average Depth 2018	10.8	10.3	9.7	10.3	10.4	10.1						



3. A. iv DISTRICT FINANCIALS
Cortney Murguia
June 30, 2018

SAN SIMEON COMMUNITY SERVICES DISTRICT



3.A.iv FINANCIAL SUMMARY

Billing June 30, 2018

May Billing Revenue	\$ 67,048.19
June Billing Revenue	\$ 86,537.48
Past Due (31 to 60 days)	\$ 53.61
Past Due (60 days)	\$ 277.51

ENDING BANK BALANCES

June 30, 2018

RABOBANK SUMMARY:

Well Rehab Project/USDA Checking Account \$ 14.00

PACIFIC PREMIERE BANK:

Money Marketing Account Closing Balance May 31, 2018 \$ 837,194.95

Interest for June 2018 \$ 240.87

Money Marketing Account Closing Balance June 30, 2018 \$ 837,435.82

Reserve Fund (250,000.00)

Wait-list Deposits (45,750.00)

Customer Deposits (9,500.00)

Available Funds \$ 532,185.82

General Checking Account June 30, 2018 \$ 84,912.64

LAIF Closing Balance June 30, 2018 \$ 530.97

SAN SIMEON COMMUNITY SERVICES DISTRICT
Balance Sheet
As of June 30, 2018

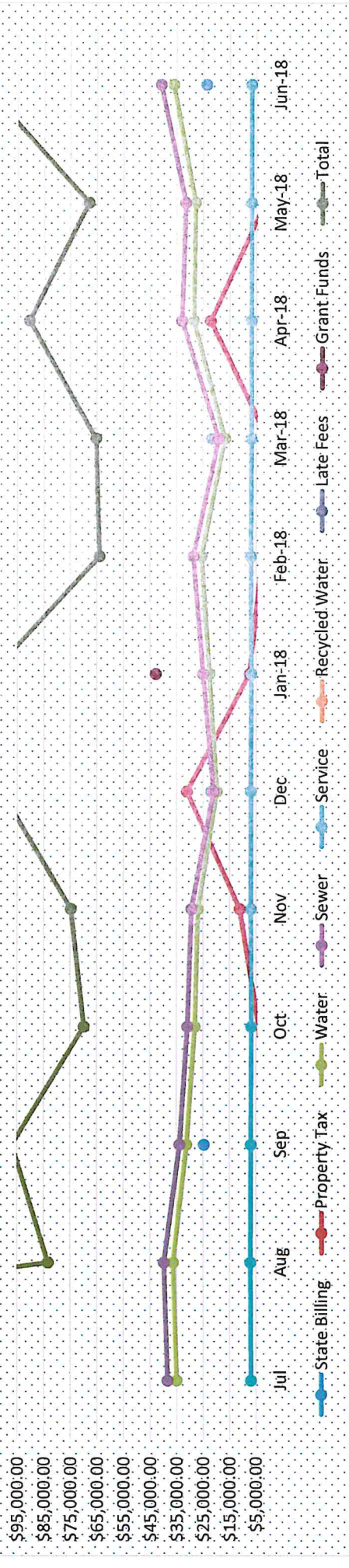
	Jun 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Petty cash	150.00
1015 · Pacific Prem - General Checking	84,727.94
1016 · Pacific Premier-Wellhead	6.34
1017 · Pacific Premier-Money Market	837,435.82
1022 · USDA checking	14.00
1040 · Cash in county treasury	108.33
1050 · LAIF - non-restricted cash	530.97
Total Checking/Savings	922,973.40
Other Current Assets	
1200 · Accounts receivable	83,550.96
1220 · A/R - Hearst Castle	23,690.87
1300 · Prepaid expenses	9,725.66
Total Other Current Assets	116,967.49
Total Current Assets	1,039,940.89
Fixed Assets	
1400 · Fixed assets	
1420 · Building and structures	395,874.73
1500 · Equipment	316,747.53
1540 · Major water projects	188,893.72
1560 · Pipe bridge	28,075.58
1580 · Sewer plant	1,488,555.08
1600 · Water system	550,390.00
1620 · WWTP expansion	299,565.92
1630 · Tertiary Project	262,932.67
1640 · Wellhead Rehab Project	450,827.53
1650 · Walkway access projects	21,511.00
1660 · RO Unit	931,966.97
1670 · Reservoir	38,510.50
1680 · Generator	29,101.14
Total 1400 · Fixed assets	5,002,952.37
1690 · Accumulated depreciation	(2,282,688.96)
Total Fixed Assets	2,720,263.41
TOTAL ASSETS	3,760,204.30

SAN SIMEON COMMUNITY SERVICES DISTRICT
Balance Sheet
As of June 30, 2018

	Jun 30, 18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 · Payroll liabilities	536.10
2500 · Customer security deposits	9,500.00
2510 · Connect hookup wait list	45,750.00
2520 · USDA Loan	406,895.00
Total Other Current Liabilities	462,681.10
Total Current Liabilities	462,681.10
Total Liabilities	462,681.10
Equity	
3200 · Fund balance	2,933,212.38
Net Income	364,310.82
Total Equity	3,297,523.20
TOTAL LIABILITIES & EQUITY	3,760,204.30

DISTRICT REVENUE FY 2017/2018

	Jul	Aug	Sep	Oct	Nov	Dec	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Totals
State Billing			\$24,606.31			\$21,914.14			\$21,542.66			\$23,690.87	\$91,753.98
Property Tax	\$1,282.43	\$0.00	\$121.78	\$3,983.38	\$11,222.22	\$31,099.09	\$7,506.90	\$2,750.02	\$640.94	\$22,168.20	\$1,686.05	\$771.97	\$83,232.98
Water	\$34,880.43	\$36,192.33	\$31,137.52	\$27,999.25	\$26,930.07	\$19,762.53	\$22,551.64	\$25,457.70	\$16,741.07	\$28,408.76	\$27,795.23	\$36,075.95	\$333,932.48
Sewer	\$38,495.46	\$39,770.86	\$33,836.96	\$30,919.58	\$29,421.68	\$21,164.32	\$25,021.12	\$28,652.26	\$19,108.33	\$32,900.73	\$31,492.38	\$40,773.70	\$371,557.38
Service	\$6,820.12	\$6,950.95	\$6,821.63	\$6,659.98	\$6,886.29	\$6,886.29	\$6,789.30	\$6,853.96	\$6,724.64	\$6,724.64	\$6,724.64	\$6,724.64	\$81,567.08
Recycled Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Late Fees	\$628.24	\$379.06	\$292.61	\$241.85	\$221.14	\$159.01	\$113.69	\$197.92	\$487.09	\$284.43	\$202.63	\$179.47	\$3,387.14
Grant Funds	\$332,310.87						\$42,858.00						\$375,168.87
Total	\$414,417.55	\$83,293.20	\$96,816.81	\$69,804.04	\$74,681.40	\$100,985.38	\$104,840.65	\$63,911.86	\$65,244.73	\$90,486.76	\$67,900.93	\$108,216.60	\$1,340,599.91
Water Sold Cu Ft	299369	310960	266284	241692	232942	169355	194345	217741	144425	244412	237414	308832	2867771
Water Sold Acre ft	6.87	7.14	6.11	5.55	5.35	3.89	4.46	5.00	3.32	5.61	5.45	7.09	65.84



REVENUE VS EXPENSES

	Jul	Aug	Sep	Oct	Nov	Dec	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Totals
Revenue	\$414,417.55	\$83,293.20	\$96,816.81	\$69,804.04	\$74,681.40	\$100,985.38	\$104,840.65	\$63,911.86	\$65,244.73	\$90,486.76	\$67,900.93	\$108,216.60	\$1,340,599.91
Expenses	\$94,660.34	\$87,503.06	\$104,489.98	\$71,763.52	\$62,490.35	\$85,613.60	\$88,196.48	\$73,251.65	\$109,510.66	\$70,856.21	\$80,363.24	\$80,743.66	\$1,009,442.75
Balance	\$319,757.21	(\$4,209.86)	(\$7,673.17)	(\$1,959.48)	\$12,191.05	\$15,371.78	\$16,644.17	(\$9,339.79)	(\$44,265.93)	\$19,630.55	(\$12,462.31)	\$27,472.94	\$331,157.16



**SAN SIMEON COMMUNITY SERVICES
HISTORICAL FISCAL REVIEW**

Month	2014 / 2015												Fiscal Total		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
State Billing			\$9,972.00			\$6,480.49			\$7,042.78				\$8,943.33		\$32,438.60
Property Tax	\$1,749.86		\$170.96	\$4,304.07	\$6,305.04	\$30,755.69	\$1,698.01	\$680.91	\$4,730.41	\$20,998.75	\$444.16	\$624.12	\$26,568.29	\$308,452.98	\$72,461.98
Water	\$34,524.91	\$30,347.28	\$26,979.15	\$24,551.71	\$23,063.39	\$16,542.19	\$24,980.71	\$22,031.38	\$23,713.28	\$29,614.92	\$25,535.77	\$30,393.05	\$31,702.68	\$366,631.32	\$69,107.68
Sewer	\$41,554.68	\$36,609.57	\$32,364.61	\$29,124.18	\$27,266.32	\$19,555.31	\$29,619.69	\$25,800.68	\$27,563.38	\$35,077.17	\$30,747.70	\$5,802.44	\$5,747.70	\$59,107.68	\$1,444.51
Service	\$5,773.50	\$5,747.70	\$5,747.70	\$5,747.70	\$5,775.07	\$5,747.70	\$78.17	\$106.62	\$194.28	\$19.45	\$192.34	\$47.19	\$47.19	\$851,509.36	\$791,522.76
Late Fees	\$123.97	\$44.80	\$94.76	\$153.10	\$221.66	\$168.17	\$78.17	\$106.62	\$194.28	\$19.45	\$192.34	\$47.19	\$47.19	\$3,182,239	73.05
Total Revenue	\$83,726.92	\$72,749.35	\$75,329.18	\$63,880.76	\$62,631.48	\$79,249.55	\$62,151.65	\$54,367.29	\$69,166.14	\$91,457.99	\$62,367.76	\$74,431.29	\$70,473.36	\$851,509.36	\$791,522.76
Total Expense	\$58,555.68	\$53,848.94	\$56,471.91	\$67,511.62	\$68,584.98	\$63,061.56	\$68,239.78	\$75,948.43	\$67,780.30	\$71,023.34	\$70,022.86	\$70,473.36	\$70,473.36	\$791,522.76	\$791,522.76
Water Sold Cu Ft	352622	309962	275523	250905	235552	169443	255324	224325	240675	300989	260697	306,222	306,222	3,182,239	73.05
Water Sold Acre ft	8.10	7.12	6.33	5.76	5.41	3.89	5.86	5.15	5.53	6.91	5.98	7.03	7.03	73.05	73.05

