

From: [John F. Weigold IV](#)
To: [Haley Dodson](#)
Subject: FW: UnLOC Public input to the SPECIAL MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS; January 15, 2021 and January 19, 2021.
Date: Monday, January 18, 2021 3:59:27 PM
Attachments: [Public input to the SPECIAL MEETING of CCSD - Jan 19, 2021 - UnLOC.pdf](#)

One of a couple we should share with all workshop participants.

Thank you, John

John F. Weigold, IV
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Cambria Community Services District

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Work: 805-927-6230
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From: Deryl Robinson [REDACTED]
Date: Monday, January 18, 2021 at 3:46 PM
To: Cindy Steidel <csteidel@cambriacsd.org>, Donn Howell <dhowell@cambriacsd.org>, Harry Farmer <HFarmer@cambriacsd.org>, Karen Dean <kdean@cambriacsd.org>, Tom Gray <tgray@cambriacsd.org>, "John F. Weigold, IV" <jweigold@cambriacsd.org>
Cc: Dennis Dudzik [REDACTED], "Jim & Judy Spencer" [REDACTED], [REDACTED], "Jim and Linda Ensley" [REDACTED], [REDACTED], Tom Lagerquist [REDACTED], "PaulMcDonnell" [REDACTED]
Subject: UnLOC Public input to the SPECIAL MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS; January 15, 2021 and January 19, 2021.

Dear General Manager and Board Members:

Our group of United Lot Owners of Cambria (UnLOC) appreciates the opportunity to provide input in the District's strategic plan. In addition to a letter presented separately today by our board member Dennis Dudzik and another by board member Jim Spencer (attached to this email) we present the following for consideration in your Board's strategic plan. We urge you to adopt the following tasks into your plan:

Abandoned Lots – UnLOC members' contribution to the community is in contrast to a large and growing number of owners who have effectively abandoned their lots. Those lots are not foreclosed upon by the County since they have no economic value. In the meantime they are not being cleared by the owners of record, forcing the CCSD to pay for the cost of abatement. Furthermore, any abatement charges (including the administrative fees) placed upon them by the District will never be recovered. Over time that number will likely grow and

could become significant, if it is not already. The problem may be minor compared to the more pressing infrastructure plans but deserves some analysis and should be ultimately revisited as part of the buildout reduction plan, in tandem with the County. [One of our Board members is an expert in the tax collection area and would be happy to assist in this regard.] Perform an updated assessment of wildfire risk and firefighting capability – Address the impacts of abandoned vacant lots and of proposed new home construction. As noted above, we lot owners are doing our parts now to help with this issue. The District wait list owners are all paying to clear their lots. And when they are built, our houses will be completely non-combustible construction materials with sprinklers and other building code upgrades-much more so than most of the existing building stock. So when our homes are built we expect to reduce wildfire risk, not add to it. Additionally, we will be helping pay more toward the cost of firefighting personnel and facilities, improving the community's ability to fight fires should one get started.

Connection Fees – We lot owners are willing to pay our way in terms of new service connection fees. According to published CCSD figures, new connection fees would raise over \$1 million per year based on the anticipated post-moratorium growth rate. That is enough money to fund the ongoing cost of the SWF. We propose that CCSD undertake a study to determine the allowable connection fee under state law based on the cost of supplying water, and go ahead and adopt a new fee schedule on that basis. This should also be done by December of this year.

We want to contribute any way we can and are here to offer our support. UnLOC has been supportive of District efforts toward solving the water supply problems for many years. We have been paying taxes and fees that go to the community and the CCSD and we have been spending money in the community. We look forward to starting to become owners of homes in the community soon.

Regards,

Deryl Robinson, President - UnLOC



United Lot Owners of Cambria
“UnLOC”



BENEFITS OF CONSISTENT OPERATION OF THE SUSTAINABLE
WATER FACILITY

When Cambria completed its Wastewater Treatment Plant in 1970, it signaled the beginning of what has become a chronic water shortage.

To understand this, one needs to look earlier when the community relied on private septic systems. With these, most water pumped out of the aquifer is ultimately returned to the aquifer. Other than for irrigation, it is the perfect “closed” or balanced system. The result was less water pumping than is needed today.

The reason is sewers were installed in the 1970s to address mounting health safety problems. Homes and businesses were required to hook up. But the water they used was diverted to the treatment plant - and ultimately the sea – instead of back into the aquifers. There was no designed-in means to replenish the aquifers.

The long-term consequence was a predictable decline in the water tables in Cambria’s aquifers: Santa Rosa and San Simeon creeks. Furthermore, as drought years multiplied, seawater intrusion forced freshwater injection downstream of the wells as a buffer. It became an unbalanced “open” system that actually accelerates drainage of our aquifers into the sea rather than conserving it.

