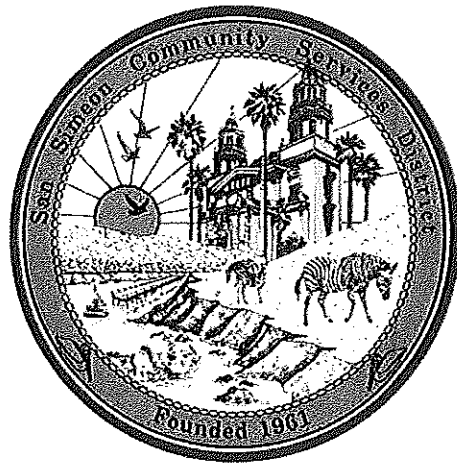


**Board of Directors  
San Simeon Community Services District**



**BOARD PACKET**

**Wednesday, November 13, 2013  
Regular Meeting 6:00 pm**

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

Prepared by  **APT water**

**AGENDA**  
**SAN SIMEON COMMUNITY SERVICES DISTRICT**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Wednesday, November 13, 2013**  
**6:00 pm**

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

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

**1. NO CLOSED SESSION**

**2. REGULAR SESSION: 6:00 PM**

A. Roll Call

B. Pledge of Allegiance

**3. PUBLIC COMMENT:**

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

A. **Sheriff's Report** – Report for October.

B. **Public comment on Sheriff's Report**

**4. BOARD PRESENTATIONS AND ANNOUNCEMENTS:**

**5. STAFF REPORTS**

A. **General Manager's Report**

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

2. **Grants, Loans and Partnership Opportunities** – Update on USDA Loan

3. **NPDES Permit** - Update

**B. Superintendent's Report**

1. **Wastewater Treatment / Collection Systems** – Summary of operations and maintenance for October.
2. **Water / Distribution Systems** – Distribution performance for the Month of October.
3. **District Maintenance** – Summary of District maintenance for October.

**C. District Financial Summary** – Update on Monthly Financial Status for close of business October 31, 2013.

**D. District Counsel's Report** – Oral Report on current issues

**6. ITEMS OF BUSINESS**

- A. **Approval of last month's minutes** – October 16, 2013.
- B. **Approval of Disbursements Journal** – November 13, 2013.

**7. DISCUSSION/ACTION ITEMS**

- A. **Vote on Ballot for Alternate LAFCO Special District Member.**
- B. **Avonne Avenue, Sansone Project Application** – Discussion of application submitted to the County regarding the proposed project.

**8. Board Committee Reports** – Oral Report from Committee Members.

**9. Board Reports** – Oral Report from Board Members on current issues.

**10. BOARD/STAFF GENERAL DISCUSSIONS AND PROPOSED AGENDA ITEMS**

**11. ADJOURNMENT**

**GENERAL MANAGER'S REPORT**  
**Charles Grace**  
**Staff Activities for November**

## **General Managers Report November 13, 2013**

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

Along with billing and collections, Staff worked with the new Auditors for 3 days. Staff attended WRAC and the Byways/SLOCOG meetings on behalf of the District. The District Newsletter and Hearst 3<sup>rd</sup> Quarter billing was prepared and distributed. Staff coordinated with PG&E to relocate the water well electric meter and we are in daily contact with Phoenix Engineering and Rahmina Construction during construction of the Wellhead Project. Staff met with two contractors in effort to develop a streets improvement plan.

### **2. Grants, Loans and Partnership Opportunities**

**Well Rehab Project** – The well rehab project is now progressing steadily with completion anticipated by the end of February.

### **3. NPDES Permit –**

Staff discussed with the Regional Water Quality Control Board (RWQCB) the WWTP permit / Recycled Water permit specifically to remedy the tightening of the discharge pH limit. The RWQCB intends to allow the SSCSD more time to review current pH level being discharged while the existing limit remains the same. The anticipated December 5<sup>th</sup> permit approval will be on the RWQCB consent calendar.

**SUPERTINTENDENT'S REPORT**  
**Jerry Copeland**  
**Facilities Update for November**

# **SAN SIMEON COMMUNITY SERVICES DISTRICT**

## **Superintendent's Report Activities of October 2013**

### **Wastewater Treatment Plant**

- The wastewater treatment plant performed well this month.
- All sampling, testing and reporting at the wastewater treatment plant 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 CDPH.
- Monthly meter reading was performed.
- Staff assisted Phoenix Engineering and Raminha Construction and their subcontractors with the domestic water well rehabilitation project.

### **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.

**San Simeon Community Services District - Monthly Data Report -October 2013**

Date	Day	Wastewater Influent Daily flow	Wastewater Effluent Daily Flow	CALCULATED Well 1 Total Pumped	CALCULATED Well 2 Total Pumped	CALCULATED Total Daily Water Produced	Water Level Well 1	Water Level Well 2	Rainfall in Inches	INPUT State Sewer Daily Flow
10/01/13	Tue	85,741	89,700	0	33,884	33,884			0.00	10,434
10/02/13	Wed	85,244	86,980	74,576	0	74,576	14.4	14.5	0.00	10,255
10/03/13	Thu	83,084	82,360	74,426	32,089	106,515	14.5	14.6	0.00	12,183
10/04/13	Fri	84,583	89,690	0	50,640	50,640			0.00	12,275
10/05/13	Sat	93,362	93,210	81,981	55,726	137,707	14.5	14.6	0.00	11,528
10/06/13	Sun	102,280	100,770	65,974	26,554	92,528			0.00	12,917
10/07/13	Mon	86,758	89,630	0	67,993	67,993	14.9	15.0	0.00	15,325
10/08/13	Tue	76,726	87,830	73,827	0	73,827	14.7	14.8	0.00	9,660
10/09/13	Wed	80,668	78,180	0	65,600	65,600	14.8	14.9	0.00	7,689
10/10/13	Thu	76,035	71,580	71,359	0	71,359	14.7	14.8	0.00	12,647
10/11/13	Fri	89,034	88,120	0	64,253	64,253	14.7	14.8	0.00	12,695
10/12/13	Sat	96,443	96,310	71,210	4,638	75,847	14.7	14.8	0.00	11,505
10/13/13	Sun	85,979	95,410	0	75,623	75,623			0.00	14,707
10/14/13	Mon	89,044	86,120	73,154	20,869	94,024	14.7	14.8	0.00	13,232
10/15/13	Tue	78,096	87,790	0	50,789	50,789			0.00	9,892
10/16/13	Wed	76,540	79,110	79,812	9,948	89,760	14.8	14.9	0.00	9,183
10/17/13	Thu	78,395	78,300	0	60,962	60,962			0.00	11,594
10/18/13	Fri	74,792	71,750	71,359	0	71,359	14.8	14.9	0.00	11,611
10/19/13	Sat	90,454	93,540	1,571	73,603	75,174	14.8	14.9	0.00	11,229
10/20/13	Sun	94,633	95,150	82,504	27,377	109,881			0.00	12,296
10/21/13	Mon	72,603	85,320	0	51,836	51,836			0.00	12,028
10/22/13	Tue	68,400	73,020	66,946	0	66,946	14.9	15.0	0.00	6,284
10/23/13	Wed	64,366	66,100	0	62,682	62,682	14.9	15.0	0.00	8,851
10/24/13	Thu	78,505	80,520	70,237	0	70,237	14.9	15.0	0.00	13,227
10/25/13	Fri	83,856	81,070	66,647	27,003	93,650	14.9	15.0	0.00	7,923
10/26/13	Sat	91,667	95,470	0	66,348	66,348	15.1	15.2	0.00	9,667
10/27/13	Sun	82,838	90,720	72,780	0	72,780	15.0	15.1	0.04	10,701
10/28/13	Mon	71,025	74,730	0	0	0	15.0	15.1	0.16	7,906
10/29/13	Tue	67,165	71,360	69,115	62,757	131,872	15.0	15.1	0.00	9,448
10/30/13	Wed	69,497	72,880	0	64,178	64,178	15.0	15.1	0.00	7,839
10/31/13	Thu	67,521	71,130	65,974	0	65,974	15.0	15.1	0.00	7,496
<b>TOTALS</b>		<b>2,525,334</b>	<b>2,603,850</b>	<b>1,233,451</b>	<b>1,055,353</b>	<b>2,288,805</b>				<b>334,227</b>
Average		81,462	83,995	39,789	34,044	73,832	14.8	14.9	0.01	10,782
Minimum		64,366	66,100	0	0	0	14.4	14.5	0.00	6,284
Maximum		102,280	100,770	82,504	75,623	137,707	15.1	15.2	0.16	15,325