Month	2015 / 2016												Fiscal Total		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
State Billing			\$7,200.02			\$8,584.90			\$11,992.94				\$10,529.30		\$38,307.16
Property Tax	\$1,299.10	\$78.29	\$89.78	\$6,473.88	\$5,162.73	\$31,035.95	\$732.82	\$3,907.74	\$4,380.61	\$20,311.05	\$670.65	\$812.49	\$29,375.50	\$328,737.93	\$74,955.09
Water	\$32,179.33	\$35,048.63	\$31,023.24	\$30,062.47	\$23,260.87	\$19,903.42	\$28,833.61	\$24,410.65	\$22,300.83	\$24,943.58	\$27,395.80	\$34,065.24	\$34,065.24	\$388,048.33	\$73,361.10
Sewer	\$38,340.31	\$41,800.72	\$36,517.90	\$35,482.63	\$27,568.63	\$23,716.44	\$33,983.50	\$28,929.28	\$26,405.46	\$29,496.09	\$31,742.13	\$6,111.00	\$6,111.00	\$388,048.33	\$73,361.10
Service	\$6,052.80	\$6,081.90	\$6,111.00	\$6,111.00	\$6,111.00	\$6,111.00	\$6,169.20	\$6,111.00	\$6,140.10	\$6,140.10	\$6,111.00	\$6,111.00	\$6,111.00	\$73,361.10	\$2,213.82
Recycled Water			\$1,359.75			\$854.07									\$2,213.82
Late Fees	\$118.83	\$71.20	\$72.27	\$239.83	\$386.63	\$99.38	\$153.29	\$138.82	\$86.36	\$485.53	\$657.24	\$418.39	\$418.39	\$2,927.77	\$2,927.77
Total Revenue	\$77,990.37	\$83,080.74	\$82,373.96	\$78,369.81	\$62,489.86	\$90,305.16	\$69,872.42	\$63,497.49	\$71,306.30	\$81,376.35	\$66,576.82	\$81,311.92	\$60,034.80	\$908,551.20	\$908,551.20
Total Expense	\$56,735.48	\$80,703.14	\$62,573.67	\$62,460.00	\$90,307.21	\$78,261.91	\$82,999.58	\$69,646.10	\$68,440.42	\$78,744.51	\$62,608.05	\$60,034.80	\$60,034.80	\$833,514.87	\$833,514.87
Water Sold Cu Ft	311247	338869	297896	288860	223460	191579	276707	234583	213757	239168	260907	278,453	278,453	3,155,486	72.44
Water Sold Acre ft	7.15	7.78	6.84	6.63	5.13	4.40	6.35	5.39	4.91	5.49	5.99	6.39	6.39	72.44	72.44

Month	2016 / 2017												Fiscal Total		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
State Billing			\$12,485.00			\$13,996.07			\$29,440.40				\$23,960.29		\$79,881.76
Property Tax	\$1,161.69		\$1,184.42	\$6,789.01	\$6,970.82	\$28,878.98	\$2,456.74	\$2,966.66	\$2,421.97	\$23,540.38	\$415.92	\$1,111.78	\$1,111.78	\$77,898.37	\$77,898.37
Water	\$36,292.1	\$36,746.52	\$31,241.74	\$29,953.03	\$22,549.49	\$19,445.8	\$25,600.5	\$22,112.36	\$19,816.90	\$27,563.35	\$27,763.55	\$31,331.40	\$31,331.40	\$330,416.71	\$330,416.71
Sewer	\$41,862.8	\$43,190.60	\$36,386.89	\$35,106.74	\$25,574.57	\$21,817.9	\$29,037.7	\$24,590.36	\$22,440.87	\$31,022.32	\$31,228.75	\$34,851.59	\$34,851.59	\$377,111.12	\$377,111.12
Service	\$6,559.5	\$6,472.20	\$6,472.20	\$6,472.20	\$6,626.30	\$6,533.8	\$6,503.0	\$6,503.02	\$6,503.02	\$6,503.02	\$6,564.66	\$6,626.30	\$6,626.30	\$78,339.28	\$78,339.28
Recycled Water						\$216.4								\$216.35	\$216.35
Late Fees	\$485.7	\$97.52	\$595.71	\$316.72	\$353.70	\$1,587.7	\$366.8	\$1,387.73	\$735.52	\$202.87	\$187.94	\$804.03	\$804.03	\$7,121.95	\$7,121.95
Total Revenue	\$86,361.78	\$86,506.84	\$88,365.96	\$78,637.70	\$62,074.88	\$92,476.61	\$63,964.81	\$57,560.13	\$81,358.68	\$88,831.94	\$66,160.82	\$98,685.39	\$98,685.39	\$950,985.54	\$950,985.54
Total Expense	\$127,105.89	\$72,035.48	\$114,268.09	\$71,273.31	\$75,340.87	\$66,017.87	\$71,441.43	\$72,822.48	\$152,049.21	\$62,994.78	\$77,525.44	\$71,657.28	\$71,657.28	\$1,034,532.13	\$1,034,532.13
Water Sold Cu Ft	324654	324654	281207	269907	203338	175391	232048	200704	179990	249876	249279	282352	282352	2,973,400	68.26
Water Sold Acre ft	7.45	7.45	6.46	6.20	4.67	4.03	5.33	4.61	4.13	5.74	5.72	6.48	6.48	68.26	68.26

4. CONSENT AGENDA

- A. Review & Approval of Minutes for the Regular Meeting
–July 11, 2018.**

MINUTES
SAN SIMEON COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, July 11, 2018
6:00 pm

CAVALIER BANQUET ROOM
250 San Simeon Avenue
San Simeon, CA 93452

1. REGULAR SESSION: @ 6:01 PM

A. Roll Call

Chairperson Williams – present	General Manager, Charles Grace
Vice-Chairperson McGuire – present	District Counsel, Natalie Frye Laacke
Director Russell – present	
Director Kellas – present	
Director Stanert –present	

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

Public Comment –

Leroy Price commented about the work and progress being made on the design proposal for the tank project.

Laurie Mileur introduced herself. She stated that she would be running for a director position with the Cambria Community Healthcare District (CCHD) in the November election. She provided information about her professional background and qualifications. She left her contact information for the general public and encouraged anyone that had questions to contact her.

John Richardson thanked Laurie Mileur coming out to the meeting. He also reiterated comments that he had made during a previous Board meeting regarding standing water on private property.

3. SPECIAL PRESENTATIONS AND REPORTS:

A. STAFF REPORTS:

i. Sheriff's Report – Report for June. (Presented between items 6A and 6B)

Deputy Shipman presented the sheriff's report for the period of 6/13/18 – 7/10/18. There were 16 calls for service. Included were three (3) calls for suspicious suspects. On June 14, 2018 a vehicle crashed into the San Simeon sign. The accident is still under investigation.

ii. General Manager's Report –

1. Staff Activity – Report on Staff activities for the month of June.

Regular activities performed by District staff include:

Processing of utility payments, customer service duties, answering phone calls, mailing of regular monthly utility bills, along with the preparation and distribution of the Agenda and Board packet.

During the month of June, staff also attended to the following items:

- Responded to one (1) public records requests.
- Mailed weed abatement notices, inspected cleared parcels.
- Met two (2) times with the policy and procedures ad-hoc committee to continue working on recommended changes to the manual.
- Researched potential grant opportunities for the District.
- Worked with District Counsel on the contract agreement with Phoenix Engineering for 100% Design.

2. Grant Update –

Prop 1 Disadvantaged Community (DAC) Planning Grant Update:

The Regional Water Management Funding Committee is preparing the paperwork and will be submitting our invoices to Department of Water Resource (DWR) in the next few days. DWR expects to take 4-6 months to review, approve and pay the invoices.

Funding Agreement Status:

The County and the Regional Water Management Funding Committee have almost finalized their agreement. The County will need to enter into an agreement with the State first, then in turn enter into agreements with each DAC/District. We will be notified once our agreements are ready. This process must be complete before we can start getting reimbursements.

Prop 1 Implementation/Construction Grant Update:

The Grant Sub-committee is currently working on the scoring process for project submittal. We will be presenting the process to the Integrated Regional Water Management group hopefully at the next meeting. We have still not heard from the State regarding the new guidelines, application or timeline for the Implementation Grant.

3. Follow up – Cortney Murguia and Jeff Oliveria met with staff members from SLOCOG. As potential grant opportunities are made available staff will report to the Board.

iii. Superintendent’s Report - Summary of June Activities.

Wastewater Treatment Plant

- All sampling, testing and reporting at the Wastewater Treatment Plant and the Recycled Water Facility was performed as required by the RWQCB.
- One load of sludge was hauled away.

