



**CAMBRIA COMMUNITY
SERVICES DISTRICT**

MEETING	TIME & DATE	LOCATION
Resources & Infrastructure Committee	2:00 PM Monday, August 17, 2026	Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428

AGENDA

Regular Resources & Infrastructure Committee Meeting

Date & Time: 2:00 PM, Monday, August 17, 2026

Location: Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428

**Virtual Access (Zoom): Please click the link to join the webinar: [HERE](#)
Webinar ID: 885 2197 8229
Passcode: 747060**

Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the CCSD Administration Office, available for public inspection during District business hours. The agenda and agenda packets are also available on the CCSD website at <https://www.cambriacsd.org/>. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda or other documents in the agenda packet provided in an alternative format, contact the Confidential Administrative Assistant at 805-927-6223 at least 48 hours before the meeting to ensure that reasonable arrangements can be made. The Confidential Administrative Assistant will answer any questions regarding the agenda.

1. OPENING

- 1.A Call to Order**
- 1.B Establishment of Quorum**
- 1.C Chair Report**
- 1.D Committee Member Communications**
- 1.E Utilities Department Manager Report**

2. PUBLIC COMMENT

Members of the public may now address the Committee on any item of interest within the jurisdiction of the Committee but not on its agenda today. Future agenda items can be suggested at this time. In compliance with the Brown Act, the Committee cannot discuss or act on items not on the agenda. Each speaker has up to three minutes.

3. CONSENT AGENDA

- 3.A Consideration to Approve the April 13, 2026 Regular Meeting Minutes and May 18, 2026 Special Meeting Minutes**

4. REGULAR BUSINESS

- 4.A Eye on Water Portal Guidance Presentation**

4.B Receive Update on the Stuart Street Tank Replacement Project

4.C Receive Mid-Year Utilities Department Project Update

5. FUTURE AGENDA ITEM(S)

6. ADJOURN



CAMBRIA COMMUNITY SERVICES DISTRICT

MINUTES OF APRIL 13, 2026, REGULAR RESOURCES & INFRASTRUCTURE COMMITTEE MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

A regular meeting of the Resources & Infrastructure Committee of the Cambria Community Services District was held at the Cambria Veterans' Memorial Hall, located at 1000 Main Street, Cambria, CA 93428, on Monday, April 13, 2026, at 2:00 PM

1. OPENING

1.A Call to Order

Chairperson Dean called the meeting to order at 2:00 pm.

1.B Establishment of Quorum

A quorum was established.

Committee members present: Karen Dean, James Webb, Steve Siebuhr, Mark Meeks, Donn Howell, and Jim Grimaud.

Staff present: General Manager Matthew McElhenie, Utilities Department Manager Jim Green and Program Manager Tristan Reaper.

1.C Chair Report

Chair Dean reported that the two items the Committee reviewed at the March 31 Special R&I meeting were discussed at the April 9 CCSD Board Meeting.

1.D Committee Member Communications

Committee Member Webb noted that sometimes climate change produces rapid environmental change. Noted recent climb in sea temperature has allowed bonito to range further north than in typical years. Example of sea star devastation during last el Nino event, shows how fast change can occur.

1.E Utilities Department Manager Report

Utilities Manager Green described second Stuart St. tank demolition took only one day. Working on preparing foundation for new tank. Contractor Cannon selected in stream bank repair project.

2. PUBLIC COMMENT:

There was no public comment.

3. CONSENT AGENDA

3.A Consideration to Approve the February 2, 2026 Special Meeting Minutes, February 24, 2026 Special Meeting Minutes, and March 31, 2026 Special Meeting Minutes

Committee Member Meeks moved to approve 2/2 minutes.

Committee Member Jim Grimaud moved to approve 2/24 minutes.

Committee Member Donn Howell moved to approve 3/31 Special Meeting Minutes.

Committee Member Webb seconded the motion for 2/2 minutes.

Committee Member Jim Grimaud seconded 2/24 minutes, and Mark Meeks seconded 3/31 Special meeting Minutes.

All motions were approved: 5-Ayes; 0-Nays; 0-Abstain; 0-Absent. February 2 minutes Mr. Meeks abstained from vote due to absence.