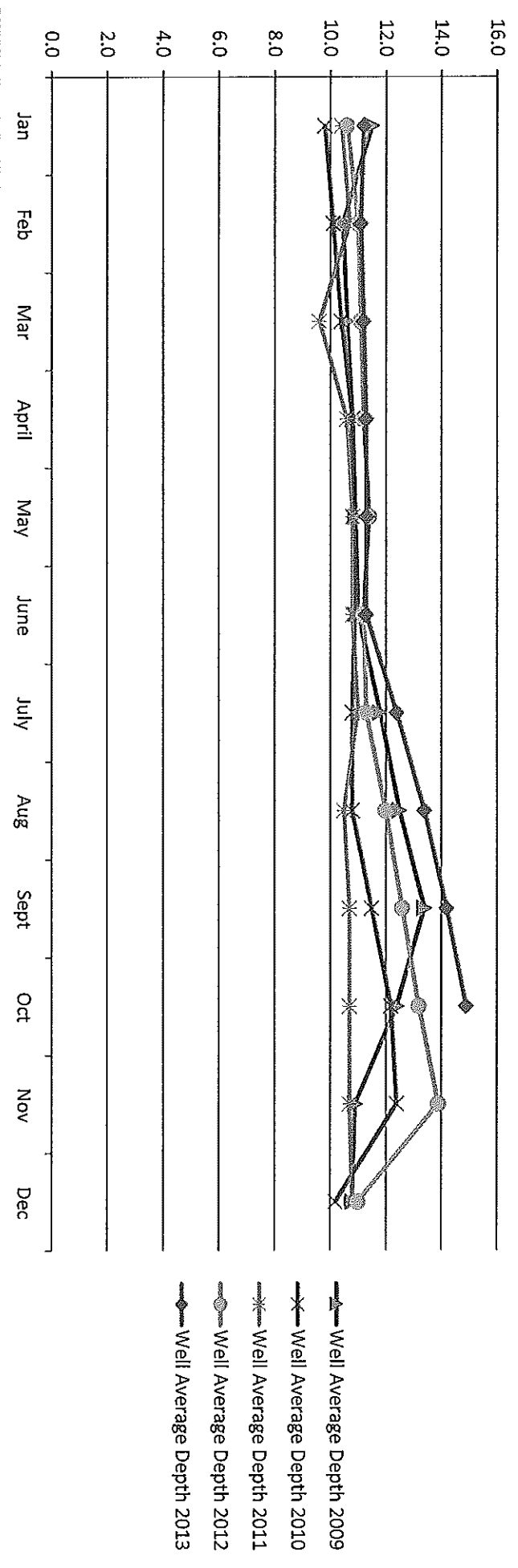


**DATA SUMMARY SHEET**

2013													
	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Total for 2013
Wastewater Final Effluent (Month Cycle)	2,021,340	1,908,020	2,318,280	2,451,860	2,643,980	2,808,900	3,419,550	3,346,020	2,749,810	2,603,850			26,271,610
Wastewater Influent	2,314,345	2,162,072	2,521,425	2,462,631	2,597,523	2,836,232	3,360,480	3,305,527	2,735,366	2,525,334			26,820,955
Adjusted Wastewater Influent (- State Flow) *	2,067,826	1,945,010	2,232,831	2,144,411	2,239,609	2,452,299	2,819,473	2,783,082	2,351,167	2,191,107			23,226,815
Water Produced (month cycle)	1,727,730	1,703,869	1,995,696	2,278,258	2,540,208	2,803,862	3,198,897	3,089,090	2,471,242	2,288,805			24,097,658
Sewer Influent/Water Produced Ratio	1.34	1.27	1.26	1.08	1.02	1.01	1.05	1.08	1.11	1.10			N/A
Adjusted Sewer/Water Ratio	1.20	1.14	1.12	0.94	0.88	0.88	0.88	0.90	0.95	0.96			N/A
Total Well Production	1,727,730	1,703,869	1,995,696	2,278,258	2,540,208	2,803,862	3,198,897	3,089,090	2,471,242	2,288,805			24,097,658
Well 1 Water Pumped	748,748	238,462	1,839,594	1,211,386	1,090,883	1,642,966	1,716,585	1,664,150	1,245,644	1,233,451			12,631,871
Well 2 Water Pumped	978,982	1,465,407	156,102	1,066,872	1,449,325	1,160,896	1,482,312	1,424,940	1,225,598	1,055,353			11,465,787
Water Well 1 Avg Depth to Water	11.2	11.0	11.1	11.2	11.2	11.2	12.3	13.3	14.1	14.8			N/A
Water Well 2 Avg Depth to Water	11.3	11.1	11.2	11.3	11.3	11.3	12.4	13.4	14.2	14.9			N/A
Average Depth of Both Wells	11.3	11.1	11.2	11.3	11.3	11.3	12.4	13.4	14.2	14.9			N/A
Change in Average Well Depth from 2012	+0.6	+0.1	+0.1	+0.1	+0.1	+0.1	+1.1	+1.4	+1.6	+1.7			N/A
State Wastewater Treated	246,519	217,062	288,594	318,220	357,914	383,933	541,007	522,445	384,219	334,227			3,594,140
State % of Total WW Flow	11%	10%	11%	13%	14%	14%	16%	16%	14%	13%			N/A
Biosolids Removal (Gallons)	6,000	0	0	6,000	6,000	12,000	6,000	12,000	12,000	6,000			66,000
WW Permit Limitation Exceeded	0	0	0	0	0	0	0	0	0	0			0
Constituent Exceeded	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
Sample Result	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A
2012													
Wastewater Final Effluent (Month Cycle)	2,282,400	2,013,230	2,330,795	2,716,990	2,525,450	2,715,470	3,502,920	3,227,160	2,616,130	2,535,700	2,175,190	2,509,470	Total for 2012
Wastewater Influent	2,374,670	2,135,421	2,402,116	2,798,195	2,575,428	2,749,696	3,298,298	3,082,906	2,634,002	2,413,542	1,983,791	2,482,140	31,150,905
Adjusted Wastewater Influent (- State Flow) *	2,100,280	1,917,729	2,145,425	2,464,553	2,265,629	2,380,258	2,801,758	2,634,075	2,297,669	2,137,808	1,757,882	2,138,937	30,930,205
Water Produced (month cycle)	1,981,790	1,852,198	1,796,370	2,288,880	2,390,907	2,672,903	3,132,146	3,061,993	2,542,115	2,308,627	1,773,882	1,641,636	27,042,003
Sewer Influent/Water Produced Ratio	1.15	1.15	1.34	1.19	1.07	1.03	1.05	1.01	1.04	1.05	1.12	1.51	27,443,447
Adjusted Sewer/Water Ratio	1.06	1.04	1.19	1.08	0.95	0.89	0.90	0.86	0.90	0.93	0.99	1.30	N/A
Average Depth of Both Wells	10.7	11.0	11.1	11.2	11.4	11.2	11.3	12.0	12.6	13.2	13.9	11.0	N/A
Change in Average Well Depth from 2011	-0.2	-0.3	-1.5	-0.6	-0.6	-0.4	-0.3	-1.5	-1.9	-2.5	-3.2	-0.2	N/A
State Wastewater Treated	274,390	217,692	256,691	333,642	309,799	369,438	496,540	448,831	336,333	275,734	225,909	343,203	3,888,202
State % of Total WW Flow	12%	10%	11%	12%	12%	13%	15%	15%	13%	11%	12%	14%	N/A
Biosolids Removal (Gallons)	6,000	0	6,000	6,000	6,000	6,000	6,000	6,000	6,000	0	6,000	6,000	60,000
WW Permit Limitation Exceeded	0	0	0	0	0	0	0	0	0	0			0
Constituent Exceeded	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
Sample Result	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A

The formula for calculation of "State % of total WW Flow" compares the State Wastewater Treated to the Wastewater Influent Flow.

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Well Average Depth 2009	11.5	10.5	10.6	10.8	10.9	11.0	11.8	12.5	13.4	12.4	10.9	10.8
Well Average Depth 2010	9.8	10.1	10.4	10.8	10.8	10.9	10.8	10.8	11.5	12.2	12.4	10.2
Well Average Depth 2011	10.4	10.7	9.6	10.6	10.8	10.8	11.0	10.5	10.7	10.7	10.7	10.8
Well Average Depth 2012	10.6	11.0	11.1	11.2	11.4	11.2	11.3	12.0	12.6	13.2	13.9	11.0
Well Average Depth 2013	11.2	11.1	11.2	11.3	11.3	11.3	12.4	13.4	14.2	14.9		



**DISTRICT FINANCIALS**  
**Renee Lundy**

**November 30, 2013**

**\* Financial Summary**

**\* Balance Sheet**

**\* Water Sales & Production**

SAN SIMEON COMMUNITY SERVICES DISTRICT



FINANCIAL SUMMARY

BILLING  
October 31, 2013

September Billing Revenue	\$ 66,696.69
October Billing Revenue	\$ 60,015.78
Past Due (31 to 60 days)	\$ 48.49
Past Due (60 days)	\$ 234.01

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RABOBANK SUMMARY  
Ending Balances October 31, 2013

