

4-12-06 Regular Board mtg

All Directors present
Schultz + O'Neill Present

Miss Approval Kiech, Russell, All
with am changes

Warrant Approval - Russell, Alan, All

CALL P&E to Replace lights 12, 13, 14, 16

5.1 Moved to public Comments
by agreement of the ^{All} Directors

5.2 5yr contract renewal - Kiech, Russell
Fields DAVID John Terry. Yes
Lorraine - No' Pass 4-1

5.3 Water Committee Recommendations Motion to accept
Not to reopen wait list water committee to not
open wait list ^{Alan}
Problem is water - not wait list Russell, All

5.4 Cambria / San Simon Area update

* Copy of Ordinance to John, Lonaine
regarding water/WWTTP connecting requirements

Board to review the process for
notification of residents of what
to expect with new meters
- In Spanish -

Adenda Items

Adjourn 8:35 PM



Tom

**Board of Directors – Regular Meeting
San Simeon Community Services District
AGENDA
Wednesday April 12, 2006 6:00 PM
Cavalier Banquet Room**

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

5:30 PM – 6:00 PM

CLOSED SESSION: PERSONNEL ISSUES – GOVERNMENT CODE SECTION 54957: Discussions regarding Personnel Issues including two (2) public employee regarding evaluations of General Manager and District's Legal Counsel.

1. 6:00 PM – REGULAR SESSION

- 1.1 Roll Call
- 1.2 Pledge of Allegiance

2. 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.

- 2.1 Sheriff's Report
- 2.2 Public Comment

3. STAFF REPORTS

- 3.1 General Manager Report
 - 3.1.1 Current Project Report
 - 3.1.1.1 Immediate Plant Upgrades
 - 3.1.1.2 Presentation of District's New Website
 - 3.1.1.3 Rip-Rap & Water Master Plan Update
 - 3.1.1.4 Meter Replacement Program
 - 3.1.1.5 FEMA Disaster Relief Reimbursement
 - 3.1.2 Superintendent Report
 - 3.1.2.1 Water & Wastewater Operation Report
 - 3.1.3 Other Reports
 - 3.1.3.1 District Financial Summary
- 3.2 District Counsel Report

4. ITEMS OF BUSINESS

- 4.1 Approval of Minutes – March 8, 2006
- 4.2 Approval of Warrants – March 1, 2006 – March 31, 2006

5. DISCUSSION/ACTION ITEM
 - 5.1 Discussion – Kathy Novak has asked to address the Board regarding the proposed construction of a residence on the Southwest corner of Balboa and Vista Del Mar
 - 5.2 Discussion/Approval - To Amend the five (5) year Term of the ECO Contract.
 - 5.3 Discussion/Approval – Consider Recommendations from the Water Committee Regarding the District's Water Wait List
 - 5.4 Discussion/Direction – Regarding Cambria and San Simeon Acres Community Plan Update – November 2005 (Schultz)
 - 5.5 Board Committee Reports.
 - 5.6 Board Reports.

6. BOARD/STAFF GENERAL DISCUSSIONS AND PROPOSED AGENDA ITEMS

7. ADJOURNMENT



General Managers Report

April 12, 2006

3.1.1.1 – Immediate Plant Upgrades – Staff and Alan Larsen Co. are continuing to make the approved upgrades to the wastewater treatment facility. Upgrades are taking somewhat longer than expected for several reasons; 1) weather, 2) delays in receipt of materials ordered from vendors and 3) additional discovered needed repairs. The Regional Water Quality Control Board is being kept up to date the progress of the repairs.

3.1.1.2 – Presentation of District's New Website – M29 has completed the basic design of the District's website. Staff from M29 and Leah Rice, SSCSD Office Manager, are working together to refine the site and make the necessary corrections and additions. The presentation tonight is to give the Directors an understanding of what the site will look like when it is finalized. Presentation of the site is predicated on having wireless internet available.

3.1.1.3. – Rip-Rap and Water Master Plan Update – Boyle Engineering are continuing to gather the additional information requested by the Coastal Commission to complete the application for permitting of the rip-rap. It is expected that within the next couple of weeks that the process will be complete and the application will be resubmitted to the Coastal Commission. The Commission will then evaluate the application and make a determination on the permit.

Boyle is also progressing on the development of the District's Water Master Plan. This process is a little behind schedule because locating the required historical information has proven more time consuming than expected. Although we are behind schedule Boyle still anticipates delivering the Water Master Plan on schedule.

3.1.1.4 – Meter Replacement Program – The meters, reading equipment, and software interface was ordered about two weeks ago. Expected delivery time is five weeks. Although the meters will arrive before the rest of the equipment staff has decided to wait on the installation until all the equipment and software has been received. Expected start date for the meter replacement, weather permitting, is the first week in May. Staff will send notices to all residents informing them of the replacement program and what they can expect after the replacement has been made. Staff will notify each resident the day they can expect to have a water interruption and approximately how long the interruption will be.

It is expected that once the meter replacement program is completed the District will realize an increase in water revenue due to the new meters accurately recording water consumption. It is difficult to determine what the increase will be because of other factors that may affect water loss.