Water Distribution System

- All routine sampling and testing was performed. The monthly report was submitted to the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW), including additional reporting required with filter operation.
- We continued to operate the HARMSCO filter daily until June 20th. On that day DDW gave us permission to halt operation of the filter due to one month of "Absent" results for bacteria at the well site.
- Annual hydrant flushing was performed throughout the District.
- The corporation stop, water service line, curb stop and water meter that serve the south and east buildings at the Silver Surf Hotel were replaced.
- The R.O. unit was repickled.
- Monthly water meter reading was performed.

District and Equipment Maintenance

- Staff continues with all of the scheduled preventive maintenance for all the equipment at the facilities. We are recording all of these activities.
- Weed abatement was performed around the district.

iv. District Financial Summary –

May Billing Revenue	\$ 67,048.19
June Billing Revenue	\$ 86,537.48

Past Due (31 to 60 days)	\$ 53.61
Past Due (60 days)	\$ 277.51

RABOBANK SUMMARY:

Well Rehab Project/USDA Checking Account	\$ 14.00
------------------------------------------	----------

PACIFIC PREMIER BANK:

Money Marketing Account Closing Balance May 31, 2018	\$ 837,194.95
Interest for June 2018	\$ 240.87

Money Marketing Account Closing Balance June 30, 2018	\$ 837,435.82
-------------------------------------------------------	---------------

Reserve Fund	(250,000.00)
Wait-list Deposits	(45,750.00)
Customer Deposits	(9,500.00)
Available Funds	\$ 532,185.82

General Checking Account June 30, 2018	\$ 84,912.64
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LAIF Closing Balance June 30, 2018	\$ 530.97
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v. District Counsel's Report – Summary of June activities

Natalie Frye Laacke reported that Counsel had performed all of her regular duties.

B. BOARD OF DIRECTORS AND COMMITTEE REPORTS –

Vice-Chairperson McGuire reported on the annual trash pickup for the community of San Simeon.

C. SPECIAL PRESENTATION:

None

D. PUBLIC COMMENTS ON SPECIAL PRESENTATIONS AND REPORTS:

None

4. CONSENT AGENDA ITEMS:

Public Comment –

John Richardson inquired about the cost of legal invoices on the disbursements journal.

A. Review and approval of Minutes for the Regular Meeting on June 13, 2018.

Vice-Chairperson McGuire asked that on page 7 the word “existing” be removed.

Director Kellas commented that she wanted language added about a question that she asked of Jon Turner regarding the tank design and fire hydrants.

Director Russell agreed that this language should be added.

B. Review and approval of Disbursements Journal.

A motion was made to approve consent agenda items 4A-4B with the recommended changes.

Motion by: Director Russell
2nd: Director Kellas
All in: 5 /0

5. PUBLIC HEARING:

A. Public hearing for property owners to object to removal of weeds pursuant to Resolution 18-400.

No action was taken on this item.

6. BUSINESS ITEMS:

Public Comment –

David Sansone commented on the waitlist matter (Item 6A). He stated that he had submitted a letter to the Board asking to be placed on the waitlist. He also remarked that he looked forward to working with the Board.

A. Direction to staff to authorize A.P.N. 013.402.013 be added to the waitlist and a 10% deposit fee be collected.

Director Russell asked for clarification on the 10% deposit fee and asking about when the District would be updating connection fees.

Charlie Grace replied that staff was in the process of getting proposals from agencies.

Director Russell asked about the connection fee amount that people on the waitlist would be required to pay.

Mike Hanchett commented that he was aware that he was subject to the fees that were in effect when the property actually connected.

Natalie Fry Laacke responded that this item was clearly addressed in District ordinances.

David Sansone also commented that he was aware that he was not locked on to the fees that were currently in effect.

Charlie Grace introduced the item and explained that staff has researched this matter and that A.P.N. 013.402.013 was number 6 on the waitlist under a different name. He explained that he thought that adding people to the waitlist was a staff function under the current ordinance and resolution, asking that the Board reach a consensus if this was correct.

Director Kellas asked who was responsible for tracking and determining the amount of water available with the amount of water being requested.

Charlie Grace replied to her question, and provided information about how the formula was calculated.

A consensus was reached that staff could continue to add parcels to the waitlist and track the total edu's being requested. All in 5/0.

B. Consideration of Adoption of Resolution 18-403 establishing the District's Appropriation Limit for Fiscal year 2018-2019.

Charlie Grace introduced the item. He explained the resolution included in the Board packet had a typo. Staff had updated the amount to reflect the current budget numbers and provided a clean version to the Board.

Director Russell had questions about the appropriation limit number.

Staff stated that this matter would be researched and presented during the August Board meeting.

A motion was made to approve the appropriation limit for 18-19 FY.

Motion by: Director Russell
2nd: Vice-Chairperson McGuire
All in: 5 /0

Roll Call: Chairperson Williams: YES Vice-Chairperson McGuire: YES Director Russell: YES
Director Kellas: YES Director Stanert: YES

C. Authorization for the General Manager to retain Town & Country Fencing, Inc. to perform work at the Waste Water Treatment Plant not to exceed the amount of \$ 5,525.00.

Charlie Grace introduced the item.

Director Russell asked about the existing fence material and if galvanized material was being used. He asked if spending a little more money would prevent future maintenance costs.

Charlie Grace replied that he would further research this matter.

A motion was made to allow the General Manager to retain Town & Country Fencing to perform the work not to exceed the amount of \$6,525.00.

Motion by: Director Russell
2nd: Director Kellas
All in: 5 /0

7. BOARD/STAFF GENERAL DISCUSSIONS AND PROPOSED AGENDA ITEMS –

None

8. ADJOURNMENT @ 7:03 PM

4. CONSENT AGENDA

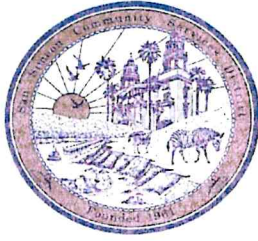
B. Consideration of approval of Disbursements Journal

SAN SIMEON COMMUNITY SERVICES DISTRICT
Disbursements Journal
 July 2018

Type	Date	Num	Name	Memo	Paid Amount
E-Check	07/01/2018	Elec Pymt	CalIPERS	Annual Unfunded Accrued Liability and Retiree Health Prem for August 2018	-1,279.63
E-Check	07/15/2018	Elec Pymt	United States Treasury	Payroll Taxes 1st Qtr & 2nd Qtr 2018	-402.50
Paycheck	07/01/2018	1601	JULIA A GREENAN	Board Service June 2 through July 1 2018	-92.35
Paycheck	07/01/2018	1598	DAN WILLIAMS	Board Service June 2 through July 1 2018	-92.35
Paycheck	07/01/2018	1599	GWEN KELLAS	Board Service June 2 through July 1 2018	-92.35
Paycheck	07/01/2018	1600	JOHN K RUSSELL	Board Service June 2 through July 1 2018	-92.35
Paycheck	07/01/2018	1602	MARY M MCGUIRE	Board Service June 2 through July 1 2018	-92.35
Bill Pmt -Check	07/11/2018	1603	Adamski Moroski Madden Cumberland & Green	Legal Services through 5/31/18 Re: Rip-Rap matter, Policy Manual, and General Legal Services. Invoices #44301 & #44302 date 6/20/18.	-7,931.83
Bill Pmt -Check	07/11/2018	1604	Kathleen Fry Bookkeeping Services	Bookkeeping Services June 2018. Inv 2018-06 date 6/30/18.	-1,200.00
Bill Pmt -Check	07/11/2018	1605	Nossaman LLP	Professional Legal Serviceson Rip Rap matter through 5/31/2018. Inv 482636 date 6/21/18.	-11,442.63
Bill Pmt -Check	07/11/2018	1606	Oliveira Environmental Consulting LLC	Water tank project and grant opportunities, Rip Rap project, CCC communications. Svc period 03/20/18 - 5/13/18. Inv OEC_016 date 6/19/18.	-2,934.30
Bill Pmt -Check	07/11/2018	1607	Phoenix Civil Engineering, Inc	SSCSD Master Plan Update thru 4/30/18. Inv PHOE18-434 date 5/17/18.	-1,687.00
Bill Pmt -Check	07/11/2018	1608	SLOACTTC	LAFCO 2018-2019. Invoice date 6/20/18.	-3,168.48
Bill Pmt -Check	07/11/2018	1609	Grace Environmental	Reimbursement for posting of weed abatement ordinance in Tribune newspaper. Inv 1213 date 7/1/18.	-210.54
Bill Pmt -Check	07/11/2018	1610	Grace Environmental	Operations Management and Maintenance Fees July 2018. Inv 1211 date 7/1/18.	-50,025.00
TOTAL					-80,743.66

5. BUSINESS ITEMS

- A. Public hearing for property owners to object to removal of weeds pursuant to Resolution 18-400.**



BUSINESS ACTION ITEM STAFF REPORT

Item 5.A. Public hearing for property owners to object to removal of weeds pursuant to Resolution 18-400.

On June 14, 2018 weed abatement notices were mailed to the owners of vacant unimproved parcels within the District. On July 3, 2018 staff inspected all vacant parcels subject to weed abatement. At this time all lots had been cleared and were in compliance.

There is no further action needed regarding this item.

6. BUSINESS ITEMS

- A. Direction to staff to authorize A.P.N. 013.402.013 be added to the waitlist and a 10% deposit fee be collected.**



BUSINESS ACTION ITEM STAFF REPORT

Item 6.A. Direction to staff to authorize A.P.N. 013.402.013 be added to the waitlist and a 10% deposit fee be collected.