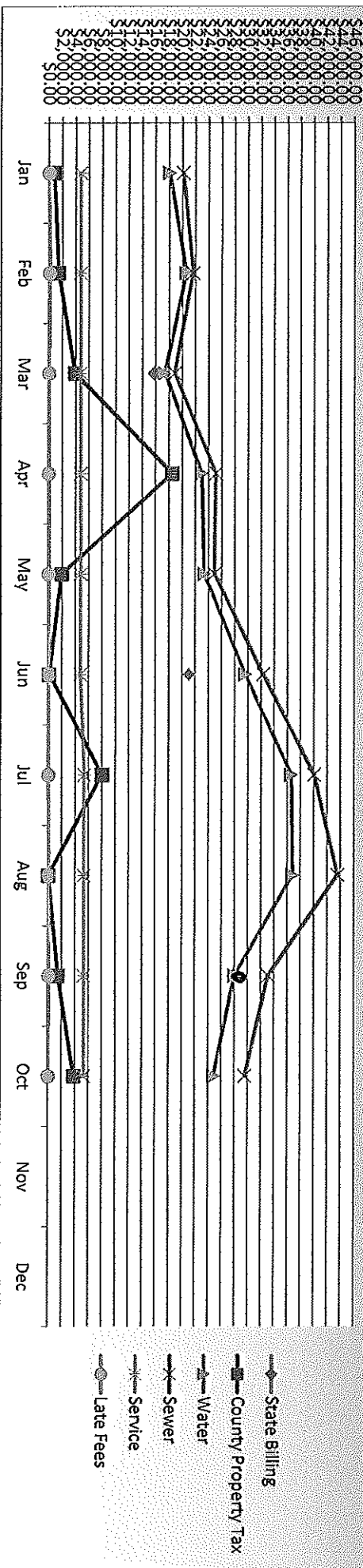
<b>Summary of Transactions:</b>	
Balance August 31, 2013	\$ 585,436.15
Interest	\$ 130.93
Money Marketing Account Closing Balance September 30, 2013	\$ 585,567.08
Reserve Fund	(\$ 250,000.00)
Hook up Deposits	(\$ 43,470.00)
Available Funds	\$ 292,097.08
General Checking Account	\$ 145,657.47
Well Rehab Project/USDA Checking Account	\$ 2,180.34
LAIF Closing Balance October 31, 2013	\$ 517.29

**SAN SIMEON COMMUNITY SERVICES DISTRICT**  
**Balance Sheet**  
**As of October 31, 2013**

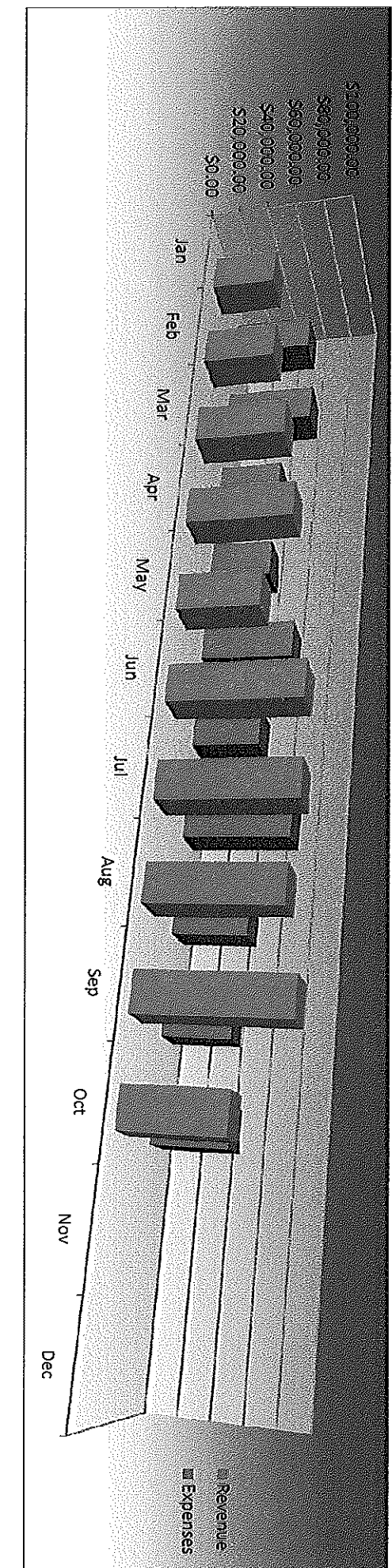
	Oct 31, 13
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Petty cash	150.00
1020 · General checking	145,657.47
1022 · USDA checking	2,180.34
1040 · Cash in county treasury	11.39
1050 · LAIF - non-restricted cash	517.29
1060 · Money Market Account 9548643...	585,567.08
Total Checking/Savings	734,083.57
Other Current Assets	
1200 · Accounts receivable	58,906.71
1300 · Prepaid expenses	4,381.23
Total Other Current Assets	63,287.94
Total Current Assets	797,371.51
Fixed Assets	
1400 · Fixed assets	
1420 · Building and structures	395,874.73
1500 · Equipment	316,747.53
1540 · Major water projects	145,068.22
1580 · Sewer plant	1,488,555.08
1600 · Water system	550,390.00
1620 · WWTP expansion	299,565.92
1630 · Tertiary Project	235,886.09
1640 · Wellhead project	28,670.44
Total 1400 · Fixed assets	3,460,758.01
1650 · Walkway access projects	11,511.00
1690 · Accumulated depreciation	(1,896,988.96)
Total Fixed Assets	1,575,280.05
<b>TOTAL ASSETS</b>	<b>2,372,651.56</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts payable	6,816.96
Total Accounts Payable	6,816.96
Other Current Liabilities	
2100 · Payroll liabilities	76.50
2500 · Customer security deposits	10,358.13
2510 · Connect hookup wait list	43,470.00
Total Other Current Liabilities	53,904.63
Total Current Liabilities	60,721.59
Total Liabilities	60,721.59
Equity	
3200 · Fund balance	2,214,136.83
Net Income	97,793.14
Total Equity	2,311,929.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,372,651.56</b>

2013 DISTRICT REVENUE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
State Billing			\$15,874.60			\$21,090.32			\$27,981.20				\$64,946.12
County Property Tax	\$757.44	\$1,473.36	\$3,935.20	\$18,534.56	\$1,963.98	\$141.38	\$8,069.77	\$51.86	\$1,503.31	\$3,859.65			\$40,290.51
Water	\$18,102.6	\$20,631.4	\$17,394.1	\$23,008.4	\$23,384.4	\$29,603.5	\$36,628.9	\$36,833.3	\$28,053.5	\$24,908.9			\$258,549.04
Sewer	\$20,172.8	\$21,705.5	\$18,903.2	\$25,168.5	\$24,914.3	\$32,350.8	\$40,084.9	\$43,613.3	\$33,179.7	\$29,636.1			\$289,729.07
Service	\$4,792.3	\$4,769.3	\$4,769.3	\$4,792.3	\$4,815.4	\$4,792.3	\$5,436.9	\$5,366.4	\$5,366.4	\$5,366.4			\$50,266.98
Late Fees	\$80.3	\$163.5	\$95.6	\$58.8	\$51.7	\$88.3	\$59.8	\$110.4	\$120.6	\$71.4			\$900.23
<b>Total</b>	<b>\$43,905.4</b>	<b>\$48,743.0</b>	<b>\$60,972.0</b>	<b>\$71,562.6</b>	<b>\$55,129.7</b>	<b>\$88,066.6</b>	<b>\$90,280.3</b>	<b>\$85,975.3</b>	<b>\$96,204.7</b>	<b>\$63,842.4</b>			<b>\$704,681.95</b>
Water Sold Cu Ft	220099	216680	209256	285145	279529	354134	373741	396714	303256	269689			2908203
Water Sold Acre ft	5.05	4.97	4.80	6.55	6.42	8.13	8.58	9.11	6.96	6.19			66.76



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
Revenue	\$43,905.44	\$48,742.98	\$60,971.99	\$71,562.60	\$55,129.70	\$88,066.60	\$90,280.30	\$85,975.30	\$96,204.70	\$63,842.40			
Expenses	\$56,546.16	\$62,776.84	\$44,114.20	\$42,560.87	\$62,849.92	\$45,648.58	\$71,615.58	\$48,925.07	\$44,121.32	\$48,707.12			
<b>Balance</b>	<b>-\$12,640.72</b>	<b>-\$14,033.86</b>	<b>\$16,857.79</b>	<b>\$29,001.73</b>	<b>-\$7,720.22</b>	<b>\$42,418.02</b>	<b>\$18,664.72</b>	<b>\$37,050.23</b>	<b>\$52,083.38</b>	<b>\$15,135.28</b>			



## **ITEMS OF BUSINESS**

**\* Minutes – October 16, 2013**

**\* Disbursements Journal – November 13, 2013**

**\* USDA Loan Disbursements Journal**

**AGENDA**  
**SAN SIMEON COMMUNITY SERVICES DISTRICT**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Wednesday, October 16, 2013**  
**6:00 pm**

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

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

**1. NO CLOSED SESSION**

**2. REGULAR SESSION: @6:03 PM**

**A. Roll Call**

Chairperson McAdams: Present  
Vice-Chair Williams: Present  
Director Fields: Present  
Director Price: Present  
Director Patel : Present

**Also Present**

Charles Grace, General Manager  
Robert Schultz, District Counsel  
Sheriff's Office, Sgt. MacDonald

**B. Pledge of Allegiance**

**3. PUBLIC COMMENT: None**

**A. Sheriff's Report – Report for September.**

There were 123 calls for service. Such calls were 17 emergency medical responses, 12 check the welfare, 32 assist other agencies, 13 incomplete 911 calls, 1 suspicious person, 2 crimes against a person (1 battery/1 domestic violence). All other calls were self initiated by a Deputy.

**B. Public comment on Sheriff's Report: None**

**4. BOARD PRESENTATIONS AND ANNOUNCEMENTS:**

The 1<sup>st</sup> Annual Beautification Award was presented to Brooks Gallery by Dee Dee Ricci.