3.1.1.5. – FEMA Disaster Relief Reimbursement – In early March Staff met with representatives from FEMA and the Governor's Office of Emergency Services to

discussed damage to the Community of San Simeon caused by the winter storms in late December 2005 and early January 2006. It was determined that the storm caused damage to the tool shed roof at the wastewater treatment plant and damage to the rotating vents on top of the motor control building, also at the wastewater treatment plant. There was also damage to the roof of the tuff shed located at the District Office. Staff submitted the requirement documentations describing the damage along with a \$3,248 estimate for repairs. The District was notified last week that our claim had been approved and the District will be reimbursed approximately \$2,639. This amount is 75% of the total estimate from FEMA and 25% of the remaining balance from the California OES.



Superintendent's Report

To be distributed as a supplemental at meeting



**Board of Directors-Regular Meeting
San Simeon Community Services District
MINUTES
Wednesday, March 8, 2006 6:00 PM
Cavalier Banquet Room**

1.1 ROLL CALL: The meeting was called to order by Chairman Lambeth. All directors were in attendance.

2.1 SHERIFF'S REPORT- No Sheriff was present. Chairperson Lambeth said that since their last appearance, the liquor store and his office have had two break-ins each. Director Russell asked if it was illegal to have a tent set up under the bridge because someone has been living there for four weeks. District Counsel Schultz will see what can be done about the matter.

2.2 PUBLIC COMMENT- None

3. STAFF REPORTS

3.1 GENERAL MANAGERS REPORT

3.1.1 Current Project Report

3.1.1.1 Curb Painting: General Manager Tom O'Neill reported that the painting of the curbs is complete except for one small area which will be finished as soon as the painter is available.

3.1.1.2 District Website: Mr. O'Neill stated that he was going to give a presentation of the site, but his laptop computer was not functioning well. A presentation will be given at the next meeting.

3.1.1.3 Development of Water Wait List Policy and Procedures Ordinance for the Addition of Property Owners: The Water Committee will have a meeting on March 28 at 4:00 pm to discuss the wait list process.

3.1.1.4 Report on Abandoned Outfall Line: Boyle Engineering has been assigned the task of researching the best solution for removing or fixing the outfall line. Staff has submitted an application to the California Office of Emergency Services for funds to assist the District with the costs associated with this project. If approved the District would receive up to 94% reimbursement of the total cost.

3.1.2 SUPERINTENDENT'S REPORT: Facility Manager Dan Daniels said improvements were continuing to be made at the plant with the help of contractor Alan Larson. Mr. Larson was present at the meeting and Mr. Daniels mentioned how the work they have done has resulted in cleaner treated water.

Mr. O'Neill stated that Boyle placed electronic flow meters on the inlet line to the EQ basin for 28 days to test the inflow. The meters registered 30-35% more than the meters

regularly used at the plant. Also, Matt Keeling, who recently replaced Matt Thompson from the Regional Water Quality Control Board, was invited to the plant by staff to view the progress being made.

3.1.3 OTHER REPORTS

3.1.3.1 District Financial Summary: The statement was provided by Mr. O'Neill at the request of the board. One calculation missing is the checking account balance because it would have shown a short of \$29,400. A transfer of \$50,000 from the LAIF account to the checking account was made to cover the accounts payable.

February Billings	\$ 27,492
January Receipts	\$ 29,951
Past Due	\$ 2,502
LAIF Balance	\$ 1,199,580.12
SEP Accounts	\$19,556
	\$ 81,165
Accounts Payable	\$132,207.02

3.1.3.2 Grant Application Process: The Psomas grant search resulted in two pre-applications. One is from the Department of Homeland Security for \$165,000 and the other is from Proposition 50 for \$500,000. The latter would be used for the tertiary treatment upgrade. The wait time for knowing qualification on the grants is 60-90 days.

3.2 DISTRICT COUNSEL REPORT: District Counsel Rob Schultz said he spoke with the engineer for the proposed residential development at Parcel 013-402-013 Balboa Ave. The engineer mentioned he had no idea there were San Simeon Ordinances to comply with. Mr. Schultz invited him to attend one of the board meetings and suggested speaking with the Coastal Commission regarding the size of the structure (5,500 square feet). Mr. Schultz is still certain the Coastal Commission will not approve the project.

4.1 ITEMS OF BUSINESS

4.1 Approval of Minutes for February 8, 2006

Motion made by Director Russell

Second by Director Fields

Approved 5-0 without exception

4.2 Approval of Warrants February 1, 2006- February 28, 2006

Motion made by Director Russell

Second by Director Kiech

Approved 5-0 without exception

5. DISCUSSION/ACTION ITEMS

5.1 Addendum to Boyle Task Order #7-05: The Addendum is to include an evaluation of the District Reservoir and requirements for fire flow that were previously overlooked. The amount of the addendum will not exceed \$3000.

