



# CAMBRIA COMMUNITY SERVICES DISTRICT

## MINUTES OF THE REGULAR MEETING OF BOARD OF DIRECTORS MAY 26, 2005, 12:30 P.M. – VETERANS MEMORIAL BUILDING

### I. **OPENING - CALL TO ORDER**

President Sanders called the meeting to order at 12:35 p.m. with a quorum established and led the pledge of allegiance.

Present: Directors Joan Cobin, Peter Chaldecott, Ilan Funke-Bilu (arrived 12:45), and President Greg Sanders

Absent: Director Don Villeneuve, Utilities Manager Bryan Bode and Fire Chief Bob Putney

Also Present: General Manager Tammy Rudock, District Counsel Art Montandon, District Engineer Bob Gresens, Finance Officer Patrick Bradley and District Clerk Kathy Choate

**Report from Closed Session:** District Counsel reported closed session was held April 28  
No action items to report out of closed session.

### II. **Agenda Review**

None

### III. **ACKNOWLEDGEMENTS/PRESENTATIONS**

Recognition of Tim Winsor was continued to June regular meeting.

### IV. **SPECIAL REPORTS**

A. SHERIFF'S DEPARTMENT – NO REPORT

### V. **WATER MASTER PLAN, DESALINATION, AND WATER STORAGE FACILITIES REPORT**

Bob Gresens provided an update on the status of:

- Pine Knolls Tank Replacement Project – CCC hearing is scheduled for June 9, San Pedro.
- Desalination Project – The environmental permitting process is in process for permitting to drill on San Simeon State Beach to gather data for a proposed beach well intake. The project management plan is in the Army Corps of Engineers office and after internal checks; it will be forwarded to Washington, DC. Approval is expected in August. Proposition 50 funding consideration is pending completion and acceptance of our Urban Water Management Plan.
- County has released its project description for Cambria/San Simeon Acres Community Plans of the North Coast Area Plan

### VI. **MANAGER'S AND BOARD REPORTS**

General Manager Tammy Rudock summarized her manager's report.

Fire Captain Hollingsworth reported in Chief Putney's absence. He reminded property owners to have parcels cleared by July 15 and notify the Fire Department.

Jim Adams, Water Systems supervisor reported in Bryan Bode's absence.

Patrick Bradley presented his manager's report, including the CCSD's receipt and acceptance of the Community Center "no opinion" audit.

## MEMBER AND COMMITTEE REPORTS

Ad Hoc Fire Code Committee – no report

Forest Committee – Director Funke-Bilu reported the Cambria Forest Committee and the Fire Safe Council have drafted letters regarding the fine imposed on CUSD. The Regional Water Quality Control Board has indicated they would consider paying out fines to relevant local organizations. Both the committee and Fire Safe Council have drafted letters requesting a portion of those funds be delivered for the purpose of implementing the plan. Requested staff give a report on the viability of the Forest Management Plan. The next RWQCB meeting is July 8 and requests that a resolution be prepared in time for that meeting. Signed letters will be delivered to staff in time for CCSD June 23 meeting.

## VII. CONSENT AGENDA

- A. Approve expenditures for month of April 2005
- B. Approve minutes of Board of Directors meeting April 28, 2005
- C. Adopt Resolution 27-2005 authorizing contract with AFLAC
- D. Adopt Resolution 29-2005 approving Fire Apparatus/Engineer position description
- E. Approve extension of Intent to Serve letter for Kestral Point Senior Care Facility, M Clark, applicant, APN 024.191.052

Tammy Rudock read into record the consent calendar.

**Director Cobin moved to approve. Director Chaldecott seconded. Motion carried unanimously. (Aye – 4, No – 0, Absent – 1)**

## VIII. UNIFORM FIRE CODE APPEALS

None

## IX. HEARINGS AND APPEALS

- A. A public hearing was held to consider adoption of Resolution 30-2005 fixing of water and wastewater standby or availability charges as provided in Government Code sections 61765, 61765.1 through 61765.6 and 61765.12.

Tammy Rudock reviewed the staff report.

Public Comment:

Don Dubong, Cambria. Are sewer bonds paid? Will these assessments be reduced?

How many gallons of treated water are dumped into the ocean?

**Director Funke-Bilu moved to make the following findings that are reflected in paragraphs four and five of Resolution 30-2005 to be found true and therefore, adopt Resolution 30-2005 establishing water and wastewater standby availability charges for fiscal year 2005-06. Director Chaldecott seconded. Motion carried unanimously. (Aye – 4, No – 0, Absent – 1)**

- B. A public hearing was held to consider the adoption of Resolution 31-2005 authorizing the Fire Benefit Assessment Consumer Price Index adjustment in the amount of 5.4% pursuant to Government Code Sections §50078 et seq. Tammy Rudock reviewed the staff report. Opened public hearing.

Public Comment: None.