**5. STAFF REPORTS**



## **A. General Manager's Report**

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

Along with billing and collections, Staff worked with residents on unregistered/abandoned vehicles on District Streets. Staff prepared and sent information to Regional Water Quality Control Board regarding the National Pollution Discharge Elimination System (NPDES) permit status. Staff was in contact with the United States Department of Agriculture (USDA), Phoenix Engineering, and Rahmina Construction regarding preparation for construction of the Wellhead Project. Staff attended the California Rural Water Association classes to update their skills and State regulations. Staff is currently gathering information for the upcoming Audit.

Office Staff has continued working on district archived information. Since the departure of Southwest Water, State Regulated reports were scattered among the 3 locations (WWTP, Office and Shed). Most reports/data has been recovered, with a few items needing to be reproduced and or located by the contractor. The final product is at the District office if the board is interested in perusing the information.

### **2. Grants, Loans and Partnership Opportunities**

#### **Well Rehab Project –**

Discussions with the Contract Manager and Raminha Construction have been ongoing in effort that Raminha submits a pump specification to AECOM that meets AECOM's design criteria. Staff discussed termination of the Raminha contract due to failure to perform with District Council. Raminha has since complied with contractual obligations.

### **3. NPDES Permit –**

The Regional Water Quality Control Board has received the letter of opposition regarding the WWTP potential new pH limits. A meeting has been scheduled with the RWQCB for October 28. Staff still anticipates the Reclaimed Water permit to be part of the NPDES Permit.

### **4. CAL PERs Subsidy reimbursement - \$740.26**

The District has received a check for \$740.26 from CAL PERs. This reimbursement is the remainder of the Medicare Part D subsidy payment that was made in 2012 towards employer contribution.

### **5. SDRMA Credit earned towards annual contribution**

The District has received a letter from SDRMA acknowledging the District's full year of no "paid claims". This earns the District 2 credit points and will lower the District insurance annual contribution amount.

**B. Superintendent's Report**

**Wastewater Treatment Plant**

- The wastewater treatment plant performed well this month.
- All sampling, testing and reporting at the wastewater treatment plant was performed as required by the RWQCB.
- Two loads of sludge were hauled away.
- Staff attended a training session by CWEA (California Water Environment Association) at the San Luis Obispo WWTP. We received additional training in compliance reporting, disinfection, math related to process control and treatment of fats, oils and grease in wastewater treatment.

**Water Distribution System**

- All routine sampling and testing was performed. The monthly report was submitted to the CDPH.
- Monthly meter reading was performed.
- Annual lead and copper testing was performed at various residential sample sites.

**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.

**C. District Financial Summary – Update on Monthly Financial Status for close of business September 30, 2013.**

<b>August Billing Revenue</b>	<b>\$ 84,359.23</b>
<b>September Billing Revenue</b>	<b>\$ 66,696.69</b>
Past Due (31 to 60 days)	\$ 106.45
Past Due (60 days)	\$ 234.01

**RABOBANK SUMMARY**  
**Ending Balances September 30, 2013**

**Summary of Transactions:**

Balance August 31, 2013	\$ 535,302.46
Interest	\$ 133.69
Money Marketing Account Closing Balance September 30, 2013	\$ 585,436.15

Reserve Fund	(\$ 250,000.00)
Hook up Deposits	(\$ 43,470.00)
Available Funds	\$ 291,966.15

**General Checking Account** \$ **119,727.94**

**Well Rehab Project/USDA Checking Account** \$ **9,864.00**

**LAIF Closing Balance September 30, 2013** \$ **517.29**

**D. District Counsel's Report – Oral Report on current issues**

Besides general duties, Counsel has been working on the San Simeon CSD Policy Manual, reviewing and preparing information to work with the RWQCB regarding the Recycled Water Permit, and the contract with Ramhina Construction regarding their WellRehab contract obligations.

A draft letter is being constructed to the owners of a Balboa Beach Track Condo Association regarding the closure of the public access point by them on Balboa Avenue.

A project by Sansone Construction is currently being reviewed by the County, the District and the North Coast Advisory Commission. Counsel is looking into issues being brought up by residents and board members. Counsel will have more answers by the next meeting.

**6. ITEMS OF BUSINESS**

**A. Approval of last month's minutes – September 11, 2013.**

Motion to approve minutes as presented.

Motion by: Director Fields  
2<sup>nd</sup> by: Director Price  
All in: 5/0

**B. Approval of Disbursements Journal – October 16, 2013.**

Motion to approve both the SSCSD disbursements journal and the USDA WellRehab disbursements.

Motion by: Vice-Chair Williams  
2<sup>nd</sup> by: Director Patel  
All in: 5 /0

**7. DISCUSSION/ACTION ITEMS**

**No Discussion Action Items**

**8. Board Committee Reports – Oral Report from Committee Members.**

Water Committee Chair gave a review of the Water Committee Meeting.

October 2, 2013, Water Committee Meeting Minutes:

1. Regular session@3:06

Roll Call:

Committee Chair: Director Fields  
Committee Member: Director Williams  
Committee Member: Mike Hanchett  
Committee Member: Paul Panchell

Also present:

General Manager: Charles Grace  
Administrator: Renee Lundy  
Director: Ralph Mc Adams  
Director: Leroy Price  
Director: Ken Patel

2. Public comment: None

3. Discussion/Action

- A. Director Fields asked Ben how he proposed to accomplish #2 of his proposal. Ben mentioned that he would do a combination of things from surveys to home inspections. The Committee asked what the best way was to implement conservation measures. Ben mentioned that since the commercial industry uses the most water, helping them to retrofit their facilities (kitchens, bathrooms) would be a good start. SS needs to find the industry standard best piece of equipment/toilets/shower heads.

Director Patel mentioned that perhaps we should initiate stricter irrigation policies year round.

Motion was made to have Ben put together a list of devices that are high rated conservation equipment for resident/hotel/laundry uses.

Motion by: Mike Hanchett  
2<sup>nd</sup>: Director Williams  
All in: 4/0

B: At the September board meeting it was discussed to have the Water Com help make Ordinance 106 stricter. Perhaps change Stage 1 and 2 to reflect stricter conservation measures so that Stage 3 is further away.

Motion to table discussion until another date  
Motion by: Director Williams  
2<sup>nd</sup>: Mike Hanchett  
All in: 4/0

**9. Board Reports – None**

**10. BOARD/STAFF GENERAL DISCUSSIONS AND PROPOSED AGENDA ITEMS**

Counsel is to get information regarding the Sansone project by next board meeting.

The Board would like to acknowledge the participation of San Simeon in the Cambrian Scarecrow contest this year. Awards were won by the Cavalier and Manta Rey Resturant.

**11. ADJOURNMENT@6:47 PM**

**SAN SIMEON COMMUNITY SERVICES DISTRICT**  
**Disbursements Journal**  
 November 13, 2013

Type	Date	Num	Name	Memo	Amount	Balance	
Bill Pmt	11/07/2013	6933	APTwater, Inc	Operations Management	\$38,870.64	-43,759.27	101,898.20
				reservoir expansion & land Acquisition	\$1898.40		
				F&M fund reimbursement	\$2990.23		
Bill Pmt	11/07/2013	6934	County of San Luis Obispo	Cross connection services	-92.91	101,805.29	
Bill Pmt	11/07/2013	6935	Lori Mather Video Services	48 VHS to DVD transfers	-779.40	101,025.89	
Bill Pmt	11/07/2013	6936	MICHAEL O'NEILL	Monthly maintenance fee	-275.00	100,750.89	
Bill Pmt	11/07/2013	6937	Phoenix Civil Engineering, Inc	WWTP O&M Manual	-1,490.00	99,260.89	
Bill Pmt	11/07/2013	6938	Petty Cash/Renee Lundy	Reimbursement to petty cash for Beautification Award	-48.79	99,212.10	
Bill Pmt	11/07/2013	6939	ROBERT W SCHULTZ ESQ.	Services	-1,800.00	97,412.10	
Paycheck	11/01/2013	6940	ALAN FIELDS	Board Member Salary	-92.35	97,319.75	
Paycheck	11/01/2013	6941	DAN WILLIAMS	Board Member Salary	-92.35	97,227.40	
Paycheck	11/01/2013	6942	KAUSHIK S PATEL	Board Member Salary	-92.35	97,135.05	
Paycheck	11/01/2013	6943	LEROY E PRICE	Board Member Salary	-92.35	97,042.70	
Paycheck	11/01/2013	6944	RALPH N MCADAMS	Board Member Salary	-92.35	96,950.35	
<b>Total/Balance</b>						<b>-48,707.12</b>	<b>96,950.35</b>

**SAN SIMEON COMMUNITY SERVICES DISTRICT**  
**USDA CHECKING ACCOUNT**  
**WELL REHAB PROJECT**  
 November 13, 2013 Disbursements

Type	Date	Num	Name	Memo	Amount	Balance
Bill Pmt	11/05/2013	103	AECOM USA Inc.	Proj 60269712 Mgmt Services for 8/24-9/27/13	-1,834.65	2,180.34
Bill Pmt	11/05/2013	104	PG&E	Electrical upgrade	-1,500.00	345.69
Bill Pmt	11/05/2013	105	Phoenix Civil Engineering, Inc	Contract Management Services	-6,450.00	-1,154.31
<b>Total/balance</b>					<b>-9,784.65</b>	<b>-7,604.31</b>

## **DISCUSSION & ACTION ITEMS**



## **Discussion Action Items**

**November 13, 2013**

### **A. Vote on Ballot for Alternate LAFCO Special District Member.**

Four individuals have been nominated for the vacant LAFCO Alternate Special District position. The term for this position would expire in December 2017. The district's board of director's may select one of the following nominees:

- ✓ **Dan Allen Gaddiss, Nipomo CSD**
- ✓ **Barbara Bronson Gray, Cambria healthcare district**
- ✓ **Mike Broadhurst, Upper Salinas-Las Tablas Resource Conservation District**
- ✓ **Robert Enns, Cayucos Sanitary District**

Qualifications from each candidate are attached for Board review. Staff will distribute Ballots to the Board to vote for their choice and the majority vote will determine San Simeon CSD's vote.