Motion made by Director Russell
Second by Director Mirabal-Boubion
Approved 5-0 without exception

5.3 ECO request for amendment to ECO-District contract for the addition of a Grade II Operator: Mr. O'Neill said the time involved with improving the plant has placed excessive time restraints on the wastewater facility manager. The addition of a Grade II operator to assist with the daily plant routines will allow Mr. Daniels to supervise construction and special projects at the plant. Director Mirabal-Boubion expressed concerns that it might not be in the District's budget to hire another operator and she would like to see some revenue and expense figures to determine if it is financially feasible. It was agreed, however, that the plant requires two operators to be run effectively. Support for the amendment was displayed by the majority because it seemed to be more financially responsible to hire an additional operator rather than hiring an expensive engineer to oversee the construction.

Motion made by Director Russell
Second by Director Kiech
Approved 4 ayes-1 nay by Director Mirabal-Boubion

5.4 Meter Replacement Program: Mr. O'Neill estimates residential water loss to be 16-18% for water pumped versus water sold. The residential meters are 25-30 years old and typically remain accurate for only 10 years. Commercial meters have already been recently replaced. When the residential meters are replaced, there will most likely be a revenue increase due to the meters reading usage more accurately. The revenue acquired from more efficient meters will cover the cost of the meter replacement in approximately 2 to 3 years. Meters will be touch-read and will utilize a wand and a handheld device which stores the reads electronically.

Motion made by Director Russell
Second by Director Fields
Approved 5-0 without exception

5.5 BOARD COMMITTEE REPORTS

5.6 BOARD REPORTS: Mr. O'Neill read a letter unrelated to the San Simeon agenda and at the request of former secretary Elizabeth O'Leary regarding the San Luis Obispo Committee.

6. Board/Staff General Discussions and Proposed Agenda Items: Director Kiech would like for the Board to begin thinking about next years' Budget and the staff reviews are coming up in April and May. Next meeting will have a closed session at 5:00 pm.

7. ADJOURNMENT 8:20 pm



**San Simeon Community Services District
WARRANT REPORT
March 1-31, 2006**

Type	Date	Open Balance	Warrant #	Check #
Fields, Alan	4/7/2006	\$ 100.00	0704-001	5385
Kiech, David	4/7/2006	\$ 100.00	0704-002	5390
Lambeth, Terry	4/7/2006	\$ 100.00	0704-003	5402
Mirabal-Boubion, Loraine	4/7/2006	\$ 100.00	0704-004	5395
Russell, John	4/7/2006	\$ 100.00	0704-005	5394
Schultz, Rob	4/7/2006	\$ 1,575.00	0704-006	5400
ECO Resources	4/7/2006	\$ 29,376.76	0704-007	5391
PERS Health	4/7/2006	\$ 135.55	0704-008	5398
GBP&B	4/7/2006	\$ 1,200.00	0704-009	5392
Air Pollution Control	4/7/2006	\$ 1,226.18	0704-010	5384
Ben Cornejo	4/7/2006	\$ 50.00	0704-011	5386
Cambria Hardware	4/7/2006	\$ 904.20	0704-012	5387
Consolidated Electrical Distributors	4/7/2006	\$ 569.81	0704-013	5388
Crosby and Cindrich	4/7/2006	\$ 1,485.00	0704-014	5389

Hald →

Groeniger and Co.	Bill	Task Order 5-05	4/7/2006	\$ 510.62	0704-015	5393
MBA	Bill	Data Recovery	4/7/2006	\$ 200.00	0704-016	5396
McMaster Carr	Bill	Task Order 5-05	4/7/2006	\$ 1,604.20	0704-017	5397
PG and E	Bill	Street Lighting	4/7/2006	\$ 672.88	0704-018	5399
SLO Co. Env. Health	Bill	Report Review	4/7/2006	\$ 76.53	0704-019	5401

Total: \$ 40,086.73



Discussion/Action Items

April 12, 2006

5.1 Discussion – Kathy Novak has asked to address the Board regarding the proposed development of the property on the southwest corner of Vista Del Mar and Balboa.

*Moved to
Pub & Comm*

5.2 Discussion/Approval to amend the five year term of the ECO contract – At the last regular meeting of the Board staff presented a proposal to amend the term of the ECO contract to a “rolling” five year term. The Board directed Counsel to review the proposed term and to report back to the Board at the April Board meeting. The Board also directed Counsel to draft an amendment that would reflect this change in the term of the contract. Included in your packet is the requested amendment to change the term of the ECO contract.

5.3 Discussion/Approval of water committee’s recommendations regarding the District’s water wait list – The water committee will present to the Board its recommendations regarding the District’s water wait list.

5.4 Discussion/Direction regarding the Cambria and San Simeon Acres Community Plan Update – Staff has been reviewing the San Luis Obispo County Community Plan Update to determine the impact, if adopted; the plan would have on the San Simeon Community Services District. Included in your packets are photo copies, taken directly for the draft plan, of eight pages that staff felt needed to be brought to the Board. Mr. Schultz will comment on these pages.





