

AVILA BEACH COMMUNITY SERVICES DISTRICT

Post Office Box 309, Avila Beach, CA. 93424
Meeting Room and Office – 100 San Luis Street, Avila Beach
Telephone (805) 595-2664 FAX (805) 595-7623
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REGULAR BOARD MEETING

1 PM Tuesday, January 13th, 2026

STAFF AND PUBLIC MAY PARTICIPATE IN THIS MEETING IN PERSON AT THE ADDRESS ABOVE OR, VIA TELECONFERENCE AND/OR ELECTRONICALLY.

ZOOM MEETING: <https://us02web.zoom.us/j/4111787571> Meeting ID: 411 178 7571

Password: No Password Required.

BY PHONE: 1-669-900-9128

In accordance with Government Code Section 54953(b), this agenda will be posted at the above teleconference location and this location will be accessible to the public.

1. CALL TO ORDER: 1:00 P.M.

2. ROLL CALL: Board Members:

Pete Kelley, President
Ara Najarian, Vice President
Kristin Berry, Director
Howie Kennett, Director
John Janowicz, Director

3. PUBLIC COMMENT

Members of the public wishing to comment or bring forward any items concerning District operations **which do not appear on today's agenda** may address the Board now. Please state your name and address before addressing the Board and **limit presentations to 3 minutes**. State law does not allow Board action on items not appearing on the agenda.

4. INFORMATION AND DISCUSSION ITEMS

County Reports

1. SLO County Sheriff Department
2. CalFire/County Fire Department

Reports on Attended Conferences, Meetings, and General Communications of District Interest

5. CONSENT ITEMS:

These items are approved with one motion. Directors may briefly discuss any item, or may pull any item, which is then added to the business agenda.

- A. Minutes of November 18th, 2025, Special Board Meeting
- B. Monthly Financial Review for November and December 2025
- C. General Manager and District Engineer Report for November and December 2025
- D. Water and Wastewater Operations Reports for November and December 2025

6. DISCUSSION OF PULLED CONSENT ITEMS

At this time, items pulled for discussion from the Consent Agenda, if any, will be heard.

7. BUSINESS ITEMS: Items where Board action is called for.

- A. Public Hearing and Second Reading of an Ordinance No. 2025-01, amending the District's Fire Code (Action Required: Open Public Comment; Read Ordinance by Title only: Adopt Ordinance 2025-01 Amending the ABCSD Fire Code Ordinance)
- B. Consider awarding a contract to New Life Painting Company for painting at the Wastewater Treatment Plant. (Action Required: Consider awarding a contract to New Life Painting or provide other direction to staff)
- C. 2026 Board of Directors Training Requirements including requirements for newly enacted SB 827. (Action Required: Review training requirements, associated deadlines, and schedule)

8. PUBLIC COMMENT ON CLOSED SESSION ITEM

9. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2). Number of cases: One.

10. REPORT ON CLOSED SESSION/ANNOUNCEMENT OF ACTION, IF ANY, TAKEN IN CLOSED SESSION

11. COMMUNICATIONS/ CORRESPONDENCE

At this time, any Director, or Staff, may ask questions for clarification, make any announcements, or report briefly on any activities or suggest items for future agendas.

12. ADJOURN

The next Regular Board meeting is scheduled for Tuesday, February 10th, 2026, at 1:00 P.M.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Board after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the District Administration Office, 100 San Luis Street, Avila Beach, CA during normal business hours. Consistent with the Americans with Disabilities Act and California Government Code Section 54954.2 requests for disability related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires the modification or accommodation in order to participate at the above referenced public meeting by contacting the District at 805-595-2664.

5. CONSENT ITEMS:

After Board discussion and no public comment, Director Janowicz made a motion to approve the Consent Items. Director Berry seconded the motion, and it passed with a roll call vote 4-0.

AYES John Janowicz
 Kristin Berry
 Howie Kennett
 Pete Kelley
NOES: None
ABSENT: Ara Najarian

5A. PULLED CONSENT ITEMS: None

7. BUSINESS ITEMS:

7A. Local Fire Code Update, Ordinance No. 2025-01 Every three years the California Building Code Commission updates the State Fire Code. Cal Fire/County Fire Marshal Kevin McLean presented the First Reading of the Ordinance, highlighting the Fire Code changes with a Power Point presentation. The Board provided an opportunity for public to express concerns and for staff to respond to comments. The Board directed staff to move forward with the provided revisions to the District's Fire Code in Ordinance No. 2025-01 and set the hearing date for January 13th, 2026.

7B. Consider Awarding a Contract for preparation and painting of the interior and exterior of District Office located at 100 San Luis Street, Avila Beach.

GM Hagemann summarized the staff report. Staff recommended the Board award the project to New Life Painting as the most responsive and cost-effective proposal. Director Berry made a motion to award the painting project to New Life Painting Co. Director Kennett seconded the motion, and it passed with a roll call vote 4-0.

AYES: Kristin Berry
 Howie Kennett
 John Janowicz
 Pete Kelley
NOES: None
ABSENT: Ara Najarian

7C. Request for Consideration of Waiving Sewer Fees from Mr. Douglas Paulk, 217 San Miguel Street.

GM Hagemann summarized the staff report and responded to Board members questions. Director Janowicz made a motion to reduce Mr. Paulk's water bill in accordance with District Policy. Director Berry seconded the motion, and it passed with a roll call vote 4-0.

AYES: John Janowicz
 Kristin Berry
 Howie Kennett
 Pete Kelley

NOES: None
ABSENT: Ara Najarian

7D. Election of Officers and Board Committee Appointments for 2026 By acclamation the Board of Directors decided President Kelley would remain President of the Board, Ara Najarian would remain Vice President and the committee appointments would not change.

Finance: Directors Kristin Berry, Ara Najarian
Personnel: Directors Pete Kelley, John Janowicz
Facilities: Directors Pete Kelley, Howie Kennett
Drought: Directors Ara Najarian, John Janowicz
SMMWC Wastewater Alternative: Directors Pete Kelley, John Janowicz, & Kristin Berry alternate

7E. Review/Approve 2026 Board Meeting Schedule

After discussion, the Board directed staff to calendar the 2026 as proposed in the staff report.

8. Public Comment on Closed Session – No Comments

9. CLOSED SESSION

The Board convened to Closed Session at 1:50 PM to discuss the following items:

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2). Number of cases: One.

10. REPORT ON CLOSED SESSION/ANNOUNCEMENT OF ACTION, IF ANY, TAKEN IN CLOSED SESSION.

The Board returned to the open session at 2:10 PM. No reportable action was taken by the Board of Directors during the closed session.

11. Communications and Correspondence.

The regular Board of Directors Meeting for December is cancelled. The next regular Board Meeting will take place Tuesday, January 13th at 1:00 P.M.

12. ADJOURNMENT: The meeting was adjourned at approximately 2:12 PM.

These minutes are not official nor are they a permanent part of the records until approved by the Board of Directors at their next meeting.

Respectfully submitted,

Brad Hagemann, PE
General Manager

AVILA BEACH
COMMUNITY SERVICES DISTRICT
Post Office Box 309, Avila Beach, CA 93424

MEMORANDUM

TO: Board of Directors

FROM: Brad Hagemann, General Manager 

DATE: January 13th, 2026

ITEM 5B: Monthly Financial Review for November & December, 2025

Recommendation:

Receive and file report.