Staff has received a written request from the owner of A.P.N. 013.402.013 to be added to the waitlist for water, sewer and service allocations (waitlist). Staff has reviewed District Ordinances and Resolutions to determine the current status of the waitlist. These documents do not contain any formal action or reference to the waitlist being closed.

Staff is looking for the Board to make a determination regarding the customer's request. The Board can direct staff to place this parcel on the waitlist, or formal action can occur that closes the waitlist.

Attachments:

Correspondence from owner of APN 013-402-013

SSCSD Ordinance No. 65 (Sewer & Water Connection Fee Deposits & Will Serve Letters)

SSCSD Ordinance No. 66 (Moratorium & Will Serve Letters)

SSCSD Ordinance No. 74 (Sewer & Water Connection Fee Deposits)

SSCSD Ordinance No. 108 (Establishing Water & Sewer Service Allocation Transfer Requirements)

SSCSD Ordinance No. 115 (Establishing Water & Sewer Service Allocation Transfer Requirements)

SSCSD Resolution No. 14-369 (Establishing a Waitlist)

Mrs. Joy Seifert

[REDACTED]
[REDACTED]
[REDACTED]

March 23, 2018

San Simeon Community Services District
Mr. Charles Grace
111 Pico Avenue
San Simeon, CA 93452

RE: Water wait list for vacant properties

Dear Mr. Grace,

I own the property on Balboa Street at Vista Del Mar Ave., APN #013-402-013. I have owned this property for a number of years and have been patiently wanting for the community to solve the water situation in order for owners like myself to build a home.

My representative had a chat with your office last week to get an update on the Districts progress for water. She told me that the District is making headway on the wastewater treatment plant and the necessary fire suppression water reserve that is so critically needed for the community.

She also inquired about the water wait list and was informed that I should contact you regarding the process to officially get on the list. I am certainly interested in doing that so will you please let me know what exactly I need to do for the list. I would be so happy if this situation can resolve itself and I would have the opportunity to submit for a home on my property.

You can contact me at the information above. My representative is Cathy Novak and you can reach her as well to help answer any questions. Her contact information is:

Cathy Novak

[REDACTED]
[REDACTED]
[REDACTED]

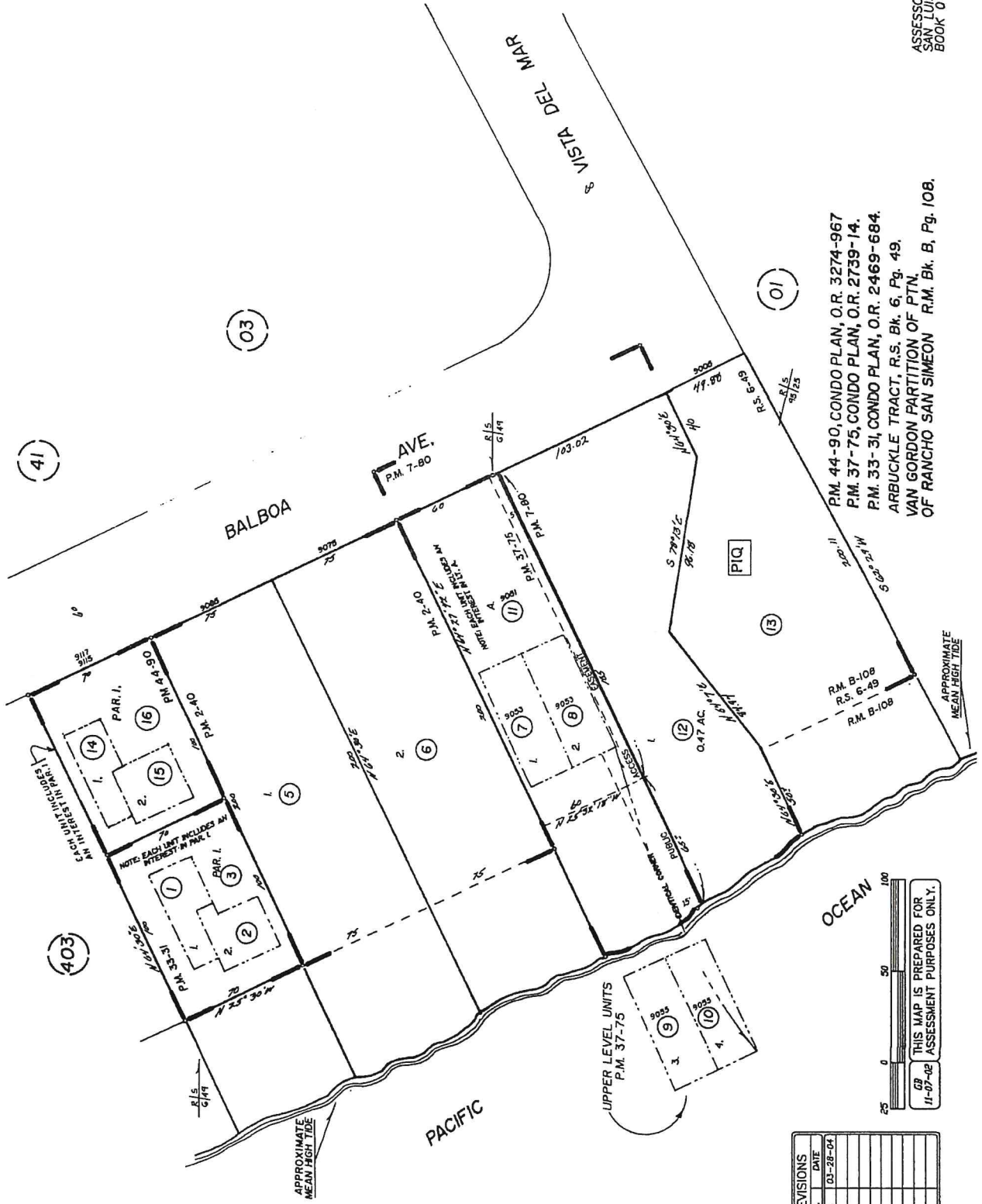
Thank you for all your efforts to help the community. I'll look forward to hearing from you soon.

Regards,

Joy Seifert

Joy Seifert

cc: Cathy Novak



PM 44-90, CONDO PLAN, O.R. 3274-967
 PM 37-75, CONDO PLAN, O.R. 2739-14.
 PM 33-31, CONDO PLAN, O.R. 2469-684.
 ARBUCKLE TRACT, R.S. Bk. 6, Pg. 49.
 VAN GORDON PARTITION OF PTN.
 OF RANCHO SAN SIMEON R.M. Bk. B, Pg. 10B.

ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 013 PAGE 402

REVISIONS

REV.	DATE	DESCRIPTION
1	03-28-04	
2		
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ORDINANCE NO. 65

AN ORDINANCE CLARIFYING DISTRICT POLICY RE:
SEWER AND WATER CONNECTION FEE DEPOSITS AND
WILL SERVE LETTERS

WHEREAS, San Simeon Acres Community Services District ("District") currently has in place a moratorium on new sewer or water connections pursuant to Ordinance Nos. 61, 62 and 63; and

WHEREAS, some property owners within the District have deposited money with the District to be applied toward sewer and water connection permits; and

WHEREAS, existing District policy provides that money deposited for sewer and water connections is non-refundable; and

WHEREAS, the District Board recognizes that it would be inequitable to continue to hold such deposits as non-refundable during the pendency of its moratorium; and

WHEREAS, certain property owner(s) may have paid all connection fees, received will serve letters from representatives of the District, obtained all necessary permits from other public agencies to allow construction of the projects (including, but not limited to, use permits, grading permits, coastal permits and building permits), and commenced substantial on-site construction; and

WHEREAS, the District Board finds that it is necessary to clarify the District's policy on water and sewer service deposits and will serve letters.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE SAN SIMEON ACRES COMMUNITY SERVICES DISTRICT AS FOLLOWS:

SECTION 1. Except as provided in Section 3, sewer or water connection fees previously deposited with the District for properties which, on the effective date of this Ordinance, had not been connected to the District's system shall

be refundable upon written request. If a request for refund is made, the District's Board of Directors shall determine if the request qualifies for refund under this Ordinance and, if it so determines, order that the full amount of the deposit be promptly refunded. Prior to refunding the deposit, the party requesting the refund shall provide evidence of authorization by the party depositing the fees and the current property owner for refund of the deposit to the party requesting the refund. Upon refund of such deposit, the property for which the refund is made shall have no priority for future sewer or water service and will have to comply with all District regulations in effect at the time of any future request for service.

SECTION 2. Except as provided in Section 3, any property owner with previously deposited sewer and water connection fees who does not request a refund of fees shall be placed on a waiting list for sewer and water service, with priority for service based upon the date of original deposit of connection fees. After the effective date of this ordinance, any property owner may deposit the then current connection fees and be placed on the District's waiting list for service. Except as provided in Section 4 of this Ordinance, future service will be contingent upon lifting of the District's current connection moratorium ordinance, payment of the full amount of connection fees in effect at the time of connection (with a credit for fees previously deposited) and compliance with all other District regulations then in effect. Payment of the deposit or placement on such District waiting list shall in no way be construed as a commitment or binding obligation on the District to provide service.

SECTION 3. Sections 1 and 2 of this Ordinance providing for refund or credit for connection fees shall be inapplicable to any property owner and/or any party who has previously deposited sewer and/or water connection fees pursuant to a written agreement which, by the terms of such agreement, provided that such fees were non-refundable under specified conditions which conditions have subsequently been met. "Written Agreement," as used in this section, does not include a document unexecuted by the District.