**Director Funke-Bilu moved to adopt Resolution 31-2005 authorizing a 5.4% Consumer Price Index adjustment in the existing fire suppression assessment benefit rates, effective July 1, 2005 in compliance with Resolution 27-2003 and the related Engineer's Report. Director Cobin Seconded. Motion carried unanimously. (Aye – 4, No – 0, Absent – 1)**

- C. A public hearing was held to consider adoption of Resolution 28-2005 authorizing adoption of the East West Ranch Bluff Trail Mitigated Negative Declaration and Mitigation Monitoring reporting checklist, authorize the General Manager to sign the Notice of Determination, and file the Notice of Determination with the County of San Luis Obispo. Connie Davidson, Project consultant reviewed the staff report. This project is a

construction grant funded by a \$300,000 Coastal Conservancy grant with an in-kind District match requirement of \$100,000. The Coastal Conservancy will pay for the Habitat, Archaeological and Erosion/Sediment Control Monitoring Plans. The design is to stay as natural as possible and will continue to be limited to passive recreation. No public comment has been received during public review comment period. NCSWAP has requested to be part of the planning process. This is a high priority project and construction is planned to commence in August. Project must be completed by March 30, 2006. President Sanders opened the public hearing.  
Public comment: None

**Director Cobin moved to adopt 28-2005 authorizing adoption of the Bluff Trail Mitigated Negative Declaration and authorize General Manager to sign and file the notice of determination with the County of San Luis Obispo. Director Chaldecott seconded. Motion carried unanimously. (Aye – 4, No – 0, Absent – 1)**

## **X. REGULAR BUSINESS**

A. Receive Build Out Reduction Plan Status Report  
Bob Gresens provided a status report on the Build Out Reduction Plan. A meeting with RBF Consulting was held Monday of this week to review the project and is work in progress. No details to report at this time. The Buildout Reduction Plan, Program level EIR on the Water Master Plan and the County's Cambria Community Plan update are all being coordinated at this time. Titles and deed restrictions are being researched by RBF with regard to the Buildout Reduction Study.

B. Adopt Resolution 32-2005 confirming an offer to dedicate property located at the Leimert tank site as part of a future conservation easement. Bob Gresens reviewed his staff report and presented a PowerPoint presentation summarizing the different tank designs to date. An April 6, 2006 CCSD Board letter to State Assemblyman Blakeslee outlines an offer to dedicate a conservation easement on the Leimert Tank site that would offset the District's need to use a smaller portion of conservation easement as part of the Pine Knolls Tank Replacement Project. The area proposed on the Leimert tank site is contiguous with the same conservation easement held by the Nature Conservancy.  
Public Comment: None

**Director Chaldecott moved to approve Item X.B. Director Cobin seconded. Motion carried unanimously. (Aye – 4, No – 0, Absent – 1)**

C. Receive staff report on land-use changes being proposed for District-owned properties within the San Luis Obispo County public review draft and draft EIR (Environmental Impact Report) for the Cambria and San Simeon Acres community plans. Bob Gresens reported the County has released their draft update of the Cambria and San Simeon Acres Community Plans as well as a draft EIR. CCSD staff has exchanged land use information from the GIS system, with assistance from RBF Consulting. A public hearing on the draft EIR is scheduled by the Planning Commission for June 23, 8:45 a.m. Written comments on the draft EIR are due to the County by July 5. CCSD staff will continue to collaborate with County staff regarding land use designations.

An earlier plan had as many as 11,925 housing units, that's now being recommended at 6,130 (one of four alternatives) with a zero-net increase policy and proposed land use changes and recommending 1% growth rate.

Land Use recommended changes include:

- East West Ranch planned Community Park
- West Ranch Single Family Residential (SFR) becomes open space

- Former Bahringer property to become public facility (formerly multifamily)
- Tank sites remains as SFR

**Board requested County staff be recognized for their efforts in collaborating with CCSD to move in a serious direction plan for the communities growth. North Coast Alliance deserves recognition as well in working to achieve a reduced growth rate. Commendations to Bob and RBF Consulting in working with County to establish the teamwork on the project. Bob Gresens will present a more formalized report at the CCSD June meeting.**

- D. Adopt Ordinance 04-2005 amending Chapter 8.04 to allow transfer of water commitments. Counsel Art Montandon reviewed the recommended amendments to District Code Chapter 8.04 to allow the transfer of existing water commitments to meet the District goals of reducing current and/or future water demand, provide affordable housing opportunities, permanently retire lots from development, and/or provide for permanent open space. This ordinance change would authorize the District General Manager to complete transactions previously authorized in closed session. District Counsel reviewed the Cambria Nursery (Dirk Winter) and Brad Clark (Peoples Self Help Housing project) requests for transfer of EDUs specific to their projects. A Board discussion followed with the request to amend Ordinance 04-2005 subsection E. in the first sentence following the General Manager, add: “with prior approval of the Board in closed or open session”.

**Director Funke-Bilu moved to adopt 04-2005 as modified amending Chapter 8.04 of the CCSD Code authorizing the General Manager to enter into contracts for the transfer of existing water commitments to meet the District goals of reducing water demand, providing open space, retiring buildable lots, and facilitating the development of affordable housing as modified by District Counsel, “with prior approval of the Board in closed or open session.” Director Cobin seconded. Motion carried unanimously. (Aye – 4, No – 0, Absent – 1)**

- E. Status report on Veterans Memorial Building rules and regulations and receive board direction to staff. Tammy Rudock reviewed the suggested options provided in the staff report and sought feedback from the Board and public. A board discussion followed.

Public Comment:

Jerry McKinnon, Cambria. In previous years non-profit local organizations using Hall for youth activities or organization raising money for charitable activity were not charged rents. Requested CCSD support charitable organizations. In prior years, #17, section C document stated groups that did not have to pay.

**Board requested policy issues be addressed at next month’s meeting and consider Jerry McKinnon’s comments. Quantify those activities exempt from charges.**

XI. **PUBLIC COMMENT**  
None

XII. **President Sanders adjourned the meeting to closed session at 2:55 p.m.**