

CAMBRIA COMMUNITY SERVICES DISTRICT
MINUTES OF THE REGULAR MEETING OF BOARD OF DIRECTORS
AUGUST 25, 2005 – VETERANS MEMORIAL BUILDING

I. CALL TO ORDER

President Sanders called the meeting to order at 12:30 p.m. with a quorum established, and led the pledge of allegiance.

Present: Directors Peter Chaldecott, Joan Cobin, Ilan Funke-Bilu, Don Villeneuve and President Greg Sanders

Absent: None

Also Present: General Manager Tammy Rudock, Utilities Manager Bryan Bode, District Counsel Art Montandon, District Engineer Bob Gresens, Fire Chief Bob Putney, Finance Officer Patrick Bradley, District Clerk Kathy Choate, Adm Tech III Monique Madrid

Report from Closed Session: District Counsel reported no closed session action to report.

II. Agenda Review

Item VII.B. Minutes of Board of Directors Meeting July 28, 2005 – pulled off agenda

Item IX.A. Consider adoption of Resolution 48-2005 awarding contract for CCSD Solids Dewatering Facility Project – pulled off agenda

Agenda stands as amended

III. ACKNOWLEDGEMENTS/PRESENTATIONS

None

IV. SPECIAL REPORTS

A. SHERIFF'S DEPARTMENT – Deputy Hacker reported Bank of America parking lot violators will begin receiving citations and vehicles will be towed.

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

Bob Gresens presented a PowerPoint presentation on Pine Knolls Tank Replacement Project, reported on desal status, Water Master Plan, Buildout Reduction Program, and Urban Water Management Plan.

Public Comment:

Wayne Gracey, Cambria. Pine Knolls Tanks Project new designs place tanks closer to homes and do not adhere the residential restrictions. Requested Board downsize the project to fit on District's property.

Lynn Christie, Cambria. Doesn't think 15% more water would make much difference.

VI. MANAGER'S AND BOARD REPORTS

A. Manager reports were heard from General Manager, Fire Chief, Utilities Manager, and Finance Officer.

B. Member and Committee reports – No Member and Committee reports.

VII. CONSENT AGENDA

A. Approve expenditures for month of July 2005

B. Approve minutes of Board of Directors meeting July 28, 2005 – pulled from agenda

C. Adopt Resolution 42-2005 authorizing professional services agreement with Coastwise Group (Dean Coker) for planning and permitting assistance

- D. Approve transfer of waiting list position with retirement of three of our five lots (APN 023.142.032) inadvertently merged with improved double lot parcel
- E. Approve extension of Intent to Serve for seven (7) units of multi-family, and issuance of eleven (11) additional units, J E Lindsey, applicant, APN 024.191.060
- F. Adopt Resolution 46-2005 approving contract with California Conservation Corps to construct East/West Ranch Bluff Trail improvements; and authorize a 10% contingency fee

Tammy Rudock read consent items into the record. **Director Cobin moved to approve the consent agenda as read into the record. Director Chaldecott seconded. Motion carried unanimously. Ayes – 5, Noes – 0, Absent – 0, Abstain – 0**

VIII. Hearings and Appeals

- A. Water Bill Modification, Applicant: Fred Siegel, Jr.
Tammy Rudock reviewed the staff report and staff's recommendations to approve Mr. Siegel's request for water bill modifications, as a result of circumstances beyond the customer's control, adjusting the March/April 2005 utility bill to the customer's average consumption, or 12 units, as follows: Water \$51.97, Sewer \$71.25 for a total of \$123.22.

Director Cobin moved to approve staff's recommendation. Director Villeneuve seconded. Motion carried. Ayes – 4, Noes – 1 (Funke-Bilu), Absent – 0, Abstain – 0

- B. Water Bill Modification, Applicant: Sherrill Parisian
Tammy Rudock reviewed the staff report and staff's recommendation to deny the request for water bill modification.