4. REGULAR BUSINESS

4.A Discussion and Consideration Regarding the 2025 Urban Water Management Plan and Consider Forwarding a Recommendation to the CCSD Board of Directors

Program Manager Reaper reviewed the Urban Water Management Plan. Plan describes CSD response to drought conditions of varying lengths. Forecast of future needs under various conservation programs and growth assumptions. Laid out potential WRF use in drought scenarios.

Lisa Maddeus from was present online to answer questions.

Chairperson Dean asked to add 15 minutes to finish meeting.

Committee Member Siebuhr moved to extend meeting 15 min.

Committee Member Webb seconded motion, passed : 5- Ayes, 0-Nays,0-Abstain,0-Absent

Public comment. Crosby Swartz

Committee Member Howell moved to forward Urban Water Management Plan to board.

Committee Member Mark Meeks seconded the motion.

The motion was approved: 5-Ayes; 0-Nays; 0-Abstain; 0-Absent

5. FUTURE AGENDA ITEM(S)

Chairperson Dean asked for any future agenda items.

Annual Water Supply and Demand Assessment will be on an upcoming agenda.

6. ADJOURN

Chairperson Dean adjourned the meeting at 4:09 p.m.



CAMBRIA COMMUNITY SERVICES DISTRICT

MINUTES OF MAY 18, 2026, SPECIAL RESOURCES & INFRASTRUCTURE COMMITTEE MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

A special meeting of the Resources & Infrastructure Committee of the Cambria Community Services District was held at the Cambria Veterans' Memorial Hall, located at 1000 Main Street, Cambria, CA 93428, on Monday, May 18, 2026, at 2:00 PM

1. OPENING

1.A Call to Order

Chairperson Dean called the meeting to order at 2:00 pm.

1.B Establishment of Quorum

A quorum was established.

Committee members present: Karen Dean, James Webb, Steve Siebuhr, Mark Meeks and Jim Grimaud. Donn Howell was an excused absence.

Staff present: General Manager Matthew McElhenie, Confidential Administrative Assistant Haley Dodson, Utilities Department Manager Jim Green and Program Manager Tristan Reaper.

1.C Utilities Department Manager Report

Manager Green updated group on Stuart St. tank delay due to increased costs associated with foundation. Predicted crew back on project by Wednesday. San Simeon transmission line needs ROE from State Parks. Noted that SR4 has been town's main water source for last two weeks.

2. PUBLIC COMMENT ON AGENDA ITEM: None

3. REGULAR BUSINESS

3.A Receive and Discuss the 2026-2027 Annual Water Shortage Assessment Report and Discuss and Consider Forwarding the Report to the Board of Directors

Program Manager Reaper presented the Annual Water Shortage Report. Indicated that timing of rain events was beneficial to sustained aquifer filling. Forecasts no Stage 2 drought declaration needed through remainder of 2026. Both basins will be monitored throughout the dry season.

Public Comment: Dennis Dudzik

Committee Member Meeks moved to forward report.

Committee Member Grimaud seconded the motion.

The motion was approved: 4-Ayes; 0-Nays; 0-Abstain; 1-Absent (Howell).

4. FUTURE AGENDA ITEMS

Chairperson Dean asked for any future agenda items.

5. ADJOURN

Chairperson Dean adjourned the meeting at 2:40 p.m.

DRAFT

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Resources and Infrastructure Committee

AGENDA NO. **4.A.**

FROM: James Green, Utilities Department Manager

Meeting Date: August 17, 2026

Subject: Eye on Water Portal Guidance
Presentation

PURPOSE:

Receive the presentation on Eye on Water. This report outlines the “Eye on Water” (EOW) Portal, a cloud-based water usage monitoring application, and outlines its features and benefits to support efficient water management.

BACKGROUND:

The “Eye on Water” Portal is designed to empower users by providing detailed insights into their water consumption. It requires internet connectivity and serves as an interactive dashboard for monitoring water use and detecting potential issues. The portal can be accessed via standard web browsers or smartphone applications.

PORTAL FEATURES:

The EOW Portal is organized into four main modules, each offering specific functionalities:

- **Leaks Module:**

Located in the upper-left corner of the dashboard, this tab alerts users to potential leaks by indicating their presence and the estimated flow volume. The portal supports automated notifications via email and SMS to promptly inform users of suspected leaks, enabling timely response and prevention of water loss.