Overall Monthly Summary

During the month of November, the District deposited \$109,825.73 and incurred \$72,748.34 in expenses (cash basis). Deposits included county tax revenue in the amount of \$104,604.44. Water and sewer revenue for the month of November totaled \$72,965.40.

In December, the District deposited \$260,894.87 and incurred \$365,532.52 in expenses (cash basis). The District incurred several large semi-annual expenses this month that included: State Water - \$83,275; State Water Drought Buffer - \$13,408; and Lopez Water - \$105,858. These large expenses are consistent with the Board's approved FY 2025/26 budget.

In December, the District received \$83,680.63 in county tax revenue. Water and sewer revenue totaled \$67,585.03.

Detailed monthly financial reports including Balance Sheets, Profit and Loss, and Checks by Fund for November & December 2025 are provided as attachments to this report.

Utility Service Billing

The District billed approximately \$71,758.93 in water and sewer service charges and reduced billing charges in the amount of \$1,206.47 for Customer Rate Assistance during the month of November. In December the District billed \$66,452.08 and reduced billing charges for Customer Rate Assistance by \$1,057.95.

	<u>Nov 25</u>
Ordinary Income/Expense	
Income	
4000 · Income Summary	
4010 · Operating Revenue	378.65
4012 · Solid Waste Franchise Fee	3,753.14
4030 · County Taxes	104,604.44
4600 · Interest Income	1,089.50
	<hr/>
Total 4000 · Income Summary	109,825.73
	<hr/>
Total Income	109,825.73
	<hr/>
Gross Profit	109,825.73
Expense	
5235 · Cell Phone Allowance	50.00
5100 · Merchant Credit Card Fees	
5110 · Amex	15.00
5120 · Chase Paymentech	167.81
5140 · Invoice Cloud	490.54
5150 · iCheckGateway.com	30.00
	<hr/>
Total 5100 · Merchant Credit Card Fees	703.35
5200 · Payroll Expenses	
5210 · Gross Wages	
5215 · Standby Pay	1,880.00
5211 · Regular Pay	11,541.52
5212 · Holiday Pay	1,688.16
5214 · Sick Pay	1,987.21
5216 · Vacation Pay	897.12
	<hr/>
Total 5210 · Gross Wages	17,994.01
5230 · Payroll Taxes	231.35
5250 · PERS Company Pd Expense	
5255 · PERS Co Pd Shawn	821.06
5256 · PERS Co Pd Kristi	427.79
5250 · PERS Company Pd Expense - Ot...	59.33
	<hr/>
Total 5250 · PERS Company Pd Expense	1,308.18
5280 · Payroll Administration & Misc.	122.98
	<hr/>
Total 5200 · Payroll Expenses	19,656.52
6000 · Administrative Overheads	
6102 · Accounting	4,180.00

	<u>Nov 25</u>
6103 · Accounting Audit	285.00
6120 · Dues & Subscriptions	919.97
6135 · Legal	
6137 · Lopez Lake ESA Litigation	2,666.00
Total 6135 · Legal	2,666.00
6140 · Office Supplies & Postage	
6142 · Postage & Shipping	218.49
6143 · Supplies, Office	424.24
Total 6140 · Office Supplies & Postage	642.73
6167 · Uniforms	214.69
6170 · Website	351.00
Total 6000 · Administrative Overheads	9,259.39
6500 · Operating Expenses	
6503 · Chemicals	2,478.33
6504 · Admin Contract Services	1,422.00
6506 · Contract Labor GM	8,160.00
6507 · Contract Labor Civil Engineer	7,480.00
6515 · Engineering	1,250.00
6518 · Equipment Expense	41.30
6520 · Equipment Repair & Maint.	
6522 · Equip. Rep. & Maint-Avila & HD	5,527.50
6524 · Equip. Rep. & Maint. Avila Only	3,151.08
Total 6520 · Equipment Repair & Maint.	8,678.58
6528 · Gas & Oil	340.98
6530 · Generator Maintenance	1,595.00
6542 · Maintenance	537.00
6550 · Operating Supplies	927.47
6565 · Regulatory Compliance	2,336.05
6572 · Security	399.10
6580 · Solids Handling	2,458.00
6585 · Telephone / Internet	269.98
6590 · Utilities	9,334.21
Total 6500 · Operating Expenses	47,708.00
Total Expense	77,377.26
Net Ordinary Income	32,448.47
Other Income/Expense	

	<u>Nov 25</u>
Other Expense	
8200 · Non-Operating Expenses	
8270 · Capital Purchases in Prog Water	
8274 · Water Meter Replacement Project	12,601.88
Total 8270 · Capital Purchases in Prog Wat...	<u>12,601.88</u>
Total 8200 · Non-Operating Expenses	<u>12,601.88</u>
Total Other Expense	<u>12,601.88</u>
Net Other Income	<u>-12,601.88</u>
Net Income	<u><u>19,846.59</u></u>