C. SAN SIMEON ACRES VILLAGE STANDARDS

The following standards apply to development within the San Simeon Acres Village Reserve Line to the land-use categories or specific areas listed:

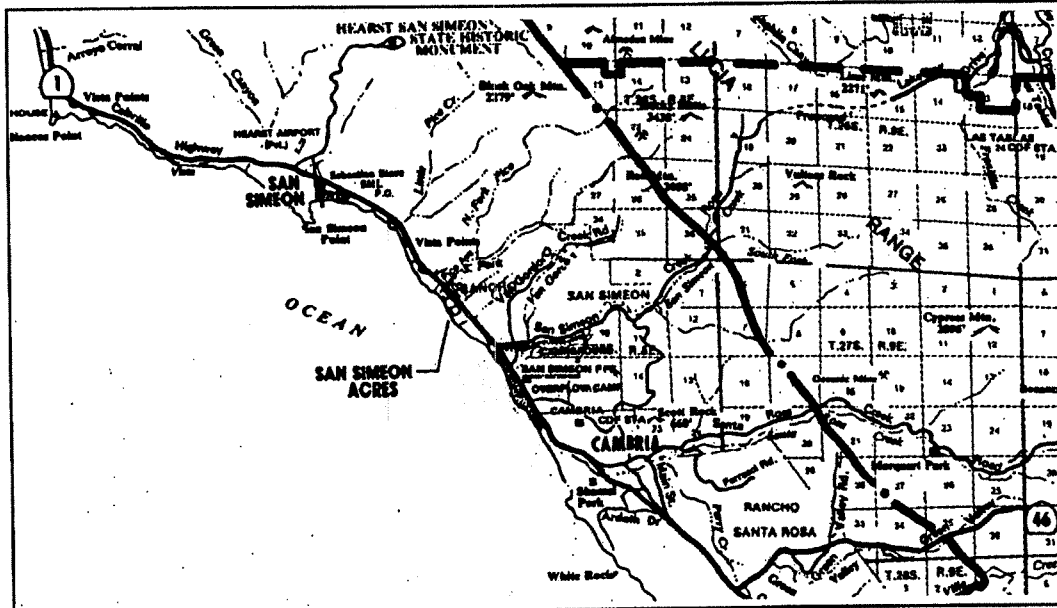


Figure 7-43: San Simeon Acres Village Location Map

COMBINING DESIGNATIONS: The following standards apply to lands in the Local Coastal Plan (LCP) combining designation

- 1. Marine Habitat (SRA) - Projects with Point-Source Discharges.** The richness, sensitivity, and unspoiled character of the marine habitats in San Simeon Acres demand particularly rigorous measures to ensure the protection of these special resources. Accordingly, no surface point-source discharges into the marine environment are allowed, except as follows: (Mod68)

Exceptions:

- A. San Simeon Acres Community Services District.** Any capacity expansions needed to serve permitted growth within the existing San Simeon Acres Community Services District (SSCSD) service areas, provided that any new outfall is consistent with the Monterey Bay National Marine Sanctuary (MBNMS) provisions.

B. Passthrough Discharges. Aquaculture seawater passthrough discharges, provided that:

1. Discharge is consistent with MBNMS, EPA, RWOCB and California Department of Fish & Game (CDFG) Regulations.
2. The discharge point is located south of San Simeon Point.
3. The discharge method will not result in a eutrophic concentration of nutrients, and will not result in adverse impacts to wild abalone populations or other native marine organisms.

C. Seawater Passthrough Devices. Seawater passthrough discharges for public aquaria, and for scientific research facilities, provided that:

1. Discharge is consistent with MBNMS, EPA, and RWOCB Regulations.
2. The discharge method will not result in adverse impacts to kelp beds or other native marine organisms.

D. Water Quality Enhancement. Discharges to streams, for the purpose of hydrologic replenishment and/or stream water quality enhancement, provided that:

1. Discharge is consistent with NMFS, U.S. Fish & Wildlife Service (USFWS), EPA, RWOCB, and CDFG Regulations.
2. The discharged waters will be of appropriate temperature and quality so as not to disrupt the steelhead run, nor the in-stream habitat for any other sensitive species including, but not limited to, the red-legged frog and tidewater goby nor will impact adjacent agriculture. (Mod68)

COMMUNITYWIDE: The following standard applies to land within the San Simeon Village reserve line which are not limited to a single land use category

1. Service Capacity. The San Simeon Acres Community Services District (SSCSD) shall reserve available water and sewage treatment capacity on a yearly basis for the following priority uses:

A. Visitor Serving Uses. 75 percent of available water and sewer capacity.

B. Affordable Housing - Program Required. Of the remaining 25 percent of capacity, the SSCSD shall reserve sufficient water and sewer capacity to serve affordable housing. If consistent with other permits, the amount of water and sewer capacity required to serve affordable housing units may be re-allocated from the Visitor-Serving category.

Prior to issuance of any further water allocation letters, the District shall propose to the County a program to accommodate a limited number for affordable housing units each year. The exact number shall be determined based on unmet housing needs and availability of water. Under this program and to meet the need for affordable housing units, the District may divert part of the water which otherwise would have been allocated to the Visitor-Serving water waiting list.