- **“At a Glance” Module:**

This module provides a comparative analysis of water consumption, highlighting percentage increases or decreases relative to the previous week. It displays the total volume consumed over the last seven days compared to the prior seven days. Additionally, a bar graph shows daily water usage over the last week, and the average daily consumption is calculated.

- **Your Meter:**

This section will indicate the frequency of auto-reading, the time stamp of the last meter read, and the next scheduled update.

- **Historical Consumption Graphs:**

In this section, users can review past consumption patterns through detailed graphs. The portal also supports overlaying external data, such as temperature and precipitation, offering a more comprehensive analysis of water usage in relation to environmental factors.

BENEFITS:

- **Water Efficiency:**

The portal's leak detection and usage monitoring capabilities enable early leak identification and promote water conservation.

- **User Engagement:**

Accessible via multiple platforms, the portal enhances user engagement by providing clear, actionable data.

- **Data-Driven Insights:**

Integrating environmental overlays with consumption data enables users and managers to better understand factors influencing water use, facilitating informed decision-making.

WEBSITE:

<https://www.eyeonwater.com/login/>

For any assistance on setting up an account or management, please visit: <https://help.eyeonwater.com/>

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Resources and Infrastructure Committee

AGENDA NO. **4.C.**

FROM: James Green, Utilities Department Manager

Meeting Date: August 17, 2026

Subject: Mid-Year Utilities
Department Project Update

RECOMMENDATION:

Receive the Mid-Year Utilities Department Project Update and provide comments or direction as appropriate.

FISCAL IMPACT:

The projects summarized within this report are funded through previously approved Capital Improvement Program budgets, operating budgets, grants, or other authorized funding sources. Individual projects requiring additional appropriations or Board authorization will be presented separately as appropriate.

DISCUSSION:

The Utilities Department continues to make significant progress on a diverse portfolio of capital improvement projects, regulatory initiatives, asset management implementation, and system reliability improvements. The purpose of this report is to provide the Resources & Infrastructure Committee with a comprehensive mid-year update on the Utility Department's major projects, current priorities, and upcoming work planned through the remainder of calendar year 2026.

Department efforts remain focused on four primary objectives:

- Maintaining reliable water and wastewater service.
- Preserving and improving critical infrastructure.
- Maintaining compliance with state and federal regulatory requirements.
- Modernizing utility operations through improved asset management and preventative maintenance.

Over the past several months, staff have advanced numerous projects while continuing to operate and maintain the District's water treatment, wastewater treatment, groundwater production, distribution, and collection. Several projects have transitioned from design into construction, including the Backup Generator Replacement Project. Other major efforts, including the Lift Station B-4 Replacement Project, Santa Rosa Creek Streambank Stabilization Project, and Title 22 Engineering Report Update, continue progressing through planning, environmental review, permitting, and regulatory coordination.

The Department has also initiated implementation of the OpenGov Computerized Maintenance Management System (CMMS), representing one of the most significant operational improvements undertaken in recent years. Once fully implemented, the CMMS will improve preventive maintenance scheduling, asset tracking, work order management, lifecycle planning, and long-term capital replacement forecasting.

In preparation for the upcoming wet season, staff are coordinating several proactive maintenance efforts, including vegetation clearing at Van Gordon Creek, tree removal and pruning at the wastewater treatment plant, emergency streambank stabilization planning, WWTP laboratory roof replacement, backup power improvements, and annual wet-weather readiness activities.

Regulatory compliance remains a major operational priority. Staff maintains numerous State and Federal monitoring and reporting programs associated with drinking water treatment, wastewater treatment, groundwater production, recycled water production, emergency response planning, drought reporting, and water

quality monitoring. These activities support continued compliance with requirements established by the Division of Drinking Water, the Regional Water Quality Control Board, the State Water Resources Control Board, the California Coastal Commission, and other regulatory agencies.

In addition to delivering ongoing operations and maintenance, Utilities staff continues to pursue outside funding opportunities to reduce impacts on District ratepayers. Current efforts include grant applications to support water system resiliency, wastewater infrastructure improvements, climate adaptation projects, Water Reclamation Facility improvements, and the Lift Station B-4 replacement.

The attached Project Update summarizes the status of each major Utilities Department project, identifies completed milestones, outlines current activities, and highlights anticipated next steps over the coming months.