Director Funke-Bilu moved to approve the recommendation of the General Manager to deny the application. Director Villeneuve seconded. Motion carried unanimously. Ayes – 5, Noes – 0, Absent – 0, Abstain – 0

- C. Public hearing on parcels subject to Fire Hazard Fuel Reduction; authorize and approve Resolution 51-2005 confirming Fire Hazard Fuel Reduction itemized report and direct staff to submit parcel numbers and fees to the County Assessor for tax rolls. Chief Putney reviewed the staff report and President Sanders opened the public hearing for comments on parcels subject to the Fire Hazard Fuel Reduction contract.

Public Comment: None

Director Funke-Bilu recused himself from this matter, he owns a lot on the report. Director Chaldecott moved to adopt Resolution 51-2005 and direct staff to submit all appropriate and required documentation to the San Luis Obispo County Tax Collector necessary to place the Fire Hazard Fuel Reduction charges on the tax rolls. Director Cobin seconded. Roll Call Vote: Ayes – Directors Chaldecott, Cobin, Villeneuve, and President Sanders, Noes – 0, Absent – 0, Abstain – 1 (Funke-Bilu)

- D. Public Hearing to approve the Appropriation Limit for Fiscal Year 2005-06; Adopt Resolution 47-2005 establishing the appropriation limit for the District. Patrick Bradley reviewed the staff report and recommendation to adopt Resolution 47-2005 setting the appropriation limit for fiscal year 2005-2006. President Sanders opened the public hearing to receive public comment.

Public Comment: None

Director Villeneuve moved to adopt Resolution 47-2005 setting the Appropriation Limit for Fiscal Year 2005-2006 and directed the Finance Officer to submit the Resolution 47-2005 to the County Auditor-Controller. Director Chaldecott seconded. Motion carried unanimously. Ayes – 5, Noes – 0, Absent – 0, Abstain – 0

E. Consider adoption of Ordinance 05-2005 District Code amendment Section 7.04.010 of the Veterans' Memorial Building Rules and Regulations, and Section F. of Table 3.04.010 entitled CCSD user fees and charges. Tammy Rudock reviewed the staff report and recommendation.

Director Funke-Bilu moved to adopt Ordinance 05-2005. Director Cobin seconded. Motion carried unanimously. Ayes – 5, Noes – 0, Absent – 0, Abstain – 0

Public Comment: None

F. Consider adoption of Ordinance 06-2005 amendment to District Code Chapter 4.16, Section 4.16.070 Water Conservation and Retrofit Program Regarding Retrofit Requirements at the Time of Transfer of Ownership. Tammy Rudock reviewed the staff report and recommendation to adopt Ordinance 06-2005.

Director Cobin moved to adopt Ordinance 06-2005. Director Chaldecott seconded. Motion carried unanimously. Ayes – 5, Noes – 0, Absent – 0, Abstain – 0

IX. REGULAR BUSINESS

B. Consideration of Pinedorado Parking on East/West Ranch property behind Mid-State Bank. Tammy Rudock reviewed the staff report and recommendations. **Staff's recommendation is as follows:**

1. The CCSD is without independent authority to grant the Lions Club its request to allow parking on the former Mid-State Bank property. Parking may be allowed with the consensus of NCSWAP.

2. Negotiations could be started with NCSWAP and other stakeholders to amend the East/West Ranch Management Plan and relocate the designated parking area across from Highway 1 to the former Mid-State Bank property for future community parking.

Art Montandon reviewed his August 18 memorandum to the Board of Directors and General Manager regarding the Lions' Club request for Pinedorado parking on the East West Ranch.

Public Comment:

JoEllen Butler, NCSWAP. CCSD is Ranch Manager and no vehicles are allowed on the Ranch. July 15, 2003 parking allowed during Pinedorado for this one-time use. Conservation easement is a recorded document on file with the County Clerk Recorder's office. Change is lengthy and complicated.