C. Water Use. Within three years of adoption of this Plan, an instream flow management plan for Pico Creek shall be completed by the SSCSD and approved by the County. The plan shall identify a specific amount of new development, withdrawals for which will not adversely affect riparian and wetland habitat or agricultural activities. If three years after the adoption of this Plan the study has not yet been approved by the County, no further development or land division which relies on water from Pico Creek shall be approved. (Mod 133)

~~1. **Priority for Services.** Eighty percent (80%) of the development in San Simeon Acres (including up to 75% of the water use of the community) shall be reserved for visitor-serving uses. When the community's water use reaches 140 acre feet a year, no new development or land division shall be approved until the following have been completed:~~

~~a. A study to determine the safe yield from the Pico Creek groundwater basin. And either:~~

~~Approval from the County Health Department and/or the State Water Resources Control Board to increase San Simeon Acres water allocation from the Pico Creek ground-water basin consistent with the findings of the safe-yield study. The increased water allocation shall not decrease the biological productivity of the Pico Creek stream environment or adjacent riparian habitat, or~~

~~Discovery, development and production of additional water resources from an alternative water supply source consistent with the resource protection policies of the Local Coastal Program.~~

~~2. **Underground Utilities.** Overhead utility lines are to be placed underground on with new development.~~

- 3 2. Setbacks From Bluff.** The bluff setback is to be determined by an engineering geology report, prepared by a California-licensed certified Engineering Geologist, to be adequate to withstand bluff erosion and wave action for a period of 75 years and in any case shall not be less than 25 feet. Setbacks from the bluff edge is to be a minimum of 25 feet unless a geologic report indicates that a greater setback is necessary.
- 4 3. Shoreline Access in New Visitor-Serving Developments.** ~~Visitor-serving development including public assembly and entertainment (when accessory to a hotel or motel) eating and drinking places, food and beverage retail sales, general merchandise stores, service stations, bed and breakfast facilities and hotels and motels (as specified in the Limitation on Use Standards for Commercial Retail) located between the first public road and the sea shoreline shall be required to provide the following public access improvements:~~
- A. Access from the Road to the Beach.** A vertical access easement for public pedestrian use open to the public.
 - B. Parking Areas.** Areas available for public parking.
 - ~~c. Lateral access dedications from the toe of the bluff to the mean high tide line.~~
- 4. Shoreline Access in Residential Development.** One additional vertical access shall be required to serve the public and new residential development on Balboa Avenue. Lateral access dedications from the toe of the bluff to the mean high tide line shall be required for any new development on the bluff top west of Balboa Avenue.
- 5. Traffic Mitigation - Highway One.** Proposed development shall be reviewed to identify any potential adverse impacts to coastal resources, including any potential impacts to levels of service on Highway One. Inadequate road capacity may be grounds for denial unless mitigation measures are incorporated to ensure that adequate levels of service can be provided. An increase in traffic that detracts from the rural, scenic nature of Highway One shall not be permitted. The acceptable level of service (LOS) for Highway One is LOS D within the San Simeon Acres Village Reserve Line.
- 6. Design Considerations.** Measures to increase scenic quality from Highway One shall be encouraged through the design review process. Appropriate measures could include installation of sidewalks, street furniture, street trees, and decorative street lights. Figures 7-44 and 7-45 illustrate how these considerations may be implemented.