SECTION 4. Any property owner within the District who demonstrates a vested right to sewer and water service, as defined in this section, may make application to the District's Board of Directors for exemption from the provisions of the District's current moratorium ordinance established pursuant to Ordinance No. 61 and continued in effect by Ordinance No. 63. A property owner with a "vested right" to water and sewer services, as used in this section, shall be one whom the Board of Directors finds has done all of the following as of the effective date of this Ordinance:

- a. Obtained paid receipts from the District for deposit of the full amount of current District sewer and water connection fees;
- b. Obtained a "will serve letter" from the District signed by the District's Board President or other authorized representative of the District;
- c. Obtained all permits from other government agencies necessary for construction of the project for which sewer and water connection fees have been deposited, including, but not limited to, final building permit and coastal development permit; and
- d. Has completed substantial on-site physical construction of the project.

Application for vested rights exemption may be made in writing submitted to the District within ninety (90) days of the effective date of this Ordinance. The Board of Directors shall consider the application and evidence presented and determine whether the criteria for vested rights exemption specified in this Ordinance have been met and shall make written findings supporting its decision. If the Board grants a vested right exemption pursuant to this section, the applicant shall be provided water and sewer service subject to such terms and conditions as are established by the District's Board of Directors.

SECTION 5. Any previously issued "will serve letter" for water and/or sewer service issued by District or District personnel shall be subject to the provisions of this Ordinance and shall have no further force and effect unless all of the other requirements for a vested rights exemption specified in Section 4 had been met on the effective date of this Ordinance.

SECTION 6 - SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or the constitutionality of the remaining portions of this Ordinance. The Board of Directors of the San Simeon Acres Community Services District hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 7 - EFFECTIVE DATE OF ORDINANCE. This Ordinance shall become effective and be in full force and effect

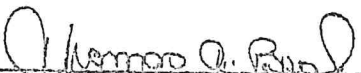
immediately upon passage. Within fifteen (15) days of passage, this Ordinance shall be published at least once in a newspaper of general circulation in the County of San Luis Obispo.

INTRODUCED and ADOPTED at a regular meeting of the Board of Directors of the San Simeon Acres Community Services District held on the 10th day of February, 1988, and on the following roll call vote, to-wit:

AYES: Chairman Beal, Directors Hoffman, Price, Boniface and Blankenship

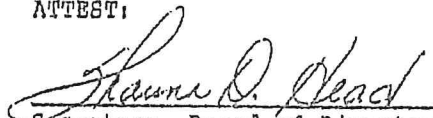
NOES: None.

ABSENT: None.



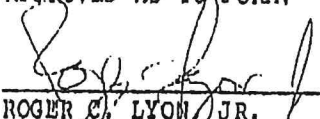
Chairman, Board of Directors

ATTEST:



Secretary, Board of Directors

APPROVED AS TO FORM:



ROGER C. LYON, JR.
District Counsel

AN ORDINANCE OF THE SAN SIMEON ACRES
COMMUNITY SERVICES DISTRICT CONTINUING A MORATORIUM
ON THE ISSUANCE OF WATER AND SEWER CONNECTIONS WITHIN
THE BOUNDARIES OF THE DISTRICT

BE IT ORDAINED by the Board of Directors of the San Simeon Acres Community Services District ("District") as follows:

SECTION I. FINDINGS.

The Board of Directors of the District does hereby find, determine, and declare as follows:

A. There currently exists a serious water quality and quantity problem within the boundaries of the District;

B. There currently exists a moratorium on new sewer and water connections within the District originally established by Ordinance No. 61 and extended by Ordinance No. 63 to April 1, 1988. The intent of the Board of Directors by this Ordinance is to keep in effect said moratorium after the April 1, 1988, expiration date of Ordinance No. 63;

C. The water quality and quantity problems of the District pose a current and immediate threat to the health and safety of the people within the District;

D. The granting of additional water and sewer connections within the District contrary to the provisions of this ordinance would result in an immediate threat to the public health and safety;

E. The District is diligently pursuing long term supplemental water supplies, but until the time when such supply is available, it is necessary to continue the existing moratorium.

SECTION II. MORATORIUM ON WATER AND SEWER CONNECTIONS.

Except as provided in Section IV of this Ordinance, the District shall shall not allow water and sewer connec-

tions or service on properties located within the boundaries of the District to serve any of the following:

1. Any new structure that will require new water or sewer service; or
2. Any expansion of an existing structure that will incorporate additional plumbing fixtures; or
3. Any expansion of an existing structure that will increase its potential for occupancy and demand for water or sewer.

SECTION III. DURATION OF MORATORIUM.

The provisions of this Ordinance shall remain in effect until repealed. This ordinance supersedes Ordinance No. 63.

SECTION IV. VESTED RIGHT EXEMPTION. The prohibition on new sewer or water connections provided in Section II of this Ordinance shall be inapplicable to projects receiving a vested rights exemption pursuant to Section 4 of District Ordinance No. 65.

SECTION V. CONSTITUTIONALITY.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a Court of competent jurisdiction, such decision shall not affect the validity or the constitutionality of the remaining portions of this Ordinance. The Board of Directors of the District hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION VI. EFFECTIVE DATE OF ORDINANCE.

This Ordinance shall be in full force immediately upon passage and within fifteen (15) days thereof shall be

published at least once in a newspaper of general circulation in the County of San Luis Obispo, California.

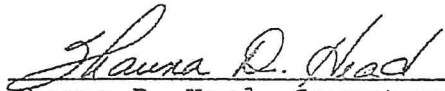
INTRODUCED, PASSED AND ADOPTED at a regular meeting of the Board of Directors held this 9th of March, 1988, on motion of Director Hoffman, seconded by Director Blankenship, and on the following roll call vote, to-wit:

AYES: Beal, Hoffman, Blankenship, Boniface, Price
NOES: None
ABSENT: None




President of the San Simeon Acres
Community Services District and of
the Board of Directors Thereof

ATTEST:



Shauna D. Head, Secretary of
the San Simeon Acres Community
Services District and of the
Board of Directors Thereof

APPROVED AS TO FORM:



ROGER C. LYON, JR., Attorney
for the San Simeon Acres
Community Services District

ORDINANCE NO. 74

AN ORDINANCE OF THE
SAN SIMEON ACRES COMMUNITY SERVICES DISTRICT
AMENDING EXISTING REGULATIONS TO CLARIFY PROCEDURES
RELATING TO SEWER AND WATER SERVICE CONNECTION FEE DEPOSITS

WHEREAS, a question has arisen from time to time whether a deposit by a property owner to place property on the District's "wait list" for sewer and water service is a benefit that remains with the property upon sale or transfer of the property, or death of the owner; and

WHEREAS, existing regulations have been administratively interpreted and applied to allow such deposits to remain with the property ("run with the land") in such circumstances; and

WHEREAS, the Board has determined that such an administrative interpretation and practice is consistent with the spirit, intent and letter of the adopted regulations; and

WHEREAS, the Board of Directors desires to minimize any possibility of confusion or misunderstandings in the future by existing, prospective or future property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE SAN SIMEON ACRES COMMUNITY SERVICES DISTRICT AS FOLLOWS:

SECTION 1 - DEPOSITS: Any property for which the applicable sewer and water connection fee deposits have been made so as to result in said property being placed on a "wait list" in accordance with District rules and regulations shall remain on said list, in the same relative order, upon the sale, transfer or exchange of the property to new ownership.

SECTION 2 - SEVERABILITY: If any provision, section, subsection sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid, the invalidity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the Board of Directors in adopting

this Ordinance that no portion thereof, or provisions, or regulations contained herein, shall become inoperative, or fail by reason of any unconstitutionality of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 3 - EFFECTIVE DATE OF ORDINANCE: This Ordinance shall become effective and be in full force and effect thirty (30) days after passage and within fifteen (15) days thereof, it shall be published at least once in a newspaper of general circulation in the County of San Luis Obispo.

INTRODUCED and ADOPTED at a regular meeting of the Board of Directors of the San Simeon Acres Community Services District held on the 9th day of January, 1991, and on the following roll call vote, to wit:

AYES: Blankenship, Hahn, Price

NOES:

ABSENT: Boniface, Jones

Walt Blankenship
Chairman, Board of Directors

ATTEST:

Elizabeth O'Leary
Secretary, Board of Directors

APPROVED AS TO FORM:

Roger Picquet
Roger Picquet
Assistant District Counsel

ORDINANCE 108

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN SIMEON COMMUNITY SERVICES DISTRICT AMENDING ORDINANCE 101 ESTABLISHING WATER AND SEWER SERVICE ALLOCATION TRANSFER REQUIREMENTS

Whereas, the San Simeon community services District (hereinafter referred to as "District") may provide for the allocation of water and sewer service among the various parcels of real property within the service territory of the District and among the various uses, both existing and proposed, on such parcels; and

Whereas, the District is desirous of promoting the most efficient use of water by promoting water conservation; and

Whereas, retrofitting of plumbing fixtures in existing buildings within the District promotes water conservation; and

Whereas, construction of new buildings that incorporates new water saving technology promotes water conservation; and

Whereas, permitting transfers of existing water and sewer allocations is an effective and desirable way of promoting water conservation by requiring installation of water saving plumbing fixtures at both the parcel from which water and sewer allocations are transferred and the parcel to which water and sewer allocations are transferred; and

Whereas, the District's Board of Directors on November 22, 2005 took testimony from the public and reviewed and evaluated the merits of permitting the transfer of water and sewer allocations within the District and rules and regulations and passed and adopted Ordinance 101; and,

Whereas, the District's Board of Directors on May 12, 2010 took testimony from the public and reviewed and evaluated the merits of permitting the transfer of water and sewer allocations within the District and rules and regulations.