July 2026 Project Updates

OpenGov (Computerized Maintenance Management System) Asset Management Launch

- **Current Activities**
 - Asset inventory updates. Equipment Data Integration. GIS data integration.
- **Next Steps**
 - Preventive Maintenance development. Work Order implementation. On-site training event August 25-28. Anticipated live-launch in late September.

SST project Completion

Current

Next Step

Generator/ Backup Power Replacement Project for Stuart St and Leimert Tank Sites

- **Completed**
 - Equipment Procurement
- **Current Activities**
 - Production of equipment to begin 8/1/26.
 - Formal Bidding Process for installation
 - Bid opening on July 30
 - ALPHA Electrical Services was the low bidder
 - The initial estimate for the installation portion of the project is approximately \$48,000. Staff expects the bid amount to remain within the \$50,000 contract execution authority established by the District's Purchasing Policy. Although the installation contract is anticipated to be below that threshold, the overall project value, including generator procurement, exceeded the \$200,000 formal public bidding threshold and was advertised accordingly.
- **Next Step**
 - The expected start date of construction is mid-August, after ALPHA has obtained bonding and the contract is executed.
 - Temporary generator scheduled for delivery in early August
 - Begin construction/demolition



- Delivery and installation of new generators is scheduled for September

San Simeon Transmission Line

- Still waiting on the RoE. Correspondence is ongoing among the District, consultant staff, and State Parks representatives on this.

Stuart Street Tank Replacement Project

Completed

- Existing Tank No. 2 was commissioned and placed into service.
- Site grading and underground improvements completed.
- Cathodic protection and piping improvements installed.

Current Activities

- Foundation has been completed, and the tank ring wall cured.
- Contractor mobilizing for the construction of the second storage tank (Tank 1), work to begin in the first week of August.
- Continued coordination with residents regarding construction impacts.

Next Steps

- Complete construction of Tank No. 1.
- Final site restoration.
- Project closeout.

Lift Station B-4 Complete Replacement

Current

- Finalizing contract with Estro Environmental for assistance with completing an Initial Study/Mitigated Negative Declaration (IS/MND) and submitting a coastal development permit (CDP). The goal is to issue the Notice to Proceed in early August.

Next step

- Estro Environmental to provide insurance, then sign the contract and start work.

Santa Rosa Creek Streambank Stabilization Project

Completed/Current Activities

- 35% design passed to SWCA for pre-permitting activities



- CEQA pathway recommendation.
- Finalize rock sizing recommendations.
- Procure and stage emergency repair rock material.

Next Step

- CEQA pathway memo/recommendation

WRF CDP Project

Completed

- Adaptive Management plan update in collaboration with the District's contract biologist and contracted hydrogeologist.

Next Steps

- Substantial Issue (SI) hearing at the California Coastal Commission meeting in September 2026 in Eureka, CA.

Santa Rosa Instream Flow Study

Current

- Stillwater said they expected to complete the low-flow assessment on July 23. Will follow up with them for an update on that next week.

Fuel Tank Repair & Upgrade

Current Status

- B&T has completed the fuel tank refurbishment, including installation of new explosion-rated conduit, upgraded fuel dispensing equipment, and fuel consumption monitoring systems.
- The fuel stations are now fully operational and compliant with applicable requirements.
- The software platform and monitoring portal are currently being configured and populated with system data in preparation for full activation and remote monitoring.

Next step

- Schedule Eagle Energy for commissioning



Santa Rosa Well #4 Access Road & Wastewater Force Main Improvement Project

Current

- CCSD's contract civil engineer provided updated civil plans with updated cut/fill quantities on 7/20/2026, and those updated plans were filed. Previous versions of the plans were archived. The updated design no longer requires hauling away soil and will increase the road's crown height.

Next Step

- In January, prepare and finalize the updated bid package. Bid the project in February of 2027 for construction contract approval at the regular Board meeting in March or April. The construction start date will be the second week in June 2027.