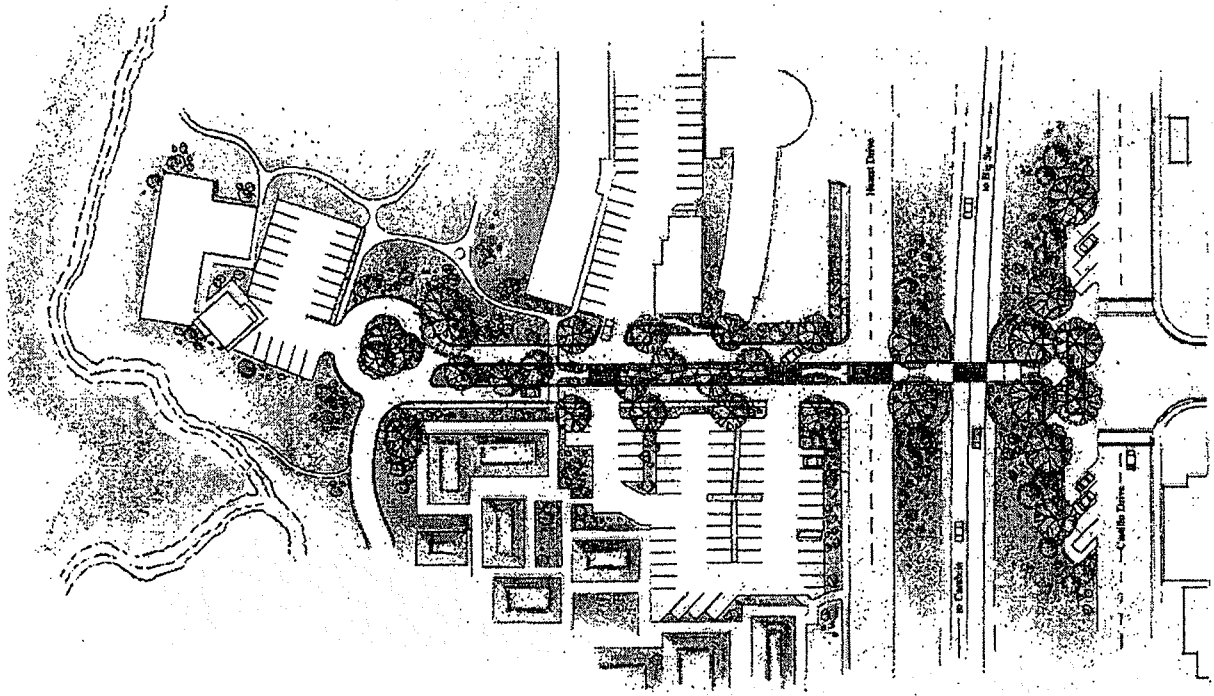


Figure 7-44: San Simeon Acres - Highway One Crossing Plan

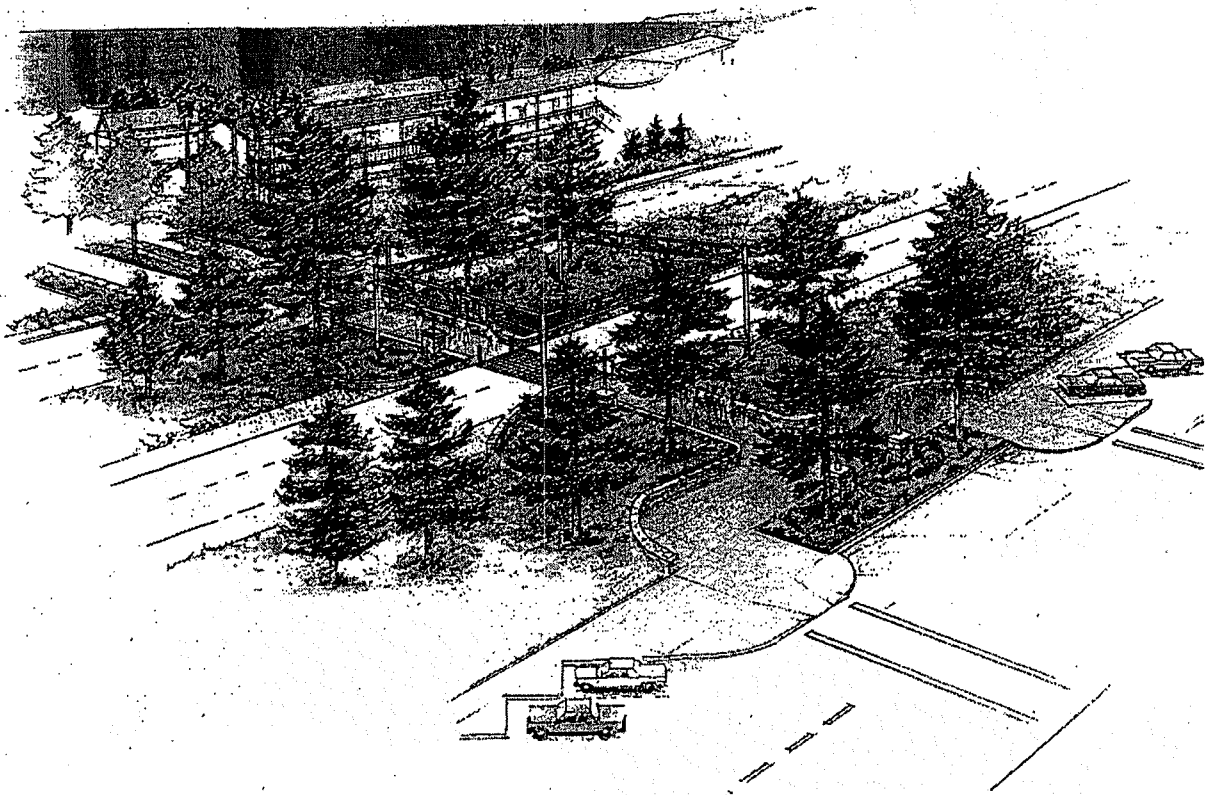


Figure 7-45: San Simeon Acres Crossing Perspective

- 7. Urban Design Compatibility with Natural Features.** New development shall respect the natural setting of its location. Building materials, exterior colors, and architectural features shall be carefully chosen to blend with the surrounding landscape. Structures and natural surroundings shall complement each other, and the impact of development on the site shall be minimized. Unique and attractive features of the landscape, including, but not limited to, unusual landforms, scenic vistas, sensitive habitats, and native vegetation shall be preserved and protected.
- 8. Building Scale.** New development shall be at a scale and size that reflects the existing features of the site and vicinity. Scale is the relationship of the size of the structure to its surrounding features, both natural and man-made. Development shall not be too massive for the lot size, shall not block light and air for smaller neighboring homes or structures, and shall not diminish the architectural harmony and character of the community.
- 9. Compatibility with Existing Structures.** All development shall be located and designed to minimize the impacts of noise, light, glare, privacy loss, and odors on adjacent areas. Traditional building styles of early coastal buildings shall be encouraged. Roof lines and building exteriors shall be compatible with buildings in the surrounding area.
- 10. Commercial Design.**
- A. Design Compatibility.** Commercial development shall reflect the character of the area by incorporating distinctive design elements that are compatible with the surrounding community.
 - B. Parking Location.** On-site parking shall be located at the rear of commercial structures where possible.
 - C. Pedestrian Visibility.** Commercial structures shall be designed to maximize the visibility of shops and store fronts from the pedestrian eye level.
- 11. Commercial Signs.** Signs shall be limited to reduce the potential for visual clutter and distraction. Existing signs that do not meet the following standards may be continued as set forth in Section 23.09.032 - Nonconforming Signs.
- A. New signs shall be monument style, low profile, and shall not compete visually with existing signs in the area.**
 - B. Signs shall be subtle, unobtrusive, energy efficient, weather resistant, and reflect the existing community character. Signs shall be at a scale and size oriented toward pedestrian traffic in areas where pedestrians are present.**