The Sustainable Water Facility (SWF) provides a solution. If operated consistently, it recreates the same balanced condition of our early days. Treated potable water will be returned to the aquifers instead of wasted at sea. Restoring the aquifers in turn raises water tables as needed to improve the flows of our two creeks, all while providing safe drinking water.

James Spencer, FAIA, UNLOC Secretary

Protecting the entitlements and value of vacant lots in Cambria

UnLOC.org
718 Main St, Cambria, CA 93428

From: [John F. Weigold IV](#)
To: [Haley Dodson](#)
Subject: FW: Strategic Plan comments/input to CCSD Board (1-15-21 meeting follow up)
Date: Monday, January 18, 2021 4:00:20 PM
Attachments: [Additional plan feedback.docx](#)

Another one...

Thank you, John

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From: Robert Reid [REDACTED]
Date: Sunday, January 17, 2021 at 10:08 AM
To: BoardComment <boardcomment@cambriacsd.org>
Cc: Cindy Steidel <csteidel@cambriacsd.org>, Donn Howell <dhowell@cambriacsd.org>, Harry Farmer <HFarmer@cambriacsd.org>, Karen Dean <kdean@cambriacsd.org>, Tom Gray <tgray@cambriacsd.org>, "John F. Weigold, IV" <jweigold@cambriacsd.org>
Subject: Re: Strategic Plan comments/input to CCSD Board (1-15-21 meeting follow up)

Attached are additional comments as follow up to the 1-15-2021 Board meeting seeking community input for the strategic plan process.
Thank you,
Robert Reid
[REDACTED]

On Thursday, January 14, 2021, 12:06:59 PM PST, Robert Reid [REDACTED] wrote:

Attached please find comments/input for CCSD Board and Staff for the upcoming strategic plan workshop and plan process. If you have any questions or need additional information, please do not hesitate to ask. Best wishes on this endeavor.

Robert Reid
[REDACTED]

**CCSD Strategic Plan Input as follow up to the 1-15-2021 Zoom Board Meeting
(submitted by Robert Reid 1-17-2021)**

Thank you for the opportunity to participate in the first round of your strategic plan process on Jan 15, 2021. Unfortunately, I could not stay on the Zoom call past 10AM to provide further input and would like to take this opportunity to convey more thoughts which I hope will be helpful.

1. Fact based decision-making: I heard a comment Friday which echoes comments I've heard before regarding the pursuit of the CDP for the SWF over pursuing closure of the permit process for the EWS. While I'm not here to argue the merit of either with this specific input, I do want to emphasize the importance of fact-based decision making.
 - a. The assertion that the SWF will *"more than pay for itself"* and *"actually generate much needed revenue for CCSD if 10 will serve/housing permits/year for 10 years are allowed under the SWF"* is dangerously unproven. This is not a fact-based statement, yet it carries significant appeal to both the public and potentially CCSD board members and could pose significant risk to the district.
 - i. Has there, or is there, a financial analysis of the potential revenue generated (e.g. permit fees, percentage of increased property taxes returned to CCSD by SLO Co.) against the actual costs (e.g. staff time in application processing/compliance, coordination with Co. Planning, Coastal, etc.) and over the long term cost/capita of new residential units (RU's) on CCSD provided public services?
 - ii. While I'm not an expert on the issue of EWS/SWF, many of the comments I've seen focus on the incomplete nature of actual cost-accounting of the facility (with either emergency or year-round use). Shouldn't this issue be addressed before any further discussion, or decisions are made (assuming the Strategic Plan will recommend a course of action on this one way or another)?
 - iii. Looking at the long-term picture, all new residential units (RU) will have an expected life/occupancy of a minimum of 50 plus years. Additionally, it is safe to assume that any new construction will maximize the allowable floor area ratio (building footprint) which will maximize the number of bedrooms, thus maximizing potential occupancy (note that code does not control occupancy; that is usually determined by number of bedrooms). Planning requires we look at the maximum allowable vs. what we'd like to think. More occupants equal more water use, more wastewater processing and more challenges to fire safety/evacuation, all factors for consideration in in decision making.
 1. Also missing from the analysis seems to be the long-term financial planning question of the facility itself. The EWS/SWF has 13 years remaining on its engineered "design-life". New RU's and their occupants (no matter how many) will be relying on the facility, along with existing users through that period and well beyond. What happens in 2034? If

decisions are to be made allowing for new RU's, shouldn't there be an analysis of providing water for the assumed life of the RU?