NOW THEREFORE, the District Board of Directors amends Ordinance 101 to read as follows:

Section 1. Definitions. The following definitions shall be used for the following terms used in this Ordinance:

- a. "Equivalent Dwelling Unit". The Chart of Equivalent Dwelling Units in Exhibit "A" determines the number of EDUs (or fraction thereof) attributable to a particular use on a parcel.
- b. "Existing Commitments" means service commitments made to specific parcels, including active service commitments, non-active service commitments and waiting list commitments. The lists of existing non-active service commitments attached at Exhibit "B" sets forth the inventory of non-active service commitments as of the effective date of this Ordinance.

c. "General Manager" means the General Manager of the District or the General Manager's designee.

d. "Parcel" means real property within the boundaries of the District which the County of San Luis Obispo recognizes as a separate parcel for purposes of real property taxes and assessments and which qualifies under County of San Luis Obispo Ordinances as a separate building parcel.

e. "Waiting List" means the list established by the District setting forth water and sewer allocations on parcels that are not active service or non-active service commitments.

Section 2. EDU As a Basis For Allocation. EDUs shall be used as the basis for allocation of water and sewer connections by the District. The Chart of Equivalent Dwelling Units at Exhibit "A" shall be used when calculating the EDUs required for individual land uses. When a land use does not fit any of the categories set forth in the Chart of Equivalent Dwelling Units, the General Manager shall compute the required EDUs for the land use on the basis of estimated water use.

Section 3. Existing commitments. The following categories of existing commitments are established:

a. Active Service Commitments. Active service commitments consist of parcels for which active water service is provided. Active Service commitments are those with current billing for service for potable water. Active service commitments are categorized as residential and commercial.

b. Non-active Service Commitments. Non-active service commitments consist of those parcels listed on the attached Exhibit "B" that the District has determined have pre-existing commitments for water service, but which do not use all of the EDUs allocated to the parcel.

c. Waiting List Commitments. Waiting list commitments consist of those parcels listed on the District's water and sewer service waiting list. A copy of the water and sewer waiting list is attached as Exhibit "C".

d. Updating Non-Active Service Commitments. The non-active service commitment list attached as Exhibit "B" may be supplemented in the future under the following circumstances:

1. District Property. The district Board of Directors may assign EDUs to District owned property as the Board deems reasonable and proper to a maximum of three (3) EDUs in any one year.

2. All Other Property. A property owner may petition the District in writing to have all or a portion of the existing EDUs allocated to a parcel listed as a non-active service commitment. The General Manager shall determine if there is evidence to support the fact that a valid connection to the water system had existed, or that the District had otherwise authorized water service, and that plumbing fixtures representing all or a portion of the EDUs of water allocated to the parcel have been disconnected and removed. The General Manager shall make a recommendation to the District Board of Directors based on the evidence

and the Board of Directors shall approve, approve with conditions, or deny in whole or in part, the petition.

Section 4. Transfers Of Positions To Another Parcel. Owners of parcels with existing commitments may transfer all or a portion of the EDUs represented by such existing commitments to another parcel or parcels within the boundaries of the District. The transfers of EDUs shall satisfy the following requirements:

a. Active Service Commitments. All plumbing fixtures associated with active service commitment EDUs to be transferred to another parcel shall be disconnected and removed. Prior to the effective date of the transfer, the General Manager shall inspect the transferring parcel to verify that the plumbing fixtures associated with the transferring EDUs have been disconnected and removed. All existing plumbing fixtures on the parcels to which active service commitment EDUs will be transferred shall meet the water conservation requirements of the District. In the event all or any portion of such plumbing fixtures do not meet the water conservation requirements of the District, such plumbing fixtures shall be replaced with fixtures that meet the water conservation requirements of the District prior to the effective date of the transfer. All new plumbing fixtures to be installed at the parcel to which the EDUs will be transferred that will utilize such EDUs shall also meet the water conservation requirements of the District. Prior to the effective date of the transfer, the General Manager shall verify that all existing and new plumbing fixtures at the parcel to which the EDUs have been transferred meet the water conservation requirements of the District.

b. Non-Active Service Commitments. All existing plumbing fixtures, if any, on the parcel or parcels to which EDUs associated with non-active service commitments will be transferred that do not meet the water conservation requirements of the District shall be replaced with plumbing fixtures that meet such requirements. The General Manger shall verify that all such plumbing fixtures have been replaced prior to the effective date of the transfer.

c. Waiting List Commitments. All existing plumbing fixtures, if any, on the parcel to which EDUs associated with a water wait list commitment will be transferred that do not meet the water conservation requirements of the District shall be replaced with plumbing fixtures that meet such requirements. The General Manger shall verify that all such plumbing fixtures have been replaced prior to the effective date of the transfer.

d. Effective Date Of Transfer. The effective date of a transfer of EDUs from one parcel to another shall be the date that all requirements of the Section of the Ordinance have been satisfied.

Section 5. Transfer of EDUs Within a Parcel. Owners of parcels with active service commitments or non-active service commitments may transfer EDUs or plumbing fixture or set of plumbing fixtures to a new plumbing fixture or set of plumbing fixtures at another location within the parcel. Prior to any such transfer, the Owner of such parcel shall notify the District in writing. Prior to connection of the fixture(s) related to the EDUs being transferred, the General Manger shall inspect the parcel to verify that there will be no net increase in EDUs and that the new plumbing fixtures related to the EDUs being transferred meet the water conservation requirements of the District.

Section 6. Will Serve Letters. For the transfer of water pursuant to Section 4 or 5, the property owner must request and receive from the General Manager a Will Serve letter indicating the EDU quantity of water that shall be provided by the District to benefit a specific site subject to availability and the then rules, regulations, and fees applicable at the time of service.

Section 7. Establishment of Fees. The District Board of Directors shall establish fees from time to time that enable the District to recover any costs of the District associated with implementation and enforcement of this Ordinance.

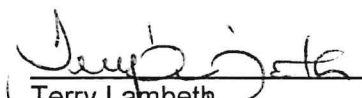
Section 8. Publication. Within fifteen (15) days of passage, this Ordinance shall be published one time in a newspaper of general circulation published in the District, if there is one, and if not, then this Ordinance shall be posted for one week in three (3) public places in the District.

On motion of Director Ricci, Seconded by Director Russell, and on the following roll call vote to wit:


Chairperson Lambeth	<u>Y</u>	Vice-Chair Russell	<u>Y</u>	Director Ricci	<u>Y</u>
Director Fields	<u>Y</u>	Director Price	<u>Y</u>		

Ordinance No.108 is hereby adopted this 12th day of May, 2010.

ATTEST:


Terry Lambeth
President, Board of Directors

ATTEST:


Charles Grace
General Manager/
District Secretary

APPROVED AS TO FORM

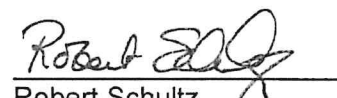

Robert Schultz
District Counsel

EXHIBIT "A"

CHART OF EQUIVALENT DWELLING UNITS

<u>Land Use</u>	<u>Equivalent Dwelling Units</u>
Motels (per unit)	.7
Motels (managers apartment)	1.0
Restaurant	1.0/184 sq. ft. of total area
Service Stations	2.3/2 restrooms
Residence (single family, Condominium and mobile home)	1.0
Retail Shops	.4/950 sq. ft.
Public Restrooms	.9/restroom
Commercial Laundries	.4/washing machine
Irrigation	.5/meter
CDF Approved Fire Protection/Sprinkler Systems	0

EXHIBIT "B"

NON-ACTIVE SERVICE COMMITMENTS

Priority	Name	Description
1	Kent Mitchell Parcel# 013-091-073	Service Stations 2.3/2 restrooms

ORDINANCE 115

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN SIMEON COMMUNITY SERVICES DISTRICT AMENDING ORDINANCE 108 ESTABLISHING WATER, SEWER AND SERVICE ALLOCATION TRANSFER REQUIREMENTS

Whereas, the San Simeon Community Services District (hereinafter referred to as "District") may provide for the allocation of water, sewer and service among the various parcels of real property within the service territory of the District and among the various uses, both existing and proposed, on such parcels; and

Whereas, the District is desirous of promoting the most efficient use of water by promoting water conservation; and

Whereas, retrofitting of plumbing fixtures in existing buildings within the District promotes water conservation; and

Whereas, construction of new buildings that incorporates new water saving technology promotes water conservation; and

Whereas, permitting transfers of existing water, sewer and service allocations is an effective and desirable way of promoting water conservation by requiring installation of water saving plumbing fixtures at both the parcel from which water and sewer allocations are transferred and the parcel to which water, sewer and service allocations are transferred; and

Whereas, the District's Board of Directors on November 22, 2005 took testimony from the public and reviewed and evaluated the merits of permitting the transfer of water, sewer and service allocations within the District and rules and regulations and passed and adopted Ordinance 101; and

Whereas, the District's Board of Directors on May 12, 2010 took testimony from the public and reviewed and evaluated the merits of permitting the transfer of water, sewer and service allocations within the District and rules and regulations and passed and adopted Ordinance 108; and

Whereas, the District's Board of Directors on October 8, 2014 took testimony from the public and reviewed and evaluated the merits of permitting the transfer of water, sewer and service allocations within the District and rules and regulations.

NOW THEREFORE, the District Board of Directors ordains as follows:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Repeal. Ordinance 108 is repealed in its entirety and is replaced in its entirety as follows:

Section 3. Definitions. The following definitions shall be used for the following terms used in this Ordinance:

a. "Equivalent Dwelling Unit". The Chart of Equivalent Dwelling Units in Exhibit "A" determines the number of EDUs (or fraction thereof) attributable to a particular use on a parcel.

b. "Existing Commitments" means service commitments made to specific parcels, including active service commitments, non-active service commitments and waiting list commitments. The lists of existing non-active service commitments attached at Exhibit "B" sets forth the inventory of non-active service commitments as of the effective date of this Ordinance.

c. "General Manager" means the General Manager of the District or the General Manager's designee.

d. "Parcel" means real property within the boundaries of the District which the County of San Luis Obispo recognizes as a separate parcel for purposes of real property taxes and assessments and which qualifies under County of San Luis Obispo Ordinances as a separate building parcel.

e. "Waiting List" means the list established by the District setting forth water and sewer allocations on parcels that are not active service or non-active service commitments. The list will be adopted by Resolution of the Board of Directors and may be amended from time to time as set forth in the Resolution.