Avila Beach Community Services District
Checks by Fund w/Accounts
 November 2025

12/08/25

Type	Date	Num	Name	Memo	Account	Amount	Balance
General / Admin							
Check	11/03/2025	EFT	Paymenttech		5120 · Chase Payment...	7.46	7.46
Check	11/04/2025	EFT	Paymenttech		5120 · Chase Payment...	2.77	10.23
Check	11/05/2025	BP20...	Coverall North America, I...	Office Maintenance	6542 · Maintenance	320.00	330.23
Check	11/05/2025	EFT	Paymenttech		5120 · Chase Payment...	17.57	347.80
Check	11/05/2025	EFT	Paymenttech		5120 · Chase Payment...	4.57	352.37
Check	11/05/2025	EFT	Paymenttech		5120 · Chase Payment...	1.49	353.86
Check	11/05/2025	EFT	American Express Disco...		5110 · Amex	15.00	368.86
Check	11/06/2025	EFT	Paymenttech		5120 · Chase Payment...	4.30	373.16
Check	11/10/2025	4222	Teresa Klostermann	Contract Labor October 1st - 31st, 2025	6504 · Admin Contract ...	1,422.00	1,795.16
Check	11/10/2025	EFT	Paymenttech		5120 · Chase Payment...	2.79	1,797.95
Check	11/10/2025	EFT	InvoiceCloud	Inv #1678-2025_10	5140 · Invoice Cloud	490.54	2,288.49
Check	11/13/2025	EFT	Paymenttech		5120 · Chase Payment...	8.84	2,297.33
Check	11/13/2025	EFT	Paymenttech		5120 · Chase Payment...	1.90	2,299.23
Check	11/14/2025	EFT	Paymenttech		5120 · Chase Payment...	2.19	2,301.42
Check	11/14/2025	EFT	Paymenttech		5120 · Chase Payment...	1.65	2,303.07
Check	11/14/2025	EFT	Paymenttech		5120 · Chase Payment...	2.48	2,305.55
Check	11/17/2025	4223	Hagemann & Associates	Contract Labor Inv. 1284 11/11/25 GM Servi...	6506 · Contract Labor ...	8,160.00	10,465.55
Check	11/18/2025	EFT	Paymenttech		5120 · Chase Payment...	1.14	10,466.69
Check	11/19/2025	BP20...	Creative Technologies, Inc.	Inv. 2025-0956 Run Date 10.30.25	6142 · Postage & Shipp...	196.29	10,662.98
Check	11/19/2025	BP20...	Strategic Resources Con...	Inv. ABCSD-10-2025	6102 · Accounting	4,180.00	14,842.98
Check	11/19/2025	BP20...	Strategic Resources Con...	Inv. ABCSD-10-2025	6103 · Accounting Audit	285.00	15,127.98
Check	11/19/2025	EFT	Paymenttech		5120 · Chase Payment...	2.23	15,130.21
Check	11/20/2025	EFT	Paymenttech		5120 · Chase Payment...	4.82	15,135.03
Check	11/21/2025	EFT	Paymenttech		5120 · Chase Payment...	87.48	15,222.51
Check	11/24/2025	EFT	Paymenttech		5120 · Chase Payment...	1.63	15,224.14
Check	11/24/2025	EFT	PG&E	100 San Luis St. District Office	6590 · Utilities	188.51	15,412.65
Check	11/25/2025	EFT	Public Employees Retire...	\$ 226.86 x 2 Kristi	2250 · PERS Liability	457.72	15,870.37
Check	11/25/2025	EFT	Public Employees Retire...	\$ 491.05 x 2 Shawn	2250 · PERS Liability	982.10	16,852.47
Check	11/25/2025	EFT	Public Employees Retire...	Addtl Co Pd Kristi & Shawn	5250 · PERS Company...	21.50	16,873.97
Check	11/25/2025	EFT	Public Employees Retire...	\$ 216.31 x 2 Kristi	2250 · PERS Liability	432.62	17,306.59
Check	11/25/2025	EFT	Public Employees Retire...	\$ 425.05 x 2 Shawn	2250 · PERS Liability	850.10	18,156.69
Check	11/25/2025	EFT	Public Employees Retire...	Addtl Co Pd Kristi & Shawn	5250 · PERS Company...	19.37	18,176.06
Check	11/25/2025	EFT	Five Star Mastercard	FS MC AutoPay	2140 · Five Star MC Co...	2,673.73	20,849.79
Check	11/25/2025	EFT	Paymenttech		5120 · Chase Payment...	12.50	20,862.29
Check	11/25/2025	EFT	Public Employees Retire...	\$ 211.48 x 2 Kristi	2250 · PERS Liability	422.96	21,285.25
Check	11/25/2025	EFT	Public Employees Retire...	\$ 396.01 x 2 Shawn	2250 · PERS Liability	792.02	22,077.27
Check	11/25/2025	EFT	Public Employees Retire...	Addtl Co Pd Kristi & Shawn	5250 · PERS Company...	18.46	22,095.73
Check	11/28/2025	EFT	iCheckGateway.com	Monthly Fee	5150 · iCheckGateway....	30.00	22,125.73
Total General / Admin						22,125.73	22,125.73

Lights

Avila Beach Community Services District
Checks by Fund w/Accounts
 November 2025

12/08/25

Type	Date	Num	Name	Memo	Account	Amount	Balance
Check	11/07/2025	EFT	PG&E	Colony Lights acct # 5992155362-0	6590 · Utilities	139.41	139.41
Check	11/07/2025	EFT	PG&E	Town Lights acct # 0690976984-3	6590 · Utilities	486.08	625.49
Check	11/24/2025	EFT	PG&E	Front St. Lights acct# 5796765606-7	6590 · Utilities	446.20	1,071.69
Total Lights							
Sanitary							
Check	11/01/2025	Auto...	Great Western Alarm	GW-2016 Inv 1101	6572 · Security	58.00	58.00
Check	11/12/2025	BP20...	San Luis Powerhouse, Inc.	Inv. 54006 10.27.25 WWTP	6530 · Generator Maint...	1,595.00	1,653.00
Check	11/12/2025	EFT	Mission Linen	Inv # 524718190 10.6.25	6167 · Uniforms	47.96	1,700.96
Check	11/12/2025	EFT	Mission Linen	Inv # 524761538 10.13.25	6167 · Uniforms	47.96	1,748.92
Check	11/12/2025	EFT	Mission Linen	Inv # 524802529 10.20.25	6167 · Uniforms	70.81	1,819.73
Check	11/12/2025	EFT	Mission Linen	Inv # 524844177 10.27.25	6167 · Uniforms	47.96	1,867.69
Check	11/17/2025	4223	Hagemann & Associates	Sani System	6507 · Contract Labor ...	4,080.00	5,947.69
Check	11/19/2025	BP20...	Fluid Resource Manage...	Compliance Inv. T250965 10.23.25 Sani Sys...	6565 · Regulatory Com...	1,168.03	7,115.72
Check	11/19/2025	BP20...	Fluid Resource Manage...	Inv. W25042 Repairs HD Yes Primary Clarifi...	6522 · Equip. Rep. & M...	3,180.00	10,295.72
Check	11/19/2025	BP20...	Fluid Resource Manage...	W25042 Influent Cleaning Sani System	6522 · Equip. Rep. & M...	2,347.50	12,643.22
Check	11/19/2025	BILL...	USA Bluebook	Customer #916419 INV00881226 9.18.25 S...	6550 · Operating Suppli...	30.99	12,674.21
Check	11/19/2025	BP20...	Speed's, Inc.	Solids Handling Inv. 75333 10.31.25 FS Bill ...	6580 · Solids Handling	2,458.00	15,132.21
Check	11/19/2025	BP20...	Brenntag Pacific, Inc.	BPI554336 10.9.25	6503 · Chemicals	936.77	16,068.98
Check	11/19/2025	BP20...	Brenntag Pacific, Inc.	BPI 561049 11.6.25	6503 · Chemicals	1,541.56	17,610.54
Check	11/19/2025	BILL...	Great Western Alarm	GW-0937 Inv. 6101	6572 · Security	176.55	17,787.09
Check	11/19/2025	BILL...	Great Western Alarm	GW-0938 Inv. 7101	6572 · Security	164.55	17,951.64
Check	11/24/2025	EFT	PG&E	Lift Station acct# 6338432238-2	6590 · Utilities	171.10	18,122.74
Check	11/24/2025	EFT	PG&E	Waste Water Plant acct # 0404279997-5 28...	6590 · Utilities	7,456.02	25,578.76
Total Sanitary							
Solid Waste							
Check	11/12/2025	BP20...	City of San Luis Obispo	Reimbursement to the City of San Luis Obis...	6515 · Engineering	1,250.00	1,250.00
Total Solid Waste							
Water							
Check	11/12/2025	BP20...	Core & Main	Inv. 419772 Acct. 272450S 10.30.25 Water ...	8274 · Water Meter Re...	12,601.88	12,601.88
Check	11/12/2025	BP20...	Price, Postel & Parma LLC	Inv 226026 10.9.25	6137 · Lopez Lake ESA...	806.00	13,407.88
Check	11/12/2025	BP20...	Price, Postel & Parma LLC	Inv. 226612 11.6.25	6137 · Lopez Lake ESA...	1,860.00	15,267.88
Check	11/17/2025	4223	Hagemann & Associates	Water System	6507 · Contract Labor ...	3,400.00	18,667.88
Check	11/19/2025	BP20...	Mission Plumbing	Inv. 5824 10.23.25	6524 · Equip. Rep. & M...	2,585.00	21,252.88
Check	11/19/2025	BP20...	Fluid Resource Manage...	Compliance Inv. T250965 10.23.25 Water Sy...	6565 · Regulatory Com...	1,168.02	22,420.90
Check	11/19/2025	BILL...	USA Bluebook	Customer #916419 INV00881226 Supplies	6550 · Operating Suppli...	30.99	22,451.89
Check	11/24/2025	EFT	PG&E	1717 Cave Landing	6590 · Utilities	270.27	22,722.16