NCSWAP is opposed to changing the conservation easement and cannot agree with item 1 and 2. NCSWAP would be willing to meet for discussion.

Norman Palmer, President of Cambria Lion's Club. Did not ask for a one-time exemption, asked for ability to use the property on going.

John Holland, Cambria resident. Policies without rationale are not good. Policies should have a reason for restriction, not just because it is the law or policy.

Jeff Stump, Vice President, Land Conservancy, was a participant in the development of East West Ranch easement and it's not wise to open up the easement for a one-day event. National Heritage Foundation Tax Grant money had restrictions. Proceed with caution.

Mickie Burton, Cambria. Conservation easement supporter.

Bernie Grossman, Ex-President of Lions, never involved in development of Mid-State Bank property. Community donated \$1million to Ranch.

Lynn Christie, CCSD holds the Ranch in public trust and property belongs to the people of California.

Bea Morrow, environmental easements belong to community and state. Keep the easement intact.

Donald Archer, Three things: unnecessary to change easement, alternative parking is available, bad precedent to override an easement, especially for automobile parking.

Director Funke-Bilu moved to adopt staff recommendation #1. Director Cobin seconded.

President Sanders asked maker of the motion if he would agree to the amendment. Director

Funke-Bilu responded yes. Add language to include NCSWAP and underlying easement holders, item #2. Motion carried unanimously. Ayes – 5, Noes – 0, Absent – 0, Abstain – 0

C. Approve updated “List of Grandfathered Commitments” and provide direction to staff regarding landscape/irrigation meters. Tammy Rudock reported on staff’s recommendations:

1. Approve the updated “List of Grandfathered Commitments” Exhibit B to Ordinance 02-2000, and;
2. Discuss issues and provide direction to staff regarding the Landscape Irrigation Meters.

Director Funke-Bilu requested this item be brought back after staff investigates the landscape meters on the list and President Sanders agreed.

Public Comment: None

Director Cobin moved to approve item 1 and staff was directed to return with the research on the irrigation meters. Director Chaldecott seconded. Motion carried unanimously.

Ayes – 5, Noes – 0, Absent – 0, Abstain – 0

D. Consider adoption of Resolution 49-2005 authorizing 2005/06 MOU with Community Center and appointment of CCSD Board member to Cambria Community Center Board.

Director Cobin recused herself. Director Funke-Bilu received the reports only yesterday and would like time to review, and bring item back to the next Board meeting. President Sanders agreed and inquired as to any consequence to the Community Center if carried over to the next month.

Cindy Rawlings Matthews, Board President, Community Center: Addressed the issue of putting the vote on hold; if withheld the \$50K from the Center will be withholding money to continue operations at the Center. **President Sanders directed staff to schedule a special meeting to hear this item.**

Public Comment:

Jerry McKinnon, Cambria. Works with youth coalition group, and concerned about the Youth Center. Thought the \$50K resolution was supposed to spend funds only on fund raising activities.

Bernie Grossman, Cambria. Should CCSD have a member on the Community Center Board to oversee the spending of the general funds?

X. PUBLIC COMMENT

Jan Howell Marks, David Broadwater, Maria Lorca, Susan Harvey, Doug Buckmaster, Dennis Kish, Klaus Schumann, and Bob McDonnell oppose subpoena of Eric Greening and Pam Heatherington. Ron Crummitt, Jerry McKinnon spoke in support of the subpoena process and non-Cambria residents need to back off.

Lynn Christie, Cambria. Leave PROS Commission as is. Does not want Incorporation Committee

Andrew Christie, Los Osos. Concurs with the Land Conservancy and NCSWAP on preservation of the conservation easement on the East/West Ranch.

John McGarry, Cambria. County has a draft Tsunami plan, would like Fire Chief to comment.

Dave Crowther, Cambria. Expressed appreciation and admiration of the CCSD Board, good manners and patience they have demonstrated.

XI. President Sanders adjourned the meeting to closed session at 3:53 p.m.