**B. Avonne Avenue, Sansone Project Application** – Discussion of application submitted to the County regarding the proposed project.

# Dan Allen Gaddis

Candidate for LAFCO  
Alternative Special District Member

## San Luis Obispo County Activities

- Presently Director: Nipomo Community Services District (NCSD) December 2010-Present
- Past Chairman: South County Advisory Council (SCAC) 2009-2010, served on SCAC for six years, 1997-2013
- Served on: Land Use Committee of SCAC for six years
- Served on: Traffic & Circulation Committee of SCAC for six years
- Served on: Nipomo Incorporation Committee for Education (NICE) researching possible incorporation of Nipomo as a city
- Past Big RAM (President): Five Cities Retired Active Men's Club (RAM's) 2011
- Past President of Nipomo Blacklake Gyro Club 2010-2011
- Past President: Kiwanis Club of Greater Nipomo 2005-2006
- Past President: Nipomo Newcomers Club 2004
- Member: American Legion

## History

Retired in 1999 from employment in the Aerospace Industry; Raytheon Systems Company; as a Manager of Administration/Facilities. Previously had worked for Hughes Aircraft Company in the same Manager type position until Raytheon purchased Hughes.

Director Gaddis holds a Bachelor of Arts degree from Arizona State University, a Masters of Science in Public Administration from California State University Long Beach, and a Masters in Business Administration from Pepperdine University.

He and his wife Betty have lived in Nipomo for 14 years.

**Barbara Bronson Gray**

**Candidate for LAFCO Alternate Special District Member**

**Trustee, Cambria Community Healthcare District**

Barbara Bronson Gray, RN, MN, has served as a trustee of the Oak Park Community Services District in Ventura County and is now a trustee of the Cambria Community Healthcare District. A graduate of UCLA (BS, MN), she is an expert in health care and communications. Barbara has written more than 2,000 articles for publications such as U.S. News & World Report, WebMD, Health, Ladies' Home Journal, Self, Shape, HealthDay, the Los Angeles Times and the Chicago Tribune. She served as vice president of the Amgen Foundation and was a leader of the global corporate communications team at Amgen. Barbara has consulted to the engineering and the sciences departments at UC Santa Barbara and UC Berkeley, California Lutheran University, and the Annenberg Foundation.

# **Dragon Spring Farm**

Mike & Carol Broadhurst, Owners  
8115 Santa Rosa Creek Road  
Cambria, CA 93428  
(805) 924-1260  
email: mdbroadhurst@att.net

David Church  
SLO LAFCO, Executive Officer  
1042 Pacific Street Suite A  
San Luis Obispo, CA 93401

Dear Mr. Church,

Currently board president, I have been nominated by the Upper Salinas-Las Tablas Resource Conservation District for the open LAFCO alternate special district member. I thought I would supplement the board's letter of nomination with a brief personal note outlining my experience and qualifications.

I retired early as Head of Research and Development for a major supplier of crop protection products in 2000. Since that time my wife and I have owned and operated a small farm east of Cambria. We sell exclusively at farmers' markets and to local restaurants. Since retiring, I've become increasingly active in the county, including,

- SLO County Farm Bureau since 2001, including a stint on the board of directors.
- I spent four years as President of the board of directors of the North County Farmers Market Association. My wife and I also took over management of Cambria's farmers market in 2007. This business generates the third largest revenue stream of county farmers' markets; the income supports the charitable work of the Cambria Lions Club.
- I have been a member of the WRAC since 2006, first as Alternate Agriculture at Large member and, since 2010, representing the RCD. I have been active on several subcommittees, and most recently the Integrated Regional Water Management subcommittee.
- I am currently a member of the California Department of Food and Agriculture's Certified Farmers Market Advisory Committee. This group advises the Department on farmers' market oversight and regulation statewide.
- I have been a member of the board for the US-LT RCD since 2009.

My personal interests revolve around water, land conservation, agriculture, land use, and creative writing. The US-LT RCD's geography covers roughly fifty percent of the county's agricultural production, and I believe I have a good understanding of the issues facing this group of growers. I further have faith in LAFCO's charge of protecting agriculture by steering development within existing municipal boundaries and feel the commission could benefit from more input from a connected member of the agricultural community.

Thank you for considering my nomination. I look forward to the election.

Sincerely yours,



Michael Broadhurst

**Subject:** LAFCO Special District Alternate Election  
**From:** Michael Broadhurst (mdbroadhurst@att.net)  
**To:** sansimeoncommunityservices@yahoo.com;  
**Date:** Sunday, October 27, 2013 3:23 PM

Dear Sirs,

I am a candidate for the LAFCO special district alternate position and would appreciate a vote from the San Simeon CSD directors. As my ballot statement suggests, I have been an active participant under the radar in the county for twelve years and have gained a good grounding in the issues of significance. Not only am I committed to LAFCO's mission, but I will bring the perspective of a small farmer and my background in chemistry and biology to any discussion of new projects in the county.

Thanks for you consideration.

Mike Broadhurst

Robert B. Enns

Candidate for LAFCO Alternative Special District Member

Board President, Cayucos Sanitary District

Robert has served on the Board of the Cayucos Sanitary District for 21 years and 18 years as the District's Board President. Under his leadership the District has built its reserves to over six times its annual budget in anticipation of required upgrades.

Through his service on the District Board and as President of Enns Construction, Inc.(General Engineering Contractor), Robert is well versed in land development issues and the importance of accountable stewardship of our County's resources.

Robert's past and present contributions to the community include:

- Past CSDA Chapter President

- Currently a licensed pilot, flies his own plane out of San Luis Obispo

- Volunteers in multiple community activities

With a family background in agriculture, Robert holds a Bachelor of Science degree in Industrial Technology (1968) from Cal Poly, San Luis Obispo. He and his wife Lynn have lived in Cayucos since 1988.

## Renee Samaniego-Lundy

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**From:** Charles Grace  
**Sent:** Tuesday, November 05, 2013 4:07 PM  
**To:** mamartin@ca.slo.ca.us  
**Cc:** Ralph McAdams; pkdanwill@sbcglobal.net; Renee Samaniego-Lundy  
**Subject:** DRC2013-00020 Sansone project response  
**Attachments:** DRC2013 00020 Sansone Project Comment Response.pdf

Megan,

Attached is the project referral response Part 1 and Part 2 questions answered with comment. Also attached is a letter from the Fire Marshal dated August 30, 2006, a letter from the Fire Marshal dated February 2004 and section 7.0 of the San Simeon Community Services District Master Plan dated December 2007. I underlined a portion of section 7.2 page 28 and section 7.3 page 32 which are directly related to the fire flow issue we spoke of earlier today.

The attached will be presented to the San Simeon Community Services Board of Directors during the November 13 Board meeting, however; I wanted you to have a preview of the preliminary concerns expressed during the October Board meeting.

Sincerely,

Charles Grace  
San Simeon CSD  
General Manager  
805 431 6253  
[cgrace@aptwater.com](mailto:cgrace@aptwater.com)



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/10/2013

TO: \_\_\_\_\_

FROM: Megan Martin - Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00020 SANSONE - Proposed minor use permit for mini-storage development in three phases with existing 1164 sf manager's residence. Phase One to be 8,295 sf building total. Phase Two to be 15,256 sf total. Phase Three to be 29,269 sf total. Location site is 9270 Avonne Ave (cross street Otter Way) in San Simeon. APN: 013-071-023 and -025.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

PART I: Proposed water source will serve questions are UNANSWERED

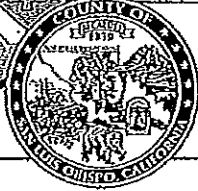
PART II: POTENTIAL IMPACTS TO EXISTING FIRE FLOW / STORAGE SHORAGES, DISCUSS IMPACT TO OTTER WAY AND AVONNE STREETS, DUE TO INCREASED TRAFFIC

11/5/13  
Date

Charles Grace  
Name

805-927-4778  
Phone





7101100  
COND. OF CALIF.  
SND/MS: 2500 gpm @ 3hrs

---

CDF/San Luis Obispo County  
Fire Department

---

635 N. Santa Rosa • San Luis Obispo • California 93405

August 30, 2006

Ms. Rosalyn Piza, Engineer  
1194 Pacific Street, Suite 204  
San Luis Obispo, CA 93401

**Subject: San Simeon Water Master Plan**

Dear Ms. Piza,

This letter is in response to your request for information regarding the fire department's recommendations for master planning for the community of San Simeon water system.