Avila Beach Community Services District
Checks by Fund w/Accounts
 November 2025

12/08/25

Type	Date	Num	Name	Memo	Account	Amount	Balance
Total Water						22,722.16	22,722.16
TOTAL						72,748.34	72,748.34

Avila Beach Community Services District
Balance Sheet
 As of November 30, 2025

Nov 30, 25

ASSETS

Current Assets

Checking/Savings

1000 · Cash Summary

1005 · Customer Cash

1008 · Petty Cash

1010 · Columbia-Pac Premier Ckg

1015 · Five Star Bank Checking

1017 · Five Star Bank MM

1050 · LAIF

1070 · California Class

80.00
 116.49
 147,932.89
 837,346.89
 220,355.84
 4,393,031.91

101,861.18

Total 1000 · Cash Summary

5,700,725.20

Total Checking/Savings

5,700,725.20

Accounts Receivable

1200 · *Accounts Receivable

122,488.29

Total Accounts Receivable

122,488.29

Other Current Assets

1275AUD · Other Current Assets

32,920.66

1250 · Receivables

1255 · Interest Receivable

1280 · Water & Sewer Billings

47,094.19
 35,588.45

Total 1250 · Receivables

82,682.64

1299 · Allowance for doubtful account

-193,053.94

1400 · Prepaid Summary

1410 · Prepaid Insurance

1430 · Prepaid Expense

-5,738.92
 5,550.14

Total 1400 · Prepaid Summary

-188.78

Total Other Current Assets

-77,639.42

Total Current Assets

5,745,574.07

Fixed Assets

1600 · Fixed Assets & Acc. Depr.

1620 · Fixed Assets - Sanitary

1622 · Land

60,314.10

1626 · Collection Assets

1627 · Collection Assets Cost

1628 · Collect Assets Accum Depr

1,549,232.00
 -886,648.15

Total 1626 · Collection Assets

662,583.85

1630 · Disposal Equipment

Avila Beach Community Services District
Balance Sheet
 As of November 30, 2025

	<u>Nov 30, 25</u>
1632 · Disposal Equip Accum Depr	-376,478.88
Total 1630 · Disposal Equipment	-376,478.88
1635 · Treatment Plant	
1638 · Treatment Plant Accum Dep	-1,740,709.80
1635 · Treatment Plant - Other	7,181,929.80
Total 1635 · Treatment Plant	5,441,220.00
1642 · Treatment Equipment	
1643 · Treatment Equip Cost	1,660,441.96
1644 · Treatment Equip Accum Depr	-787,343.49
Total 1642 · Treatment Equipment	873,098.47
Total 1620 · Fixed Assets - Sanitary	6,660,737.54
1650 · Fixed Assets - Water	
1652 · Equipment	
1653 · Equipment Cost	330,142.48
1654 · Equipment Accum Depr	-21,136.28
Total 1652 · Equipment	309,006.20
1656 · Distribution Assets	
1657 · Distribution Assets Cost	960,944.00
1658 · Dist Assets Accum Depr	-818,479.98
Total 1656 · Distribution Assets	142,464.02
Total 1650 · Fixed Assets - Water	451,470.22
1670 · Vehicles - Admin	
1671 · 2023 Ford F150 Cost	53,960.62
1672 · 2023 Ford F150 Acc Depr	-6,295.96
Total 1670 · Vehicles - Admin	47,664.66
1680 · Structures - Fixed Asset	
1681 · Structures GFAAG - Sani & FA	82,207.64
1682 · Gen / Fire Accum Dep	-72,362.06
Total 1680 · Structures - Fixed Asset	9,845.58
1690 · Construction in Progress	12,885.32
Total 1600 · Fixed Assets & Acc. Depr.	7,182,603.32
Total Fixed Assets	7,182,603.32
Other Assets	
1800 · Deferred Outflows of Resources	65,690.00

Avila Beach Community Services District
Balance Sheet
 As of November 30, 2025

Nov 30, 25

Total Other Assets	65,690.00
TOTAL ASSETS	12,993,867.39
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2100 · Accounts Payable	193,478.86
Total Accounts Payable	193,478.86
Credit Cards	
2140 · Five Star MC Control x0557	
2141 · FS MC BH x8624	52,725.12
2142 · FS MC SP x6340	32,525.30
2143 · FS MC KD x3018	9,679.98
2140 · Five Star MC Control x0557 - Other	-57,814.88
Total 2140 · Five Star MC Control x0557	37,115.52
Total Credit Cards	37,115.52
Other Current Liabilities	
2105 · Accrued Expense	54,832.64
2200 · Payroll Liabilities	
2240 · Health Insurance	
2241 · Employee	4,200.00
Total 2240 · Health Insurance	4,200.00
2255 · Accrued Interest FB Auditor	62,325.14
2260 · Vacation Payable	12,787.17
2262 · Sick Pay Accrued	3,913.37
Total 2200 · Payroll Liabilities	83,225.68
2280 · Short Term Principal	121,479.86
2300 · Deposits Held	
2303 · Water Deposits Held	6,400.00
Total 2300 · Deposits Held	6,400.00
2360 · UB AR Credit Balance	12,043.94
Total Other Current Liabilities	277,982.12
Total Current Liabilities	508,576.50
Long Term Liabilities	
2400 · Net Pension Liability	146,812.00
2450 · U.S. Bank Loan WWTP	2,350,072.53
2500 · Deferred Inflows of Resources	11,976.00

Avila Beach Community Services District
Balance Sheet
As of November 30, 2025

	Nov 30, 25
Total Long Term Liabilities	2,508,860.53
Total Liabilities	3,017,437.03
Equity	
3900 · Retained Earnings	8,213,089.24
3999 · Prior Period Adjustment FY 23	1,951,651.42
Net Income	-188,310.30
Total Equity	9,976,430.36
TOTAL LIABILITIES & EQUITY	12,993,867.39

	<u>Dec 25</u>
Ordinary Income/Expense	
Income	
4000 · Income Summary	
4010 · Operating Revenue	140,550.43
4012 · Solid Waste Franchise Fee	1,895.20
4020 · Contract Services-Ambulance	1,270.65
4030 · County Taxes	83,680.03
4050 · Harbor Charges	
4052 · Front Street Lighting	290.00
4053 · WWTP O&M	32,104.00
	<hr/>
Total 4050 · Harbor Charges	32,394.00
4600 · Interest Income	1,104.56
	<hr/>
Total 4000 · Income Summary	260,894.87
	<hr/>
Total Income	260,894.87
	<hr/>
Gross Profit	260,894.87
Expense	
5235 · Cell Phone Allowance	50.00
5100 · Merchant Credit Card Fees	
5110 · Amex	16.00
5120 · Chase Paymentech	143.86
5140 · Invoice Cloud	383.62
5150 · iCheckGateway.com	32.95
	<hr/>
Total 5100 · Merchant Credit Card Fees	576.43
5200 · Payroll Expenses	
5210 · Gross Wages	
5215 · Standby Pay	1,870.00
5211 · Regular Pay	16,862.92
5212 · Holiday Pay	876.80
5214 · Sick Pay	216.66
5216 · Vacation Pay	1,268.38
	<hr/>
Total 5210 · Gross Wages	21,094.76
5230 · Payroll Taxes	272.82
5240 · Health & Medical Exp.	
5242 · Health Ins / Other	12,152.24
	<hr/>
Total 5240 · Health & Medical Exp.	12,152.24
5250 · PERS Company Pd Expense	