- b. I am not providing this input to advocate for one position over the other, I am simply urging the CCSD to base all decisions on facts and reality based projections, not incomplete information, or assertions, just as one would in any business or heavily invested enterprise and to make this a GOAL (or at minimum a guiding principle) of the strategic plan.
2. Community Input: It appears the CCSD is correctly interested in community feedback and input on both the strategic plan process as well as the actual strategic plan. However, the light outreach to the community, and the resultant low turnout and comments on Jan. 15, sadly may undermine the effort and hard work (and cost) you will be putting into the strategic plan. I would strongly urge the CCSD and staff to consider additional outreach and solicitation of feedback and to either delay further planning and decision-making or to embed more opportunity for feedback into the next phase(s) of your effort (in addition to addressing the above comments regarding crunching the numbers to achieve fact-based decision making).

Thank you for this opportunity to provide additional input on your planning efforts. My experience has been that Cambria residents are resourceful, full of community spirit and eager to keep Cambria a thriving and sustainable community. This perhaps may be your greatest asset.

- ✓ Fact-based decision making leads to sound planning and future success.
- ✓ Broad community outreach may be difficult at first but is the foundation of a credible future.

From: [John F. Weigold IV](#)
To: [Haley Dodson](#)
Subject: FW: CCSD,SPECIAL BOARD MEETING of JANUARY 15, 2021 and ADJOURNED TO TUESDAY, JANUARY 19, 2021 AT 8:30 A.M
Date: Monday, January 18, 2021 6:26:19 PM
Attachments: [DD 1-18-2021 CCSD Public Comments-R0.pdf](#)
Importance: High

One more for the entire workshop...

Thank you, John

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On 1/18/21, 3:12 PM, "Dennis Dudzik" [REDACTED] wrote:

Dear President Steidel, Directors, General Manager Weigold, and Board Secretary Terterian:

Attached please find my written public comments, which I respectfully request that you review and consider, in the subject Special Board Meeting Workshops to be held tomorrow, January 19, 2021, from 8:30 to 11:30. I plan to participate in the Zoom meeting via my computer, and will be pleased to respond to any questions you might have at that time.

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Thanks much,

Dennis

Dennis Dudzik, P.E.
[REDACTED]

United Lot Owners of Cambria
“UnLOC”



Cambria Community Services District
Attention: CCSD Board President, Cindy Steidel
csteidel@cambriacsd.org

Subject: Public input to the SPECIAL MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS; January 15, 2021 and January 19, 2021.

Dear President Steidel, Directors, General Manager Weigold, Board Secretary, and Staff:

Thank you for your kind welcome at the CCSD meetings I have attended these past few months, and thank you for taking my additional written comments to assist you in strategic planning for the next three years. As you know, my wife (Pamela) and I are long-time Cambria lot owners on the Water Wait List, with Pamela's grandmother, aunt, and uncle having been Cambria residents until the 1980's. Being recently retired, I am now able to provide some measure of service to the Cambria community and directly to the District. As such, in addition to my offers of assistance to the District's Board and General Manager, I now serve on the board of the United Lot Owners of Cambria (UnLOC).

My input to the District's process is provided in the three key areas requested, and all are intended to support the District's Strategic Plan.

COMMUNITY INPUT

1. District strengths and accomplishments

The District's Directors, General Manager, and District Staff are experienced and skilled; and capable of now moving forward with a clear focus on the challenges ahead.

The District has successfully overcome the obstacles of COVID 19, while enhancing effective communication with the community of residents, business owners, and property owners. In addition, the District is now positioned with the available solutions to all of the critical challenges facing it over these next three years.

2. District Weaknesses/Challenges

In addition to continuing to meet the challenges caused by the COVID Pandemic, the District's current internal weaknesses and primary challenges are:

- Providing a robust and sustainable water supply, with the associated infrastructure and additional ongoing funding to:
 - Meet its current and future water supply obligations to the entire community of residents, business owners, property owners, and visitors;



- Expand and maintain fire prevention and control at a level capable of keeping Cambria free from the increasing risk of wildfires; and
- Adapt its systems and practices (including operation of the SWF) to counter the effects of over-drafting the water table (which has to date artificially reduced stream flows) to enhance the health of the local ecology, reduce fire risk, protect and improving sensitive habitat, while preserving Cambria's unique character.

3. District Goals, Opportunities, and Timeline

When finally approved and operating appropriately, SWF will provide the following solutions to the stated challenges above.

The SWF will:

- Meet the District's current and future water supply obligations to the entire community of residents, business owners, property owners, and visitors;
- Expand and maintain fire prevention and control at a level capable of keeping Cambria free from the increasing risk of wildfires; and
- Enhance the health of the local ecology, protecting and improving sensitive habitat, while preserving its natural resources.