The California Fire Code (CFC 903.2, 903.4.2), which is the adopted fire code for San Luis Obispo County (Title 16.10), expressly states the fire flow requirements needed. (See attached CFC Appendix IIIA and IIIB.) In addition, the hotels also fall under the authority of the State Fire Marshal as an R-1 occupancy, which also uses the CFC adopted by the State Legislature.

**Residential Development:**

The minimum requirement for a residential development is 1000 gpm for a two hour duration at 20 to 150 psi. Spacing should be no more than 500 feet unless on a dead-end then it will be reduced by 100 feet. The maximum distance from any street or road frontage should be no more than 250 feet.

**Commercial / Industrial Development:**

The minimum flow requirements for commercial and industrial development are based on the size and type of construction of the buildings served. Flow shall not be less than 1500 gpm at 20 to 150 psi. Hydrants must be within 150 feet of the exterior of the building.

**Master Planning:**

Master planning for new, improving or expanding community water distribution system the following is our recommendation:

Residential -- 1,500 gpm

Commercial/Industrial\* -- 2,500 gpm

Urban Downtown Development/Heavy Industrial-- 4,500 gpm

All pipe diameters will be a minimum of 8 inch.

Spacing of hydrants in commercial should be a minimum of 250 feet and 300 feet in residential. Appendix III-B of the California Fire Code sets the minimum distances.

\* will require more fire flow for hazardous buildings

San Simeon Community Services District  
August 30, 2006  
Page Two

The fire department must approve the location of all fire hydrants and will require a hydraulic test at completion of the projects.

**Water Storage:**

To calculate the water storage and flow to individual hydrants it is necessary to know the general square footage of each building, what the construction type is and if they are sprinklered or not, for example:

If a building is 12,000 sq. ft. and is Type V-N construction then the required fire flow required is 3000 GPM for a 3 hour duration (540,000 gallons stored). Three (3) hydrants would be required with a spacing of no more than 400 feet between hydrants. The closest one must be within 150 feet of the building.

If the building is sprinklered there is a reduction of 75% for fire flow to no less than 1500 GPM. However, the duration of 3 hours would still be required. With sprinklers the above example would require:

1500 GPM for 3 hours duration (270,000 gallons stored).

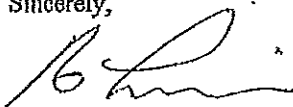
For residential areas the required fire flow is reduced to 1000 GPM unless the home is over 3600 sq. ft without sprinklers.

There is an obvious reduction in fire flow for sprinklered buildings. Therefore the District should consider whether retrofitting the existing buildings is feasible. Sprinklers are the most effective form of fire protection in protecting life and property.

Domestic water supply should be added to the required fire flow storage requirements; the County Health Department can assist with calculating the necessary quantities.

Please contact me at 543-4244 if I can provide any additional information.

Sincerely,



Robert Lewin, Fire Marshal  
Battalion Chief

cc: Phill Veneris, Battalion Chief  
Greg Plsano, Division Chief

2001 CALIFORNIA FIRE CODE

APPENDIX III-A

Division III  
FIRE PROTECTION  
APPENDIX III-A

FIRE-FLOW REQUIREMENTS FOR BUILDINGS

(See UFC Section 903.2)

SECTION 1 — SCOPE

The procedure determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with Appendix III-A. Appendix III-A does not apply to structures other than buildings.

SECTION 2 — DEFINITIONS

For the purpose of Appendix III-A, certain terms are defined as follows:

**FIRE AREA** is the floor area, in square feet, used to determine the required fire flow.

**FIRE FLOW** is the flow rate of a water supply, measured at 20 psi (137.9 kPa) residual pressure, that is available for firefighting.

SECTION 2 — MODIFICATIONS

2.1 Decreases. Fire-flow requirements may be modified downward by the chief for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

2.2 Increases. Fire flow may be modified upward by the chief where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

SECTION 3 — FIRE AREA

3.1 General. The fire area shall be the total floor area of all floor levels except as modified in Section 4

3.2 Area Separation. Portions of buildings which are separated by one or more four-hour area separation walls constructed in accordance with the Building Code, without openings and provided with a 30-inch (762 mm) parapet, are allowed to be considered as separate fire areas.

3.3 Type I and Type II-FR. Construction. The fire area of buildings constructed of Type I and Type II-FR. construction shall be the area of the three largest successive floors.

SECTION 4 — FIRE-FLOW REQUIREMENTS FOR BUILDINGS

4.1 One- and Two-Family Dwellings. The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire area which does not exceed 3,600 square feet (344.5 m<sup>2</sup>) shall be 1,000 gallons per minute (3785.4 L/min.). Fire flow and flow duration for dwellings having a fire area in excess of 3,600 square feet (344.5 m<sup>2</sup>) shall not be less than that specified in Table A-III-A-1.

EXCEPTION: A reduction in required fire flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

4.2 Buildings other than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table A-III-A-1.

EXCEPTION: A reduction in required fire flow of up to 75 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,500 gallons per minute (5677.5 L/min.).

APPENDIX III-A

2001 CALIFORNIA FIRE CODE

TABLE A-III-A-1--MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS

FIRE AREA (square feet)					FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
Type I-FR (F.F.R.)	Type II One-III or One-III	Type IV-II-T One-III	Type III-III	Type V-III		
0-22,700	0-12,700	0-8,200	0-3,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-143,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
143,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
"	"	115,801-125,500	81,701-88,600	51,501-55,700	6,250	
"	"	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
"	"	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
"	"	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
"	"	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
"	"	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
"	"	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
"	"	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

<sup>1</sup>Types of construction are based upon the Building Code.  
<sup>2</sup>Measured at 20 psi (137.9 kPa). See Appendix III-A, Section NO TAG.

↑ non-sprinkled  
 5' non-ratio (sheld)

## 2001 UNIFORM FIRE CODE

## APPENDIX III-B

## FIRE HYDRANT LOCATIONS AND DISTRIBUTION

## APPENDIX III-B

(See UFC Section 903.4.2)

## SECTION 1 — SCOPE

Fire hydrants shall be provided in accordance with Appendix III-B for the protection of buildings, or portions of buildings, hereafter constructed.

## SECTION 2 — LOCATION

Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

## SECTION 3 — NUMBER OF FIRE HYDRANTS

The minimum number of fire hydrants available to a building shall not be less than that listed in Table A-III-B-1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table A-III-B-1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

## SECTION 4 — CONSIDERATION OF EXISTING FIRE HYDRANTS

Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

## SECTION 5 — DISTRIBUTION OF FIRE HYDRANTS

The average spacing between fire hydrants shall not exceed that listed in Table A-III-B-1.

**EXCEPTION:** The chief may accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table A-III-B-1.

TABLE A-III-B-1—NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm) x 3.785 for L/min.	MINIMUM NO. OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <sup>1,2,3</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT <sup>4</sup>
		x 3.048 for m	
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more <sup>5</sup>	200	120

<sup>1</sup>Reduce by 100 feet (30 480 mm) for dead-end streets or roads.

<sup>2</sup>Where streets are provided with median dividers which can be crossed by firefighters pulling hose lines, or arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet (152.4 m) on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute (26 495 L/min.) and 400 feet (122 m) for higher fire-flow requirements.

<sup>3</sup>Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet (305 m) to provide for transportation hazards.

<sup>4</sup>Reduce by 50 feet (15 240 mm) for dead-end streets or roads.

<sup>5</sup>One hydrant for each 1,000 gallons per minute (3785 L/min.) or fraction thereof.



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## CDF/San Luis Obispo County Fire Department

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635 N. Santa Rosa • San Luis Obispo • California 93405

February 10, 2004

Board of Directors  
San Simeon Community Services District  
111 Pico Ave  
San Simeon, CA 93452

Dear Board of Directors,

At the request of Mr. John Wallace of John Wallace and Associates I am sending this letter to clarify what the required fire flow is for the community of San Simeon. The California Fire Code (CFC 903.2, 903.4.2), which is the adopted fire code for San Luis Obispo County (Title 16.10), expressly states the fire flow requirements needed. (See attached CFC Appendix IIIA and IIIB) In addition, the hotels also fall under the authority of the State Fire Marshal as an R-1 occupancy, which also uses the CFC adopted by the State Legislature.

To calculate the water storage and flow to individual hydrants it is necessary to know the general square footage of each building, what the construction type is and if they are sprinklered or not, for example:

*If a building is 12,000 sq. ft. is Type V-N construction then the required fire flow required is 3000 GPM for a 3 hour duration (540,000 gallons stored). Three (3) hydrants would be required with a spacing of no more than 400 feet between hydrants. The closest one must be within 150 feet of the building.*

If the building is sprinklered there is a reduction of 75% for fire flow to no less than 1500 GPM. However, the duration of 3 hours would still be required. With the sprinklers the above example would require:

*1500 GPM for 3 hours duration (270,000 gallons stored).*

For the residential areas the required fire flow is reduced to 1000 GPM unless the home is over 3600 sq. ft without sprinklers.