Avila Beach Community Services District
Profit & Loss
December 2025

	<u>Dec 25</u>
5255 · PERS Co Pd Shawn	990.68
5256 · PERS Co Pd Kristi	499.25
5250 · PERS Company Pd Expense - Ot...	44.36
Total 5250 · PERS Company Pd Expense	1,534.29
5280 · Payroll Administration & Misc.	148.98
Total 5200 · Payroll Expenses	35,203.09
6000 · Administrative Overheads	
6102 · Accounting	3,657.50
6103 · Accounting Audit	10,617.50
6120 · Dues & Subscriptions	247.85
6135 · Legal	
6137 · Lopez Lake ESA Litigation	2,449.00
Total 6135 · Legal	2,449.00
6140 · Office Supplies & Postage	
6142 · Postage & Shipping	199.21
6143 · Supplies, Office	331.44
Total 6140 · Office Supplies & Postage	530.65
6150 · Rate Assistance	2,264.42
6167 · Uniforms	278.02
6170 · Website	351.00
Total 6000 · Administrative Overheads	20,395.94
6500 · Operating Expenses	
6503 · Chemicals	1,789.06
6504 · Admin Contract Services	1,095.00
6506 · Contract Labor GM	7,650.00
6507 · Contract Labor Civil Engineer	6,970.00
6518 · Equipment Expense	260.07
6520 · Equipment Repair & Maint.	
6522 · Equip. Rep. & Maint-Avila & HD	4,554.65
6524 · Equip. Rep. & Maint. Avila Only	2,589.54
6520 · Equipment Repair & Maint. - Other	192.92
Total 6520 · Equipment Repair & Maint.	7,337.11
6525 · Fat Oil & Grease (FOG)	1,174.00
6528 · Gas & Oil	1,449.96
6530 · Generator Maintenance	690.00
6540 · Lab Tests	15,201.00
6542 · Maintenance	634.69

	<u>Dec 25</u>
6550 · Operating Supplies	316.55
6555 · Permits & Fees	15,674.28
6565 · Regulatory Compliance	1,512.85
6570 · Safety Gear	43.47
6572 · Security	396.10
6580 · Solids Handling	7,047.50
6585 · Telephone / Internet	269.98
6590 · Utilities	8,677.31
6591 · Yard Maintenance	94.50
Total 6500 · Operating Expenses	<u>78,283.43</u>
6800 · Water	
6802 · Lopez	105,858.16
6805 · State Water	83,275.41
6800 · Water - Other	537.60
Total 6800 · Water	<u>189,671.17</u>
Total Expense	<u>324,180.06</u>
Net Ordinary Income	-63,285.19
Other Income/Expense	
Other Income	
7200 · Non-Operating Income	
7220 · CIP Harbor	92,439.00
Total 7200 · Non-Operating Income	<u>92,439.00</u>
Total Other Income	92,439.00
Other Expense	
8200 · Non-Operating Expenses	
8210 · Capital Purchases in Prog Admin	
8212 · Gen Admin Capital Equipment Exp	1,848.00
Total 8210 · Capital Purchases in Prog Ad...	1,848.00
8270 · Capital Purchases in Prog Water	
8274 · Water Meter Replacement Project	61,558.00
Total 8270 · Capital Purchases in Prog Wat...	<u>61,558.00</u>
Total 8200 · Non-Operating Expenses	<u>63,406.00</u>
Total Other Expense	<u>63,406.00</u>
Net Other Income	<u>29,033.00</u>

Net Income

Dec 25

-34,252.19

Avila Beach Community Services District
Checks by Fund w/Accounts
 December 2025

01/05/26

Type	Date	Num	Name	Memo	Account	Amount	Balance
Check	12/02/2025	EFT	Paymenttech		5120 · Chase Payment...	1.15	1.15
Check	12/03/2025	ACH	SDRMA Health	Dec 2025 Health Ins Member # 7017 AutoPa...	5242 · Health Ins / Other	5,371.60	5,372.75
Check	12/03/2025	ACH	Teresa Klostermann	November Contract Labor	6504 · Admin Contract ...	1,095.00	6,467.75
Check	12/03/2025	EFT	Paymenttech		5120 · Chase Payment...	15.58	6,483.33
Check	12/05/2025	EFT	American Express Disco...		5110 · Amex	16.00	6,499.33
Check	12/05/2025	EFT	Paymenttech		5120 · Chase Payment...	8.38	6,507.71
Check	12/08/2025	EFT	Paymenttech		5120 · Chase Payment...	2.98	6,510.69
Check	12/08/2025	EFT	InvoiceCloud	Inv #1678-2025_10	5140 · Invoice Cloud	383.62	6,894.31
Check	12/09/2025	EFT	Paymenttech		5120 · Chase Payment...	7.74	6,902.05
Check	12/10/2025	4224	Hagemann & Associates	Inv. 1285 November 2025 Contract Labor GM	6506 · Contract Labor ...	6,800.00	13,702.05
Check	12/10/2025	BP20...	Strategic Resources Con...	Inv. ABCSD-10-2025	6102 · Accounting	3,657.50	17,359.55
Check	12/10/2025	BP20...	Strategic Resources Con...	Inv. ABCSD-10-2025	6103 · Accounting Audit	617.50	17,977.05
Check	12/10/2025	4229	New Life Painting	Office Building Painting Exterior and Interior I...	8212 · Gen Admin Capi...	1,000.00	18,977.05
Check	12/10/2025	4229	New Life Painting	Inv. 32222406 NLP4531INT_ABCSD	8212 · Gen Admin Capi...	848.00	19,825.05
Check	12/10/2025	4230	Teresa Klostermann	Paint Samples	6143 · Supplies, Office	22.77	19,847.82
Check	12/10/2025	EFT	Paymenttech		5120 · Chase Payment...	2.00	19,849.82
Check	12/10/2025	EFT	Paymenttech		5120 · Chase Payment...	1.71	19,851.53
Check	12/11/2025	EFT	Paymenttech		5120 · Chase Payment...	1.40	19,852.93
Check	12/12/2025	EFT	Paymenttech		5120 · Chase Payment...	2.83	19,855.76
Check	12/15/2025	BP20...	Coverall North America, I...	Office Maintenance	6542 · Maintenance	320.00	20,175.76
Check	12/15/2025	BP20...	Coverall North America, I...	Office Maintenance Inv. 1685 First Payment ...	6542 · Maintenance	64.00	20,239.76
Check	12/15/2025	BP20...	Nigro & Nigro	7.31.25 Inv. 23152 Audit FY 2024/25	6103 · Accounting Audit	10,000.00	30,239.76
Check	12/15/2025	EFT	Paymenttech		5120 · Chase Payment...	1.80	30,241.56
Check	12/16/2025	BP20...	SDRMA Health	Bill Pay Difference with this check	5242 · Health Ins / Other	704.52	30,946.08
Check	12/16/2025	EFT	Paymenttech		5120 · Chase Payment...	1.16	30,947.24
Check	12/17/2025	EFT	Paymenttech		5120 · Chase Payment...	1.86	30,949.10
Check	12/17/2025	EFT	Paymenttech		5120 · Chase Payment...	1.63	30,950.73
Check	12/18/2025	EFT	Paymenttech		5120 · Chase Payment...	1.55	30,952.28
Check	12/19/2025	EFT	Paymenttech		5120 · Chase Payment...	1.11	30,953.39
Check	12/22/2025	ACH	Paymenttech	Monthly Fee	5120 · Chase Payment...	5.56	30,958.95
Check	12/23/2025	EFT	iCheckGateway.com		5150 · iCheckGateway...	30.00	30,988.95
Check	12/23/2025	EFT	Paymenttech		5120 · Chase Payment...	77.66	31,066.61
Check	12/24/2025	EFT	Paymenttech		5120 · Chase Payment...	5.05	31,071.66
Check	12/24/2025	EFT	Paymenttech		5120 · Chase Payment...	1.02	31,072.68
Check	12/25/2025	EFT	Five Star Mastercard	FS MC AutoPay	2140 · Five Star MC Co...	4,097.10	35,169.78
Check	12/26/2025	EFT	Paymenttech		5120 · Chase Payment...	1.69	35,171.47
Check	12/30/2025	EFT	PG&E	100 San Luis St. District Office	6590 · Utilities	192.06	35,363.53
Check	12/31/2025	ACH	SDRMA Health	February 2026 Health Ins Member # 7017 A...	5242 · Health Ins / Other	6,076.12	41,439.65
Check	12/31/2025	EFT	Public Employees Retire...	\$231.76 x 2 Kristi	2250 · PERS Liability	463.52	41,903.17
Check	12/31/2025	EFT	Public Employees Retire...	\$ 470.15 x 2 Shawn	2250 · PERS Liability	940.30	42,843.47
Check	12/31/2025	EFT	Public Employees Retire...	Addtl Co Pd Kristi & Shawn	5250 · PERS Company...	21.02	42,864.49
Check	12/31/2025	EFT	Public Employees Retire...	\$ 267.49 x 2 Kristi	2250 · PERS Liability	534.98	43,399.47