As Director Farmer stated in a recent Board meeting, the SWF is costing the District on the order of one million dollars per year, which (absent an additional funding source) is placing a significant financial burden on the current Cambria ratepayers. The additional source of funding, to relieve this burden, is already built into the District's Fee Schedule. Once the Water Wait List is re-opened, the District will begin receiving Intent to Serve Letter Fees, Water Capacity Fees, Sewer Capacity Fees, and the numerous related fees listed on the following table, as adjusted for inflation and additional costs not included in the 2013 fee schedule update.

With adjustments for inflation, and even without allocation of associated District costs, it is reasonable to estimate that the Fees from a 1% per year release of Intent to Serve Letters could increase District revenue by more than the required one million dollars annually and cover all of the associated District costs. Even at the current 2013 rates, the issuance of only 44 Intent to Serve Letters per year would increase District revenue by more than the required one million dollars and cover all of the associated District costs to process, inspect, connect, and administer these new home connections

And, more Intent to Serve Letters = More revenue to pay off the SWF more quickly, and further enhance the health of the local ecology, protect and improve sensitive habitat, and eliminate fire risk, while preserving its natural resources.

The above projections (See the table below) are based on Exhibit A to the Cambria Community Services District's Current Website's Posted Fee Schedule (Board Approved on 08/22/2013) and assume One (1) EDU and property inside Cambria Assessment District No. 2. Note that Fees are ~\$20,000 more than shown for each additional EDU plus an additional ~\$2,000 for units outside of Cambria Assessment District No. 2



To achieve these goals, the actions and results of the next two years are critical. Specifically, I am encouraging the District to take the necessary actions to:

1. Work with the County, California Coastal Commission, and all applicable agencies immediately to define and execute (within the next six months) the in-stream flow study and associated analyses to document the beneficial effects of operating the SWF;
2. Respond completely to all other County and Coastal Commission and regulatory comments, and re-submit the SWF CDP application to the County by the end of 2021;
3. Update and certify the UWMP by the end of 2021;
4. Concurrently update the CCSD Fee Schedule: Develop a detailed Update Plan and Schedule to adopt a new equitable Fee Schedule by the middle of 2022, starting with staff analyses, Workshops, and Board Meetings in the next three months;
5. End the moratorium and release the first year of Intent to Serve Letters under the new Fee Schedule by the end of 2022;
6. Conduct concurrent rate hearings to adopt new (lower) rates for Cambria's residents and businesses, incorporating the benefits of revenues from the new Utility Services and Fees being connected in 2023 and beyond; and
7. Begin improving infrastructure and enhancing Cambria's environment and quality of life, while reducing the cost of living, with these additional revenues – 2023 and beyond.



CCSD Current and Estimated 2023 Connection Fees *

Type of Fee	Current Fee	2023 Fee (2%/yr Esc.)
CUSTOMER SERVICE CHARGES		
Account Start	\$ 38.50	\$ 46.93
Other/Miscellaneous Services	\$ -	\$ -
GENERAL ADMINISTRATIVE CHARGES		
Photo Copying	\$ 20.00	\$ 24.38
Drawings and Maps	\$ 20.00	\$ 24.38
WATER METER ALLOCATIONS		
Intent to Serve Letter Deposit	\$ 900.00	\$ 1,097.09
UTILITY SERVICE AND WATER CONSERVATION		
Water Capacity Fee	\$ 12,688.00	\$ 15,466.60
Sewer Capacity Fee	\$ 7,161.00	\$ 8,729.22
Engineering Plan Check	\$ 206.00	\$ 251.11
New Construction Application Fee	\$ 55.00	\$ 67.04
New Construction Plan Review	\$ 110.00	\$ 134.09
Meter Test	\$ 125.00	\$ 152.37
Water Conservation Fixtures Inspection	\$ 99.50	\$ 121.29
Sewer Wye Inspection	\$ 99.50	\$ 121.29
Pre-Treatment Inspection Related to SSWP	\$ 105.00	\$ 127.99
FIRE DEPARTMENT		
Plan Check w/Inspection and Fire Letter	\$ 350.00	\$ 426.65
Fire Alarm Plan Check & Inspection	\$ 350.00	\$ 426.65
On-site Hydrant Inspection	\$ 300.00	\$ 365.70
Sprinkler System	\$ 550.00	\$ 670.45
TOTAL ESTIMATED FEE COSTS PER INTENT TO SERVE	\$ 23,177.50	\$ 28,253.24

** Based on Exhibit A, Cambria Community Services District's Current Website (1-16-2021) Posted Fee Schedule (Board Approved on 08/22/2013) and assuming One (1) EDU inside Cambria Assessment District No. 2. Inflation is assumed at 2%/yr 2013-2023. District's associated direct costs are also paid by the applicant and are in addition to the above Fees.*

Thank you for this chance to provide input to this process, and feel free to let me know if I can provide any clarification or continuing support.

Dennis Dudzik, PE
Lot Owner and UnLOC Board Member