There is an obvious reduction in fire flow for sprinklered buildings. Therefore the District should consider whether retrofitting the existing buildings is feasible. Sprinklers are the most effective form of fire protection in protecting life and property.

Domestic water supply should be added to the required fire flow storage requirements, the County Health Department can assist with calculating the necessary quantities.

Please feel free to contact with any additional question, 543-4244.

Sincerely,

Robert Lewin, Fire Marshal  
Battalion Chief

cc: Phill Veneris, Battalion Chief  
Greg Pisano, Division Chief  
John Wallace, JW Assoc.

## 7.0 Ability of Existing System to Meet Existing Demands

### 7.1 Water Production Capacity

In June 1987, the District was granted a License for Diversion and Use of Water from the Pico Creek underflow by the State Water Resources Control Board (SWRCB).<sup>9</sup> This license permits a diversion of up to 140 acre-feet per calendar year at a rate of 0.27 cubic feet per second (CFS) (121 GPM) or at higher rates that do not exceed an average of 0.27 CFS during any 7-day period, provided there is no interference with other vested rights and instream beneficial uses.<sup>10</sup>

The well production capacity of each District well was measured at approximately 325 gpm (0.47 MGD), and the existing MDD was estimated at 133 gpm (0.19 MGD). This provides a buffer under maximum day conditions of approximately 0.28 MGD.

Table 7-1: Short-Term Production Capacity vs. Existing Demand

Existing MDD (MGD)	Single Well Pumping Capacity (MGD) <sup>11</sup>	Surplus Pumping Capacity (MGD)
0.19	0.47	0.28

A comprehensive evaluation of the District wellfield was completed by Boyle in October 2006. This report determined a safe yield of 120 AFY for the Pico Creek Groundwater Basin. Two District wells and two Hearst Ranch wells are the only producing wells in the basin. Allowing for an estimated annual draw of 16 AFY at the Hearst Ranch, extractions from the District should not exceed 104 AFY. Seawater intrusion episodes of relatively short duration can be expected during extended gaps between wet seasons, but although groundwater levels fluctuate in response to a combination of both production rates and precipitation, high production rates were the primary cause of lower water levels recorded between 1984 and 1989.

### 7.2 Existing System Deficiencies

During ADD, a minimum pressure of 40 psi and a maximum velocity of 5 fps are recommended. During PHD, a minimum pressure of 30 psi and a maximum velocity of 10 fps are recommended. All existing transmission piping is within these criteria during ADD and PHD,

<sup>9</sup> State of California State Water Resources Control Board Permit 12465, License 12272 (June 16, 1987).

<sup>10</sup> Although the permit allows for the diversion of up to 140 AFY, the safe yield of the Pico Creek Basin has been determined to be 120 AFY (104 AFY for the District Wells and 16 AFY for a third agricultural well on Hearst property).

<sup>11</sup> Average well production was approximately 325 gpm during pumping test performed by Cleath and Associates in February 2006. Safe instantaneous yield of each well was estimated to be 340 gpm.



except at a few locations where the pipeline ends at a cul-de-sac. During existing ADD conditions, the east end of a 6-inch AC pipe in Avonne Avenue was calculated to be below 40 psi (38 psi). Also, a 6-inch PVC lateral between Jasper Way cul-de-sac and Avonne Avenue was below 40 psi (35 psi) during ADD. Low pressure in these areas could be improved by looping any dead end pipes.

Most of the existing pipeline deficiencies were based on the system's inability to provide the fire flow requirement while maintaining a 20 psi residual pressure. If looping is not possible, a minimum of 8-inch pipeline is recommended for a residential fire flow of 1,500 gpm to limit the velocity below 15 fps. A minimum of 10-inch pipeline is recommended for commercial areas where a fire flow requirement of 2,500 gpm is required. Most of the existing distribution system is comprised of 6-inch pipe.

Bentley Systems' WaterCAD software was used to test improvements selected to improve fire flow. Figure 7-1 shows an overview of the existing pipe sizes.

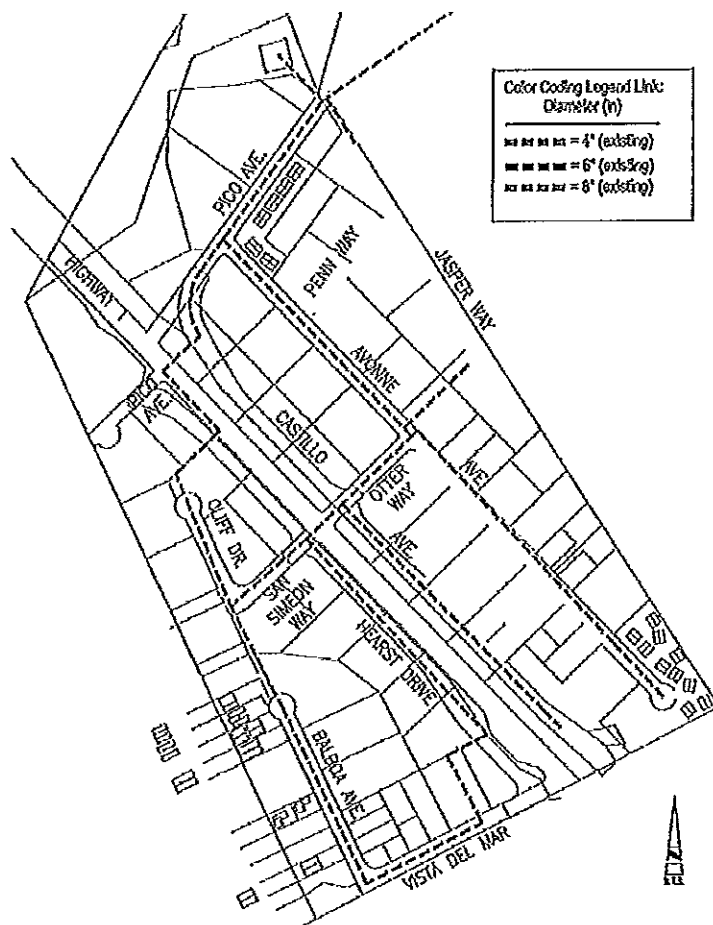


Figure 7-1: Existing Pipe Sizes

Recommended improvements have been prioritized into two categories. Priority 1 (P1) projects are defined as those necessary to meet existing fire-flow deficiencies and strengthen the “backbone” of the distribution system. Priority 2 (P2) projects are those required to satisfy existing fire-flow requirements in localized areas.

**P1 projects consist of the following:**

- Wellhead rehabilitation (See San Simeon Production Well Evaluation, Boyle, 2006);
- Upsize tank outlet and Pico Avenue piping between Jasper and Avonne;
- Upgrade piping in Avonne between Pico and Otter Way;
- Install new piping in Jasper Way;
- Upgrade piping in Otter Way between Avonne and Castillo;
- Upgrade piping in Castillo between Otter and Motel 6, and loop Castillo with Avonne (through Motel 6); and

**P2 projects consist of the following:**

- Install new highway crossing at Vista del Mar;
- Upgrade piping at end of Avonne;
- Upgrade piping in Pico between Avonne and Highway 1; and
- Replace District reservoir.
- Upgrade piping in Cliff Drive cul-de-sac.

Figure 7-2 shows the pipeline upgrades recommended to improve existing deficiencies. A summary of these projects can be seen in Table 7-2.