Avila Beach Community Services District
Checks by Fund w/Accounts
 December 2025

01/05/26

Type	Date	Num	Name	Memo	Account	Amount	Balance	
Check	12/31/2025	EFT	Public Employees Retire...	\$ 520.53 x 2 Shawn	2250 · PERS Liability	1,041.06	44,440.53	
Check	12/31/2025	EFT	Public Employees Retire...	Addtl Co Pd Kristi & Shawn	5250 · PERS Company...	23.34	44,463.87	
Total General / Admin							44,463.87	44,463.87
Lights								
Check	12/09/2025	EFT	PG&E	Colony Lights acct # 5992155362-0	6590 · Utilities	140.00	140.00	
Check	12/09/2025	EFT	PG&E	Town Lights acct # 0690976984-3	6590 · Utilities	487.45	627.45	
Check	12/30/2025	EFT	PG&E	Front St. Lights acct# 5796765606-7	6590 · Utilities	488.73	1,116.18	
Total Lights							1,116.18	1,116.18
Sanitary								
Check	12/01/2025	BP20...	Perez Gardening Service	Inv #39498 November	6591 · Yard Maintenance	47.25	47.25	
Check	12/01/2025	BP C...	Great Western Alarm	GW-2016 Inv #1101	6572 · Security	58.00	105.25	
Check	12/03/2025	BP20...	SWRCB-FEES	Index: 685068 Inv. 0303597 CSD	6555 · Permits & Fees	3,945.00	4,050.25	
Check	12/03/2025	BP20...	SWRCB-FEES	Index: 685068 Inv. 030420 WWTP	6555 · Permits & Fees	4,914.00	8,964.25	
Check	12/03/2025	BP C...	Great Western Alarm	GW-0937 Inv. 6101	6572 · Security	176.55	9,140.80	
Check	12/03/2025	BP C...	Great Western Alarm	GW-0938 Inv. 7101	6572 · Security	161.55	9,302.35	
Check	12/03/2025	BP20...	Mainline Utility Company	Inv # 5853 9.8.25	6524 · Equip. Rep. & M...	1,800.00	11,102.35	
Check	12/03/2025	BP20...	Oilfield Environmental & ...	Lab Testing Inv # A251104 80% Sani JULY	6540 · Lab Tests	2,300.00	13,402.35	
Check	12/03/2025	BP20...	Oilfield Environmental & ...	Lab Testing Inv # A251105 80% Sani AUG	6540 · Lab Tests	1,970.00	15,372.35	
Check	12/03/2025	BP20...	Oilfield Environmental & ...	Lab Testing Inv # A251106 80% Sani SEPT	6540 · Lab Tests	2,075.00	17,447.35	
Check	12/03/2025	BP20...	Oilfield Environmental & ...	Lab Testing Inv # A251107 80% Sani OCT	6540 · Lab Tests	4,466.00	21,913.35	
Check	12/03/2025	BP20...	Speed's, Inc.	Solids Handling Inv. 75427 FS Bill Pay #	6580 · Solids Handling	4,764.30	26,677.65	
Check	12/03/2025	BP20...	Speed's, Inc.	Solids Handling Inv. 75435 FS Bill Pay #	6580 · Solids Handling	2,283.20	28,960.85	
Check	12/03/2025	BP C...	USA Bluebook	Customer #:916419 INV00888957 11.19.25 ...	6550 · Operating Suppli...	31.47	28,992.32	
Check	12/03/2025	BP C...	USA Bluebook	Customer #:916419 INV008884569 11.13.25 ...	6524 · Equip. Rep. & M...	361.74	29,354.06	
Check	12/03/2025	BP20...	SLO Co Health	Lift Station Inv. 162067	6565 · Regulatory Com...	627.00	29,981.06	
Check	12/03/2025	BP20...	SLO Co Health	WWPT Inv. 161056	6565 · Regulatory Com...	627.00	30,608.06	
Check	12/10/2025	4224	Hagemann & Associates	Sanitary System Contract Labor	6507 · Contract Labor ...	3,570.00	34,178.06	
Check	12/10/2025	EFT	Mission Linen	Inv # 524886135 11.3.25	6167 · Uniforms	47.96	34,226.02	
Check	12/10/2025	EFT	Mission Linen	Inv # 524927595 11.10.25	6167 · Uniforms	47.96	34,273.98	
Check	12/10/2025	EFT	Mission Linen	Inv # 524969738 11.17.25	6167 · Uniforms	47.96	34,321.94	
Check	12/10/2025	EFT	Mission Linen	Inv # 524989852 11.17.25	6167 · Uniforms	86.18	34,408.12	
Check	12/10/2025	EFT	Mission Linen	Inv # 525014697 11.24.25	6167 · Uniforms	47.96	34,456.08	
Check	12/10/2025	BP20...	Perez Gardening Service	Inv #39788 December	6591 · Yard Maintenance	47.25	34,503.33	
Check	12/15/2025	BP20...	SLO CO Air Pollution Co...	WWTP Permit #1035-6 Acct. 1009 Inv. 24892	6555 · Permits & Fees	754.36	35,257.69	
Check	12/15/2025	BP20...	SLO CO Air Pollution Co...	Acct. 1009 First Street Lift Station & WWTP I...	6555 · Permits & Fees	1,668.76	36,926.45	
Check	12/15/2025	BP20...	Oilfield Environmental & ...	Lab Testing Inv # A251214 Nov. 2025	6540 · Lab Tests	2,164.00	39,090.45	
Check	12/15/2025	BP 2...	San Luis Powerhouse, Inc.	Inv. 54156 WWTP	6530 · Generator Maint...	345.00	39,435.45	
Check	12/15/2025	BP 2...	San Luis Powerhouse, Inc.	Inv. 54157 Lift Station	6530 · Generator Maint...	345.00	39,780.45	
Check	12/18/2025	BP20...	Pro3 Automation, Inc.	Inv. 4551 Stop Payment Reissued Check Bill...	6522 · Equip. Rep. & M...	490.00	40,270.45	