12. Mixed Use Projects. To encourage employee housing in commercial areas, multi-family dwellings are permitted on the upper story or on the rear half of a lot developed with commercial development. (Mod 134). For purposes of this standard, the front half of the lot is defined as the area located between the front property line and a line drawn parallel to the street through the midpoint of lot depth.

A. Density. Density shall be limited to 26 units per acres, calculated using the area of the rear half of the lot. The maximum floor area and minimum open area requirements in CZLUO Chapter 23.04 shall not apply. Instead, the land use permits shall require an amount of private open space and common area for privacy, recreation, light, and air that is appropriate for the nature of the project.

B. Visitor-serving Areas (V). Multi-family housing consistent with other standards in this section may be allowed in 'V' areas, provided it is designed for employee housing, and that the County finds and determines that the proposed housing will not displace existing or potential future visitor-serving uses. (Mod 134)

COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use category.

- 1. Limitation on Use.** Principally Permitted Uses are limited to: tourist-oriented uses including Eating and Drinking Facilities ~~places~~ (not including drive-in restaurants, fast-food and refreshment stands); Food and Beverage Retail Sales (limited to tourist-oriented supplies); General Merchandise Stores (limited to tourist-oriented shops); and Motels and Hotels. Non-principal permitted uses are limited to: Public Assembly and Entertainment (when accessory to a hotel and motel); Caretaker's Residence; Service Stations; Bed and Breakfast Facilities; Water Wells and Impoundments; and Coastal Accessways. (This is a visitor-serving priority area.)
- 2. Height Limitation.** The maximum allowable height for all buildings ~~is commercial retail uses shall not exceed~~ 25 feet. Grading on bluff-top parcels shall be limited to that necessary for the construction of the building foundation and minor grading for parking lots. Grading shall not be allowed for the creation of an additional underground floor or parking spaces.
- 3. Density - West of Highway 1.** The density for hotel and motel projects shall be calculated excluding the portions of the property which lie seaward oceanward of the edge top of the bluff.

6. ~~Limitation on Use (On East Side of Avonne Ave.).~~ Principal permitted uses are limited to: hotel and motel. Non-principal permitted uses are limited to: residential multiple-family, and single-family residential. (This is a visitor-serving priority area.)

RESIDENTIAL MULTI-FAMILY: The following standards apply only to lands within the Residential Multi-Family land use category.

1. **Density - Multi-Family Projects.** The maximum allowable density for multi-family development shall residential uses is to be 26 dwelling units per acre. For the purpose of calculating density, the portions of the property seaward ~~laying oceanward of the top of the edge of the bluff~~ are shall not to be included for the purpose of calculating density.
2. **Height Limitation.** The maximum allowable height for all structures shall be 25 feet from average natural grade except that on land those structures located west of Highway 1. For structures located west of Highway One, the maximum height shall be 20 feet from average natural grade except for bluff top lots, which shall be no higher than 14 feet above the centerline of Balboa Avenue.

3.1.3.1 District Financials

March Billings	\$26,175
February Billings	\$27,492
Past Due	\$1,944
LAIF Balance	\$1,149,580
SEP Accounts	\$19,556
	\$81,165
Accounts Payable	\$40,087
Checking Account Balance	\$64,495

Superintendent's Report

(For March 2006)

April 12, 2006

During the month of March, continued progress was made by contractor Allen Larson towards completing items previously identified for immediate improvements. The new flight scrapers have not been received but we received word today that the materials were being shipped by Federal Express today and should arrive within the next few days. All the other work has been done on Unit #1, except for installing the scrapers and as soon as that is done, we will be able to place that unit back into operation and move on to the next unit. We anticipate that the work will go faster on each of the remaining three units as all of the essential materials will be on site as soon as the scrapers arrive.

The sixty horsepower (60 hp) blower has now been moved to provide adequate clearance in front of electrical panels as required by electrical code and most of the wiring for that unit has been completed. Both of the 60 hp blowers have now had the end bearings serviced and alignment between the drive motor and blower has been checked and adjusted as needed.

Progress was also made with regard to completing electrical upgrade items which had been identified and approved by the Board for action. Most of the old electrical panels that were no longer in use or had reached the end of their useful life have been removed and new equipment is being installed. Since this involves re-routing electrical conduit and rewiring, it is time consuming, especially in view of the fact that equipment that is in use can only be shut down for short periods of time and the effort has to be coordinated to keep the facility functioning.