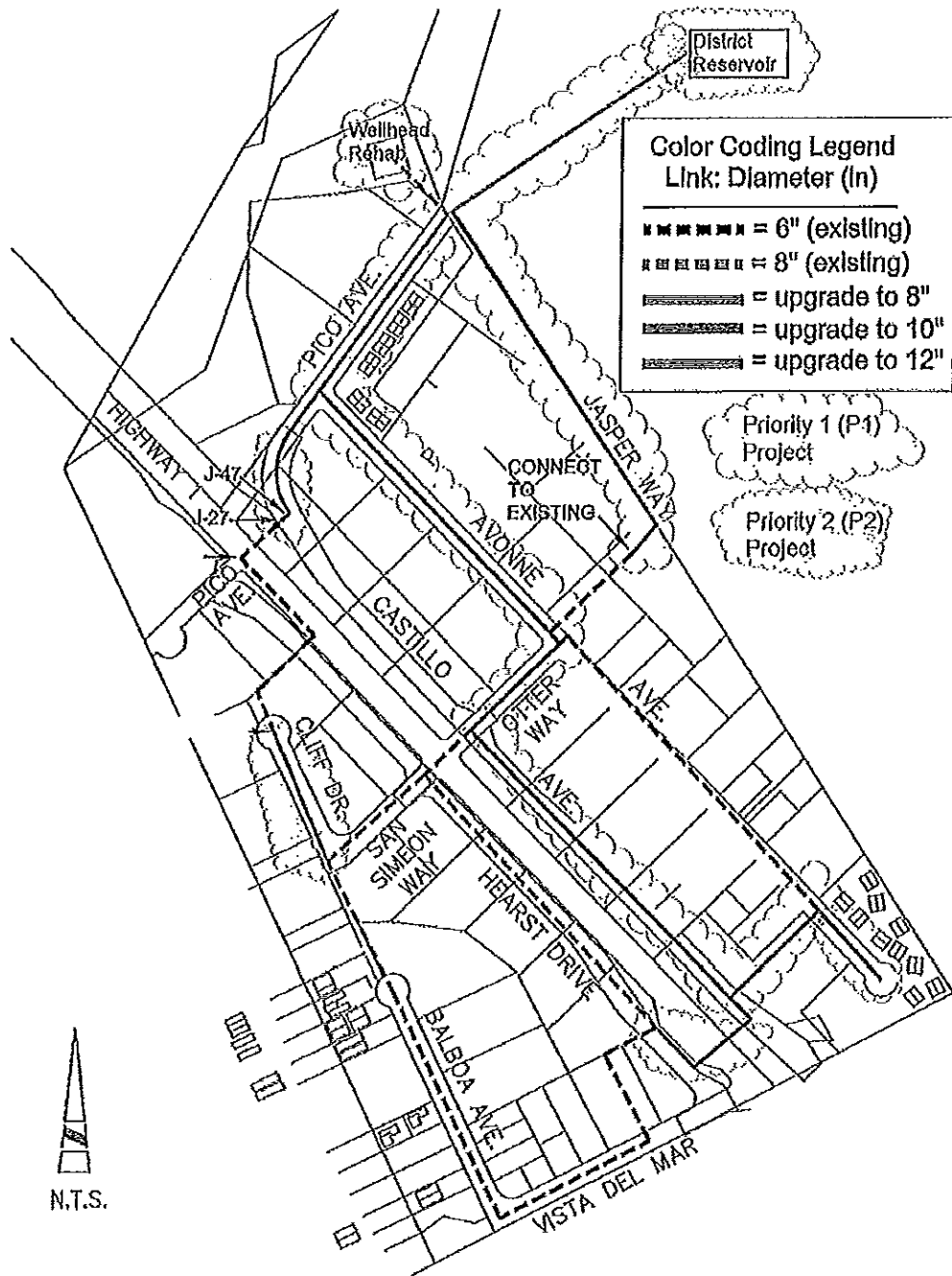


Figure 7-2: Pipeline Upgrades Recommended to Improve Existing Deficiencies

**Table 7-2 Summary of Improvement Projects Required to Improve Existing Deficiencies**

Priority	Project Description	Exist. Size (in)	New Size (in)	Linear Feet of Pipeline for Project (ft)
P1	Wellhead Rehabilitation	NA	NA	NA
	Tank Outlet and Pico Ave	8" ACP 8" ACP	12" PVC 12" PVC	□ 850' □ 640'
	Avonne Avenue	6" ACP	10" PVC	□ 1,000'
	Loop from Pico through Jasper Way	none	10" PVC	□ 1,150'
	Otter Way	6" ACP	10" PVC	□ 330'
	Castillo Avenue, and loop Castillo to Avonne Ave	6" ACP	10" PVC	□ 1,110' in Castillo Ave & 380' loop piping
P2	Piping at south end of Avonne	6" ACP	8" ACP	□ 270'
	Cliff Drive cul de sac	6" ACP	10" PVC	□ 470'
	Highway crossing at Vista Del Mar	none	10" DIP with casing	□ 300' in casing and 400' in Hearst and Castillo
	Pico Ave from Avonne Ave to Hwy 1	6" ACP	8" PVC	□ 400'
	District Reservoir	150,000 gal	750,000 gal	

Table A-1 in the Appendix shows the calculated fire flows associated with these improvements.

Connecting Avonne Avenue and Jasper way through Penn Way (see Figure 7-2) was analyzed as an alternative to the recommended connection through the existing easement. According to the model, available fire flows were deficient for the existing 6-inch PVC pipeline in the easement by approximately 500 gpm. Since this 6-inch PVC pipe would also require upgrades with this layout, the easement was selected as the preferred alternative.

A record search was performed to investigate the existence of a 20" steel casing crossing Highway 1 at San Simeon Avenue. According to the CalTrans Encroachment Permit, this casing was installed at mile marker 54.34. As-built plans provided by Wallace Group show the casing extending across the highway from San Simeon Avenue, approximately 40 feet southeast of the existing 6-inch waterline crossing. We do not recommend utilizing this casing to upgrade the crossing at San Simeon Avenue. We have recommended installing a new highway crossing at Vista del Mar, while utilizing the existing 6 inch crossing at San Simeon Avenue as the most cost effective alternative.

### 7.3 Existing Storage Facilities

As discussed in Section 6, storage tanks are sized to provide regulatory, emergency, and fire storage. The ability of existing storage capacity to meet existing demands is shown in Table 7-3.

In a letter from Fire Marshal Robert Lewin (dated August 30, 2006), storage requirements (fire flow durations) were identified based on the size and types of existing and planned buildings. These requirements are summarized in Appendix III-A of the 2001 California Fire Code. According to a follow-up conversation with Mr. Lewin, a duration of three hours would be required for Master Planning purposes. Required fire flow (commercial/industrial) was determined to be 2,500 gpm.<sup>12</sup>

It is recommended the District operate wells on a 24-hr schedule. A 24 hour pumping schedule provides less operational flexibility for dealing with emergencies, system maintenance/repairs, or storage replenishment, but minimizes the operational storage requirement and thus minimizes required tank size. The District has one reservoir that provides 150,000 gallons (0.15 MG) of storage. Using a 24-hr production schedule, an additional 450,000 gallons is required to supply the recommended operational, emergency and fire storage.

Table 7-3: Ability of Existing Storage to Meet Existing Demands

Fire		MDD (epd)	Fire Storage (gal)	Emergency Storage (gal)	Operational Storage (gal)	Total Storage Required ( gal)	Recom- mended Storage (gal) <sup>f</sup>	Existing Tank Capacity (gal)	Existing Storage Deficit (gal)
Flow (GPM)	Duration (Hours)								
2,500	3	191,494	450,000	95,747	47,874	593,621	600,000	150,000	-450,000

**Notes:**

- 1) Assumes that existing buildings are not sprinklered
- 2) Recommended storage requirements are based on 24-hour well operation
- 3) Emergency storage based on 0.5 MDD and Operational Storage is based on 0.25 MDD

<sup>12</sup> Section 4.2 of the 2001 California Fire Code allows for a 75% reduction in required fire flow for buildings equipped with an approved automatic sprinkler system (to a minimum of 1500 gpm). None of the larger hotels in San Simeon have sprinkler systems. The fireflow duration requirement of these larger buildings will determine fire storage requirements for the community.

## 8.0 Ability of Existing System to Meet Future Demands

### 8.1 Water Production Capacity

The existing production rate of each District well was measured at approximately 325 gpm (0.47 MGD). In "Production Well Evaluation"(Boyle Engineering, October 2006), Boyle recommends replacing the existing well pumps with pumps capable of producing 340 gpm. Future MDD was estimated at 0.40 MGD. This provides a buffer under maximum day conditions of approximately 0.07-0.09 MGD.

Table 8-1: Production Capacity vs. Future Demand

Future MDD (MGD)	Existing Single Well Production Capacity (MGD)	Potential Single Well Production Capacity <sup>13</sup> (MGD)	Surplus Pumping Capacity (MGD)
0.40	0.47	0.49	0.07-0.09

The wells are only considered adequate for short-term peak demands under existing usage conditions and would not meet long-term system demands at buildout. It is assumed that the District will pursue additional sources of supply to satisfy the buildout water consumption requirement of 224 AFY. A comprehensive evaluation of the District wellfield and groundwater basin was completed by Boyle in October 2006. In this report, the safe District yield of the Pico Creek Groundwater Basin was estimated to be 104 AFY.

### 8.2 Future Pipeline Deficiencies

This section assumes Priority 1 and 2 Projects (from Table 7-2) have been constructed. During ADD, a minimum pressure of 40 psi and a maximum velocity of 5 fps are recommended. During PHD, a minimum pressure of 30 psi and a maximum velocity of 10 fps are recommended.

Build-out pipeline deficiencies were based on the system's inability to provide adequate fire flow while maintaining a 20 psi residual pressure. Table 8-2 identifies pipe improvements proposed to reduce fire flow deficiencies at build-out conditions (assuming P1 and P2 projects have been completed). Recommended improvements have been prioritized into two categories. Priority 3 (P3) projects are defined as those necessary to meet build-out fire-flow deficiencies. Priority 4 (P4) projects are recommended to satisfy California Department of Forestry/ County of San Luis Obispo recommendations.

<sup>13</sup> This assumes that the District will replace the existing well pumps with pumps capable of producing 340 gpm each as recommended in "Production Well Evaluation", Boyle, October 2006). Permit constraints may limit total groundwater withdrawal.

**Table 8-2: Summary of Improvement Projects Required for Build-out Conditions**

Priority	Location	Exist. Size (in)	New Size (in)	Linear Feet of Pipeline for Project (ft)
P3	Upgrade pipe from end of "Cliff Drive" cul-de-sac to Pico (this section of pipe runs along the west side of the Cavalier Inn)	6" ACP	8" PVC	□ 650'
P4	Replace all remaining 6" water mains with minimum pipe size of 8" per CDF recommendation (Otter easement, Avonne, Balboa, Vista del Mar)	6" ACP	8" PVC	□ 3500'

Figure 8-1 is an overview of the pipeline upgrades recommended to improve build-out deficiencies (assumes P1 and P2 projects have been completed).