Avila Beach Community Services District
Checks by Fund w/Accounts
 December 2025

01/05/26

Type	Date	Num	Name	Memo	Account	Amount	Balance
Check	12/23/2025	BP20...	Wallace Group, Inc.	Inv. 0245-0018-00 66623	6525 · Fat Oil & Greas...	1,174.00	41,444.45
Check	12/23/2025	BP20...	Brenntag Pacific, Inc.	BPI BPI568684 12.11.25	6503 · Chemicals	1,789.06	43,233.51
Check	12/23/2025	BP20...	NVIRO	Inv. 5216 Controls Issue MBR	6522 · Equip. Rep. & M...	443.74	43,677.25
Check	12/23/2025	BP20...	NVIRO	Inv. 5234 Plant Coverage Meeting	6522 · Equip. Rep. & M...	240.00	43,917.25
Check	12/23/2025	BP20...	NVIRO	Inv. 5253 Ops WWTP	6522 · Equip. Rep. & M...	7,244.65	51,161.90
Check	12/23/2025	BP20...	NVIRO	Credit Memo Applied to Inv. 5216	6522 · Equip. Rep. & M...	-443.74	50,718.16
Check	12/23/2025	BP20...	NVIRO	Credit Memo Applied to Inv. 5234	6522 · Equip. Rep. & M...	-240.00	50,478.16
Check	12/30/2025	EFT	PG&E	Lift Station acct# 6338432238-2	6590 · Utilities	149.45	50,627.61
Check	12/30/2025	EFT	PG&E	Waste Water Plant acct # 0404279997-5 28...	6590 · Utilities	6,780.71	57,408.32
Total Sanitary							
Solid Waste							
Check	12/10/2025	4224	Hagemann & Associates	Solid Waste Contract Labor	6506 · Contract Labor ...	850.00	850.00
Total Solid Waste							
Water							
Check	12/03/2025	BP20...	Oilfield Environmental & ...	Lab Testing Inv # A251104 20% Water JULY	6540 · Lab Tests	705.00	705.00
Check	12/03/2025	BP20...	Oilfield Environmental & ...	Lab Testing Inv # A251105 20% Water AUG	6540 · Lab Tests	350.00	1,055.00
Check	12/03/2025	BP20...	Oilfield Environmental & ...	Lab Testing Inv # A251106 20% Water SEPT	6540 · Lab Tests	416.00	1,471.00
Check	12/03/2025	BP20...	Oilfield Environmental & ...	Lab Testing Inv #A251107 20 % Water OCT	6540 · Lab Tests	755.00	2,226.00
Check	12/03/2025	BP20...	SLO Co Health	Lift Station Inv. 162067	6565 · Regulatory Com...	258.85	2,484.85
Check	12/09/2025	EFT	California Dept of Tax an...	Water Rights Act#094-026090 Voucher: 637...	6800 · Water	537.60	3,022.45
Check	12/10/2025	4224	Hagemann & Associates	Water System Contract Labor	6507 · Contract Labor ...	3,400.00	6,422.45
Check	12/10/2025	4225	SLO County Public Works	Inv. 1419 Debt Service Semi-annual Paymen...	6802 · Lopez	10,079.57	16,502.02
Check	12/10/2025	4225	SLO County Public Works	Routine O & M Semi-annual Payment 2 of 2 ...	6802 · Lopez	69,567.35	86,069.37
Check	12/10/2025	4226	SLO County Public Works	Inv. 1021 Semi-annual Payment 1 of 2 FY 2...	6802 · Lopez	10,851.95	96,921.32
Check	12/10/2025	4227	SLO County Public Works	Inv. 1033 FY 2025/26 Wheeling	6802 · Lopez	15,359.29	112,280.61
Check	12/10/2025	4228	Aqua-Metric Sales, Inc.	Inv. 0111411 12/2/2025 SHP 0041051 Water...	8274 · Water Meter Re...	61,483.68	173,764.29
Check	12/10/2025	4231	SWRCB-FEES	System # 4000222 Inv. WS-1055077 7/1/202...	6555 · Permits & Fees	4,392.16	178,156.45
Check	12/10/2025	4232	SLO County Public Works	Inv. 1033 12.1.25 FY 2025/26 Wheeling	6805 · State Water	69,855.00	248,011.45
Check	12/10/2025	4232	SLO County Public Works	60% Annual Charges	6805 · State Water	968.05	248,979.50
Check	12/10/2025	4232	SLO County Public Works	SLOFC & WCD Credit Prior years	6805 · State Water	-956.00	248,023.50
Check	12/10/2025	4232	SLO County Public Works	Drought Buffer	6805 · State Water	13,408.36	261,431.86
Check	12/23/2025	BP20...	NVIRO	Inv. 5253 Ops Water	6522 · Equip. Rep. & M...	624.54	262,056.40
Check	12/23/2025	BP20...	NVIRO	Credit Memo Applied to Inv. 5253	6522 · Equip. Rep. & M...	-624.54	261,431.86
Check	12/30/2025	EFT	PG&E	1717 Cave Landing	6590 · Utilities	262.29	261,694.15
Total Water							
TOTAL						365,532.52	365,532.52

Avila Beach Community Services District
Balance Sheet
As of December 31, 2025

Dec 31, 25

ASSETS

Current Assets

Checking/Savings

1000 · Cash Summary

1005 · Customer Cash 80.00

1008 · Petty Cash 116.49

1010 · Columbia-Pac Premier Ckg 375,304.10

1015 · Five Star Bank Checking 743,611.96

1017 · Five Star Bank MM 221,125.01

1050 · LAIF 4,393,031.91

1070 · California Class 102,196.57

Total 1000 · Cash Summary 5,835,466.04

Total Checking/Savings 5,835,466.04

Accounts Receivable

1200 · *Accounts Receivable 122,563.29

Total Accounts Receivable 122,563.29

Other Current Assets

1275AUD · Other Current Assets 32,920.66

1250 · Receivables

1255 · Interest Receivable 47,094.19

1280 · Water & Sewer Billings 98,149.12

Total 1250 · Receivables 145,243.31

1400 · Prepaid Summary

1410 · Prepaid Insurance -5,738.92

1430 · Prepaid Expense 5,550.14

Total 1400 · Prepaid Summary -188.78

Total Other Current Assets 177,975.19

Total Current Assets 6,136,004.52

Fixed Assets

1600 · Fixed Assets & Acc. Depr.