Section 4. EDU as a Basis for Allocation. EDUs shall be used as the basis for allocation of water and sewer connections by the District. The Chart of Equivalent Dwelling Units at Exhibit "A" shall be used when calculating the EDUs required for individual land uses. When a land use does not fit any of the categories set forth in the Chart of Equivalent Dwelling Units, the General Manager shall compute the required EDUs for the land use on the basis of estimated water use.

Section 5. Existing Commitments. The following categories of existing commitments are established:

a. Active Service Commitments. Active service commitments consist of parcels for which active water service is provided. Active Service commitments are those with current billing for service for potable water. Active service commitments are categorized as residential and commercial.

b. Non-active Service Commitments. Non-active service commitments consist of those parcels listed on the attached Exhibit "B" that the District has determined have pre-existing commitments for water service, but which do not use all of the EDUs allocated to the parcel.

c. Waiting List Commitments. Waiting list commitments consist of those parcels listed on the District's water, sewer and service waiting list.

d. Updating Non-Active Service Commitments. The non-active service commitment list attached as Exhibit "B" may be supplemented in the future under the following circumstances:

1. District Property. The District Board of Directors may assign EDUs to District owned property as the Board deems reasonable and proper to a maximum of three (3) EDUs in any one year.

2. All Other Property. A property owner may petition the District in writing to have all or a portion of the existing EDUs allocated to a parcel listed as a non-active service commitment. The General Manager shall determine if there is evidence to support the fact that a valid connection to the water system had existed, or that the District had otherwise authorized water service, and that plumbing fixtures representing all or a portion of the EDUs of water allocated to the parcel have been disconnected and removed. The General Manager shall make a recommendation to the District Board of Directors based on the evidence and the Board of Directors shall approve, approve with conditions, or deny in whole or in part, the petition.

Section 6. Transfers of Positions to Another Parcel. Owners of parcels with existing commitments may transfer all or a portion of the EDUs represented by such existing commitments to another parcel or parcels within the boundaries of the District. The transfers of EDUs shall satisfy the following requirements:

a. Active Service Commitments. All plumbing fixtures associated with active service commitment EDUs to be transferred to another parcel shall be disconnected and removed. Prior to the effective date of the transfer, the General Manager shall inspect the transferring parcel to verify that the plumbing fixtures associated with the transferring EDUs have been disconnected and removed. All existing plumbing fixtures on the parcels to which active service commitment EDUs will be transferred shall meet the water conservation requirements of the District. In the event all or any portion of such plumbing fixtures do not meet the water conservation requirements of the District, such plumbing fixtures shall be replaced with fixtures that meet the water conservation requirements of the District prior to the effective date of the transfer. All new plumbing fixtures to be installed at the parcel to which the EDUs will be transferred that will utilize such EDUs shall also meet the water conservation

requirements of the District. Prior to the effective date of the transfer, the General Manager shall verify that all existing and new plumbing fixtures at the parcel to which the EDUs have been transferred meet the water conservation requirements of the District.

b. Non-Active Service Commitments. All existing plumbing fixtures, if any, on the parcel or parcels to which EDUs associated with non-active service commitments will be transferred that do not meet the water conservation requirements of the District shall be replaced with plumbing fixtures that meet such requirements. The General Manger shall verify that all such plumbing fixtures have been replaced prior to the effective date of the transfer.

c. Waiting List Commitments. All existing plumbing fixtures, if any, on the parcel to which EDUs associated with a water wait list commitment will be transferred that do not meet the water conservation requirements of the District shall be replaced with plumbing fixtures that meet such requirements. The General Manger shall verify that all such plumbing fixtures have been replaced prior to the effective date of the transfer.

d. Effective Date of Transfer. The effective date of a transfer of EDUs from one parcel to another shall be the date that all requirements of the Section of the Ordinance have been satisfied.

Section 7. Transfer of EDUs Within a Parcel. Owners of parcels with active service commitments or non-active service commitments may transfer EDUs or plumbing fixture or set of plumbing fixtures to a new plumbing fixture or set of plumbing fixtures at another location within the parcel. Prior to any such transfer, the Owner of such parcel shall notify the District in writing. Prior to connection of the fixture(s) related to the EDUs being transferred, the General Manger shall inspect the parcel to verify that there will be no net increase in EDUs and that the new plumbing fixtures related to the EDUs being transferred meet the water conservation requirements of the District.

Section 8. Will Serve Letters. For the transfer of water pursuant to Section 6 or 7, the property owner must request and receive from the General Manager a Will Serve Letter indicating the EDU quantity of water that shall be provided by the District to benefit a specific site subject to availability and the then rules, regulations, and fees applicable at the time of service.

Section 9. Establishment of Fees. The District Board of Directors shall establish fees from time to time that enable the District to recover any costs of the District associated with implementation and enforcement of this Ordinance.

Section 10. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, ineffective or in any manner in conflict with the laws of the United States, or the State of California, such decision shall

not affect the validity of the remaining portions of this Ordinance. The District Board hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional, ineffective, or in any manner in conflict with the laws of the United States or the State of California.

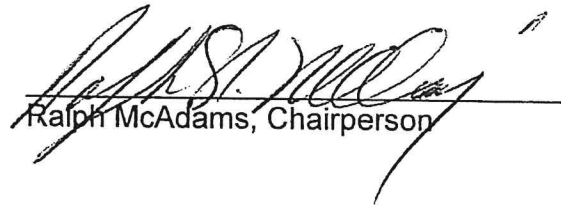
Section 11. Effective Date.

This Ordinance shall take effect and be in full force and effect thirty (30) days after the date of its adoption.

Section 12. Publication. A summary of this Ordinance shall be published in a newspaper and circulated in the District at least five (5) days prior to the Board of Directors' meeting at which the proposed Ordinance is to be adopted. A certified copy of the full text of the proposed Ordinance shall be posted in the District office. Within fifteen (15) days after adoption of the Ordinance, the summary with the names of those Directors voting for and against the Ordinance shall be published again, and the District shall post a certified copy of the full text of such adopted Ordinance.

Introduced at a meeting of the Board of Directors on October 8, 2014, and passed and adopted by the Board of Directors of the San Simeon Community Services District on November 12, 2014, by the following roll call vote:

Chair McAdams: y Vice-Chair Fields: y Director Williams: y
Director Price: y Director Patel: y


Ralph McAdams, Chairperson

ATTEST:


Charles Grace
Secretary/General Manager

APPROVED AS TO FORM:

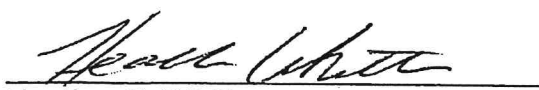

Heather K. Whitham
District Counsel

EXHIBIT "A"

CHART OF EQUIVALENT DWELLING UNITS

<u>Land Use</u>	<u>Equivalent Dwelling Units</u>
Motels (per unit)	.7
Motels (managers apartment)	1.0
Restaurant	1.0/184 sq. ft. of total area
Service Stations	2.3/2 restrooms
Residence (single family, Condominium and mobile home)	1.0
Retail Shops	.4/950 sq. ft.
Public Restrooms	.9/restroom
Commercial Laundries	.4/washing machine
Irrigation	.5/meter
CDF Approved Fire Protection/Sprinkler Systems	0

EXHIBIT "B"

NON-ACTIVE SERVICE COMMITMENTS

Priority	Name	Description
1	Kent Mitchell Parcel# 013-091-073	Service Stations 2.3/2 restrooms

EXHIBIT "C"

HOOK UP WAITING LIST

Priority	Name	Deposits Paid	Date	Description
1	1 Cavalier Inn Inc. APN#	2 \$0.00	3 01/25/1972	4 145 Motel 2400 sq ft restaurant
2	Evans APN# 013-071-018	\$425	11/16/1975	Retail
3	Mouchawar APN# 013-391-001	\$30,445	06/01/1979	35 Motel 1 Apartment 2000 sq ft Restaurant
4	Long APN# 013-031-022	\$1,200	10/29/1985	1 Residence
5	Hurlbert for The Tides of San Simeon APN# 013-402-012	\$2,280	09/06/1990	6 Condos 1 Irrigation
6	Ramirez APN# 013-402-013	\$2,280	03/09/2001	6 Condos
7	Redwood APN# 013-402-006	\$6,840	10/15/1990	3 Residences

1 Cavalier Inn Inc. acquired the rights and obligations of Dalton through bankruptcy proceedings in July 1989.

2 The deposit of Dalton was forfeited when he failed to comply with the Terms of Agreement with the District.

3 The Date of the agreement between the District and Dalton.

4 Per agreement, remaining balance of project after Mouchawar foreclosure on 105 units

RESOLUTION NO. 14-369

A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SAN SIMEON COMMUNITY SERVICES DISTRICT
ESTABLISHING A WAIT LIST FOR
WATER, SEWER AND SERVICE ALLOCATIONS

WHEREAS, the San Simeon Community Services District ("District") adopted Ordinance No. 115 establishing water, sewer and service allocation transfer requirements; and

WHEREAS, Ordinance No. 115 defines "Wait List" as the list established by the District setting forth water, sewer and service allocations on parcels that are not active service or non-active service commitments.