We experienced problems with the radio/telemetry system that keeps our water storage reservoir full. The system failed to control the well pumps and the system had to be operated manually for several days until we could get it operating again. All three radio antennas had to be replaced. We had another failure of the system last Saturday but the problem cleared before the radio/telemetry repairman could determine the cause. The instrumentation and radio system is very old and has reached the point that it needs to be replaced. I have asked for estimates for replacement costs of the radio/telemetry/control system.

The Wastewater Treatment Plant operated well overall during the month of March even though we had high flows during each of the storms and for several days afterwards. It has become very obvious to me that the collection system, either within the confines of the District or within the collection system for Hearst Castle/State of California, takes on substantial storm water flow due to inflow and infiltration.

To my knowledge and based on lab results received as of the date this report is being prepared, we had no violations during the month of March 2006.

Report prepared and submitted by: Dan Daniels, Facility Manager, ECO Resources, Inc.

Superintendent Monthly Data Report

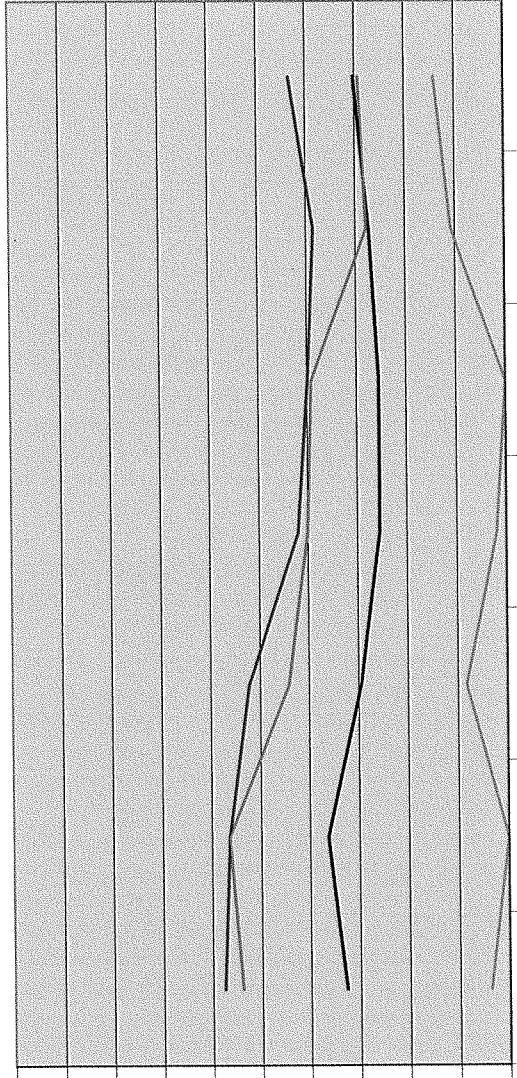
	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Total
Wastewater Treated	1,635,780	1,813,846	1,474,817	1,276,847	1,271,275	1,363,034	1,512,445	7,472,565
Total Well Production	2,875,184	2,817,043	2,610,520	2,099,786	1,995,888	1,926,324	2,167,480	10,402,533
Well 1 Water Pumped	186,327	1,346	411,101	97,016	0	540,654	701,474	1,236,444
Well 2 Water Pumped	2,688,858	2,815,696	2,199,419	2,002,770	1,955,888	1,385,670	1,466,005	13,048,301
Water Well 1 Avg Depth to Water	11.86	12.38	12.39	11.34	10.44	10.50	10.07	11.48
Water Well 2 Avg Depth to Water	11.62	12.20	12.51	11.51	10.34	10.53	10.44	11.45
State Wastewater Treated	428,914	300,558	445,552	614,742	705,247	397,658	292,804	2,495,013
State % of Total WW Flow	26.22	16.57	30.21	48	55.48	29.17	19.36	33.39
Biosolids Removal (Gallons)	24,000	36,000	18,000	0	6,000	6,000	12,000	102,000
Wastewater Permit Exceedances	3	0	0	1	0	0	*NLR	4
Constituent	T Coliform			T Coliform				
Sample Limit	230			230				
Sample Result	1600			240				
Constituent	Tot CL2							
Sample Limit	0.93							
Sample Result	2.5							
				*NLR --No Lab Results for March				

Superintendent Report

Gallons per Month

5,000,000
 4,500,000
 4,000,000
 3,500,000
 3,000,000
 2,500,000
 2,000,000
 1,500,000
 1,000,000
 500,000
 0

- Wastewater Treated
- Total Well Production
- Well 1 Water Pumped
- Well 2 Water Pumped



Sep-05 Oct-05 Nov-05 Dec-05 Jan-06 Feb-06 Mar-06

Date

Superintendent Report

	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06
Well 1 Avg Depth	10.70	10.63	11.64	12.00	11.86	12.00	12.39	10.40	10.44	10.50	10.07
Well 2 Avg Depth	10.70	12.23	13.97	13.00	11.62	12.20	12.51	10.34	10.34	10.53	10.44