WRF Title 22 Engineering Report

- Preparing updated Engineering Report.
- Regulatory Coordination: District staff met with four senior engineers representing the California Regional Water Quality Control Board and the Division of Drinking Water to coordinate the required five-year (quinquennial) Title 22 Engineering Report update. The meeting focused on regulatory expectations, engineering requirements, and on establishing a clear path forward to complete the update and support the continued operation of the Water Reclamation Facility. This important and productive meeting helps establish a consultant for the project. Consultant procurement underway.
- **Next Step:** Write and release RFP for professional services for preparing the report

Ellis Street Pressure Reducing Valve (PRV) Vault Replacement

- **Completed**
 - Design
 - Procurement
 - Construction contract and bonding
- **Current**
 - Schedule work for October 2026
- **Next Step**
 - Construction in October 2026
- **Objectives:** Improve pressure regulation, increase system reliability, replace aging infrastructure.



Santa Rosa Well #4 Access Road & Wastewater Force Main Improvement Project

Status: Construction Scheduled for Summer 2027

- Sewer force main relocation.
- HDPE pipeline installation.
- Road improvement.
- Fence on the perimeter of the road

Completed

- Civil drawings updated on 7/20/2026 to reflect cut and fill quantities and on-site disposal authorization. The previous versions were archived.

Grants & Funding

Staff continues pursuing funding opportunities for:

- Lift Station B4 Replacement
- WRF improvements
- Water system resiliency
- Wastewater infrastructure
- Climate resilience projects

Applications include state and federal funding programs.

Upcoming Priorities (Next Six Months)

Pre-Wet Season Priorities

- VGC clearing: [Next step](#):
 1. Contract awarded to the contractor for the project.
 2. Pre-Construction Biological Survey completed.
 3. Work to begin Mid-August
- Project clearing information submitted to the CDFW, clearing work is being performed under the District's 1600-2020-0081-R4.
- WWTP Tree removal: [Next Step](#):
 4. Review the arborist's report and pick the trees that need to go. Done. We chose all of them.



5. Apply for a tree removal permit based on the number of trees we'd like to remove. Done. Applied for two permits, one for 8 pines and one for 3 pines and two oaks for a total of 13 trees between the two permits. We will remove as many as the SLO County arborist agrees with.
 6. Review the tree removal permit requirements, including mitigation. This is the next step.
 7. Solicit proposals for tree work
 8. Solicit proposals for the mitigation planting
- WWTP Lab building roof: [Next step](#): Receive insurance and execute contract
 - SR Streambank rock procurement and storage: [Next step](#): wait for Cannon to provide recommendations on rock size, then procure the rock.
 - Leimert and Stuart Street Generator Replacement Project: See project in this document.
 - Utilities-specific wet weather preparation

Water

- Complete Stuart Street Tank construction.
- Complete Ellis Street PRV project.
- Continue leak detection efforts.
- Advance Title 22 Engineering Report update.

Wastewater

- Advance Lift Station B4 design and permitting.
- Continue collection system rehabilitation planning.
- Support WRF permitting efforts.
- Advance the Streambank Repair Project

Regulatory

- Finalize AMP revisions.
- Continuing Coastal Commission coordination.
- Complete Title 22 Engineering Report procurement. (1-2 years for completion)
- Maintain compliance with DDW and RWQCB permit requirements.

Asset Management



- Expand CMMS implementation.
- Continue asset condition assessments.
- Improve preventive maintenance scheduling.
- Update GIS system

Monthly/ Annual Reporting

Total coliform rule 7- 5 raw sources for each. Along with 13-16 monthly routine samples each.

Iron and Manganese Reporting for Santa Rosa Well # 4; 7 reports submitted year to date.

Surface Water Treatment Rule (SWTR) 14 reports submitted year to date. -SR3/SR4 includes 15-minute monitoring of effluent turbidity, Free Chlorine Residual, and Contact Time.

Ground Water Rule (GWR) 7 reports submitted year to date. - 3 weekly turbidity samples. 4-hour averages of turbidity and chlorine disinfectant residual.

Ground Water Under Direct Influence (GWUDI)- 7 reports submitted year to date. Daily inspection of creek flow monitoring at San Simeon Wellfield.

Disinfection Bi-Products (DBP) 2 quarterly reports of the running average of THM/ HAA5s

Chlorine Residual Facility Report (CRF) 2 reports submitted year to date. Average of system-wide Chlorine residual averages per month.

Consumer Confidence Report (CCR) 1 annually before July 1

Electronic Annual Report (EaR)- 1 report submitted every March.

SAFER drought conditions reporting- 7. Compares static groundwater levels, pumping levels, production vs metered use to report drought conditions.

Certified EPA Emergency Response Plan

Leak registry generated for 2026