WHEREAS, Ordinance No. 115 provides that the Board of Directors shall adopt the Waiting List by resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the San Simeon Community Services District Board of Directors as follows:

1. The above recitals are true and correct and are incorporated herein by this reference.
2. The attached Exhibit A shall constitute the District's Wait List as discussed in Ordinance No. 115.


3. Exhibit A may be amended from time to time.
4. This Resolution shall take effect upon the effective date of Ordinance No. 115.

PASSED AND ADOPTED THIS 12th day of November, 2014. Upon motion of **Director Williams** seconded by **Director McAdams** and on the following roll call vote to wit:

AYES: 5
ABSTAIN: 0

NOES: 0
ABSENT: 0

ATTEST:


Charles Grace,
Secretary/General Manager

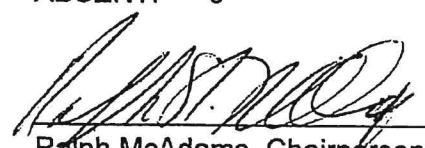

Ralph McAdams, Chairperson
Board of Directors

EXHIBIT "A"
HOOK UP WAITING LIST

Priority	Name	Deposits		Description
		Paid	Date	
1	Cavalier Inn Inc. APN#	\$0.00	01/25/1972	145 Motel 2400 sq ft restaurant
2	Evans APN# 013-071-018	\$425	11/16/1975	Retail
3	Mouchawar APN# 013-391-001	\$30,445	06/01/1979	35 Motel 1 Apartment 2000 sq ft Restaurant
4	V& H Holdings APN# 013-031-022	\$1,200	11/21/2013	1 Residence
5	Hurlbert for The Tides of San Simeon APN# 013-402-012	\$2,280	09/06/1990	6 Condos 1 Irrigation
6	Ramirez APN# 013-402-013	\$2,280	03/09/2001	6 Condos
7	Tyo APN# 013-402-006	\$6,840	12/11/2013	3 Residences
8	Hather and/or Hulbert APN# 013-071-009	\$2,280	10/8/2014	10 Residences

1 Cavalier Inn Inc. acquired the rights and obligations of Dalton through bankruptcy proceedings in July 1989.

2 The deposit of Dalton was forfeited when he failed to comply with the Terms of Agreement with the District.

3 The Date of the agreement between the District and Dalton.

4 Per agreement, remaining balance of project after Mouchawar foreclosure on 105 units.

5 V&H Holdings purchased property and wait list position #4 From Raymond Long.

6 John & Ann Tyo Purchased property and wait list position #7 from Eva Redwood-Chavez

6. BUSINESS ITEMS

- B. Consideration of Adoption of Resolution 18-402 establishing the District's Appropriation Limit for Fiscal year 2018-2019.**



BUSINESS ACTION ITEM STAFF REPORT

Item 6.B. Consideration of Adoption of Resolution 18-403 establishing the District's Appropriation Limit for Fiscal year 2018-2019.

On November 6, 1979, the California voters passed Proposition 4, which added Article XIII B to the State Constitution. The article restricts government spending by establishing the limit on the annual appropriations of local agencies.

Attached is a Resolution prepared by staff, and legal counsel. With the assistance of Travis Hole from Moss and Levy, appropriation amounts were calculated.

Staff recommends the approval of Resolution 18-403.

RESOLUTION NO. 18-403

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN SIMEON
COMMUNITY SERVICES DISTRICT APPROVING THE PROPOSITION 4
APPROPRIATION LIMIT FOR THE FISCAL YEAR 2018-2019**

WHEREAS, the San Simeon Community Services District (the "District") is a community services district duly formed under California Government Code Section 61000 et seq. to provide community services within the District's service area; and

WHEREAS, Government Code Section 7900 et seq. provide that each year, the governing body of each local jurisdiction shall, by resolution, establish its appropriations limit pursuant to Article XIII B of the California Constitution at a regularly scheduled meeting or a noticed special meeting; and

WHEREAS, the State of California Department of Finance provides the annual change in the California per capita personal income and population changes in the unincorporated portions of San Luis Obispo County, which are used to calculate the appropriations limit for the District; and

WHEREAS, the calculation factor for the appropriation limit in Fiscal Year 2017-2018 is 1.044, which is applied to the prior year appropriation limit of \$408,876 to yield an appropriation limit of \$426,807 for the Fiscal Year 2018-2019; and

WHEREAS, the San Simeon Community Services District plans to appropriate approximately \$80,162 in direct property tax revenue proceeds during Fiscal Year 2018-2019.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors for the San Simeon Community Services District approves the Appropriation Limit for the District for Fiscal Year ending June 30, 2019, in the amount of \$408,876. This limit is greater than the expected total tax proceeds appropriation budgeted in the current fiscal year.

This Resolution shall take effect upon its adoption. **PASSED AND ADOPTED THIS** 11th day of July, 2018. Upon motion of _____, seconded by _____ and on the following vote:

AYES:

ABSTAIN:

NOES:

ABSENT:

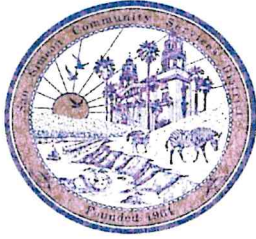
ATTEST:

Daniel Williams, Chairperson
Board of Directors

Charles Grace,
Secretary/General Manager

6. BUSINESS ITEMS

- C. Authorization for the General Manager to retain Town & Country Fencing, Inc. to perform work at the Waste Water Treatment Plant not to exceed the amount of \$ 5,525.00.**



BUSINESS ACTION ITEM STAFF REPORT

Item 6.C. Authorization for the General Manager to retain Town & Country, Inc. to perform work at the Waste Water Treatment Plant not to exceed the amount of \$ 5,525.00.

The south facing chain link fence at the Waste Water Treatment Plant needs to be repaired. Parts of the fence are falling down, rusted, and the top rail also needs to be replaced. Staff contacted numerous contractors to obtain a quote for this item. Several contractors declined to bid, or did not have any schedule availability for several months.

Staff was able to obtain a quote from Town & Country Fencing, Inc. Staff is asking that the Board approve this estimate and allow the District to proceed with this matter.

Attachment:

Quote from Town & Country Fencing, Inc.

TOWN & COUNTRY FENCING, INC.

225 Tank Farm Rd., D-4
San Luis Obispo, CA 93401
Ph # (805) 544-0171 Fax # (805) 544-0189
Email: TownAndCountryFence@hotmail.com
License #1004631

PROPOSAL

CUSTOMER'S NAME	PHONE	DATE
San Simeon CDS Water Treatment Plant	(805) 725-7163	6/25/18
STREET	FAX: E-MAIL: jcopelandsscsd@hotmail.com	
9245 Balboa Ave.	JOB NAME: San Simeon CDS Water Treatment Plant	
CITY, STATE, ZIP	JOB LOCATION:	
San Simeon, CA 934	ATTN: Jerry Copeland	

We propose hereby to furnish material and labor-complete in accordance with specifications below, for the sum of **SEE OPTIONS ON PAGE TWO.**

Payment to be made as follows: Down payment with signed proposal, and balance due at time of job completion, unless progress payments are required below.

*****NET DUE AND PAYABLE UPON JOB COMPLETION AND BILLING.*****

*****Down payment requested in the amount of 10% or \$1,000.00 whichever is less.*****

******OWNERS PLEASE NOTE:** This contract is not valid unless the "notice to owner" acknowledgement is signed and dated. You have the right to require the contractor to have a performance and payment bond. Failure by the contractor without lawful excuse to substantially commence work within twenty (20) days from the approximate date specified in this Proposal and Contract when work will begin is a violation of the Contractor's License Law. Contractor's are required by law to be license and regulated by the contractors state license board. Any questions concerning a contractor may be referred to the registrar of the board whose address is: Contractors State License Board, 1020 N. Street, Sacramento, CA 95814.

All material is guaranteed to be as specified. All work to be completed is a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written or verbal orders from Customer, and will become an extra charge over and above the estimate. Customer warrants that they alone are responsible for determining the boundaries to the property. Contractor assumes no responsibility for the contraction or expansion of wood fencing. Customer warrants that they alone are responsible for determining the existence and location of underground pipes, utilities, septic tanks and the like, and to so advise contractor of the existence and location thereof. Contractor fully covers his workers with Workman's Compensation Insurance. Any and all insurance certifications are available upon request.

AUTHORIZED SIGNATURE

ADAM RUST, OWNER Adam Rust

Note: This proposal maybe withdrawn by us if not accepted within 30 days.

TOWN & COUNTRY FENCING, INC.

225 Tank Farm Rd., D-4
San Luis Obispo, CA 93401
Ph # (805) 544-0171 Fax # (805) 544-0189
Email:TownAndCountryFence@hotmail.com
License #1004631

PROPOSAL

CUSTOMER'S NAME	PHONE	DATE
San Simeon CDS Water Treatment Plant	(805) 725-7163	6/25/18

All prices stated are based on approximate footage. Actual billed cost will be based on actual field measurements, unless otherwise stated. We hereby submit specifications and estimates for:

Notes:

#1: Chain Link Fencing:

Remove and Replace 75' of 7' high chain link fence, fence will be Green Privacy Link Fence line will have no gates, and all posts will be existing on top of wall

Remove the existing top rail on the 75' run and replace with new top and bottom rail

Top rail will be 1 5/8" O.D., and bottom wire will be 9 Gauge

The chain link fabric will be 9 gauge.

Cost includes the rental of a reach lift for one day

COST: \$5,525.00

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified; payment will be made as outlined above. If payment is not made as set forth above, a service charge shall accrue on the unpaid balance at the rate of 1 ½% per month.

Date of Acceptance: _____

Signature _____