1620 · Fixed Assets - Sanitary

1622 · Land 60,314.10

1626 · Collection Assets

1627 · Collection Assets Cost 1,549,232.00

1628 · Collect Assets Accum Depr -851,957.90

Total 1626 · Collection Assets 697,274.10

1635 · Treatment Plant

1638 · Treatment Plant Accum Dep -2,007,163.22

Avila Beach Community Services District
Balance Sheet
As of December 31, 2025

	Dec 31, 25
1635 · Treatment Plant - Other	7,181,929.80
Total 1635 · Treatment Plant	5,174,766.58
1642 · Treatment Equipment	
1643 · Treatment Equip Cost	1,660,441.96
1644 · Treatment Equip Accum Depr	-1,222,924.33
Total 1642 · Treatment Equipment	437,517.63
Total 1620 · Fixed Assets - Sanitary	6,369,872.41
1650 · Fixed Assets - Water	
1652 · Equipment	
1653 · Equipment Cost	330,142.48
1654 · Equipment Accum Depr	-301,009.93
Total 1652 · Equipment	29,132.55
1656 · Distribution Assets	
1657 · Distribution Assets Cost	960,944.00
1658 · Dist Assets Accum Depr	-569,475.38
Total 1656 · Distribution Assets	391,468.62
Total 1650 · Fixed Assets - Water	420,601.17
1670 · Vehicles - Admin	
1671 · 2023 Ford F150 Cost	53,960.62
1672 · 2023 Ford F150 Acc Depr	-17,088.08
Total 1670 · Vehicles - Admin	36,872.54
1680 · Structures - Fixed Asset	
1681 · Structures GFAAG - Sani & FA	82,207.64
1682 · Gen / Fire Accum Dep	-75,707.19
Total 1680 · Structures - Fixed Asset	6,500.45
1690 · Construction in Progress	12,885.32
Total 1600 · Fixed Assets & Acc. Depr.	6,846,731.89
Total Fixed Assets	6,846,731.89
Other Assets	
1800 · Deferred Outflows of Resources	65,690.00
Total Other Assets	65,690.00
TOTAL ASSETS	13,048,426.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	

Avila Beach Community Services District
Balance Sheet
 As of December 31, 2025

	Dec 31, 25
Accounts Payable	
2100 · Accounts Payable	193,478.86
Total Accounts Payable	193,478.86
Credit Cards	
2140 · Five Star MC Control x0557	
2141 · FS MC BH x8624	53,762.36
2142 · FS MC SP x6340	32,545.29
2143 · FS MC KD x3018	9,924.97
2140 · Five Star MC Control x0557 - Other	-56,317.37
Total 2140 · Five Star MC Control x0557	39,915.25
Total Credit Cards	39,915.25
Other Current Liabilities	
2105 · Accrued Expense	232,127.62
2200 · Payroll Liabilities	
2240 · Health Insurance	
2241 · Employee	5,040.00
Total 2240 · Health Insurance	5,040.00
2255 · Accrued Interest FB Auditor	62,325.14
2260 · Vacation Payable	12,787.17
2262 · Sick Pay Accrued	3,913.37
Total 2200 · Payroll Liabilities	84,065.68
2280 · Short Term Principal	121,479.86
2300 · Deposits Held	
2303 · Water Deposits Held	6,400.00
Total 2300 · Deposits Held	6,400.00
2360 · UB AR Credit Balance	12,043.94
Total Other Current Liabilities	456,117.10
Total Current Liabilities	689,511.21
Long Term Liabilities	
2400 · Net Pension Liability	146,812.00
2450 · U.S. Bank Loan WWTP	2,350,072.53
2500 · Deferred Inflows of Resources	11,976.00
Total Long Term Liabilities	2,508,860.53
Total Liabilities	3,198,371.74
Equity	
3900 · Retained Earnings	8,120,347.98
3999 · Prior Period Adjustment FY 23	1,951,651.42

Avila Beach Community Services District
Balance Sheet
As of December 31, 2025

	Dec 31, 25
Net Income	-221,944.73
Total Equity	9,850,054.67
TOTAL LIABILITIES & EQUITY	13,048,426.41

AVILA BEACH
COMMUNITY SERVICES DISTRICT
Post Office Box 309, Avila Beach, CA. 93424

MEMORANDUM

TO: Board of Directors

FROM: Brad Hagemann, General Manager 

DATE: January 13, 2026

ITEM 5.C. General Manager Report

Zone 3 Technical Advisory Committee (TAC)

The Zone 3 Technical Advisory Committee last met on December 10, 2025. The agenda for the December 10, 2025, meeting is provided as an attachment to this report. In addition to the routine items, the TAC discussed the Lopez Dam Spillway Rehab Alternatives Tech Memo prepared by GEI. County staff is working with the State Division of Safety of Dams (DSOD) to determine options and costs associated with the improving the stability of the spillway. This is the first step for a major project that will take several years to plan and get approvals and several more years to complete. As of this writing (January 7, 2026), the Lopez reservoir is at approximately 83% of capacity with 41,165 AF (up 2,000 AF from November 10, 2025) in storage. Total annual rainfall accumulation at the lake is 16.1 inches, which is about 81% of the annual average.

The Zone 3 Advisory Committee next meeting is scheduled for January 15, 2026, at the Arroyo Grande City Council Chamber. The agenda packet for the Zone Advisory Committee was not available when this report was prepared.

San Luis Obispo County Hazard Mitigation Plan Approval

Staff just received an email from Scott Milner, County Emergency Services Coordinator, notifying all participating cities and special districts, that the Federal Emergency Management Agency (FEMA) has approved the County's 2025 Hazard Mitigation Plan. Our next step is for the Board of Directors to adopt the Plan via Resolution. I will prepare the Resolution and bring it back for Board consideration at the February 10, 2026, Board Meeting. Formal adoption of the approved Plan will maintain the District's eligibility to receive federal hazard mitigation grant funding. The December 29, 2025, FEMA approval letter is provided as an attachment to this staff report.

Attachments:

1. Zone 3 TAC meeting agenda packet, November 12, 2025
2. FEMA, December 29, 2025, Hazard Mitigation Plan approval letter.



ZONE 3 Lopez Project

San Luis Obispo County Flood Control and Water Conservation District

ZONE 3 TECHNICAL ADVISORY COMMITTEE

Agenda

Wednesday December 10, 2025

9:00 - 11:00 am

Join on your computer, mobile app or room device

Meeting ID: 261 220 685 070

Passcode: pjuWGG

Or call in (audio only)

[+1 831-296-4487](tel:+18312964487), [420020900#](tel:+1420020900) United States, Salinas

Phone Conference ID: 420 020 900#

1. Announcements	All
2. General Operations and Water Report <ul style="list-style-type: none">• Summary Notes – November• Monthly Operations Report – November• Lopez Storage Projections – November	David
3. Current Reservoir Conditions	Kyle (Verbal)
4. Project Updates	David
5. Volitional Fish Passage Assessment	David
6. Spillway Repairs TM	David
7. HCP Update	David
8. Future Agenda items	All

Attachments:

- A. Meeting Minutes – November
- B. Lopez Monthly Operations Reports - November
- C. Lopez Storage Projection – November
- D. Project Updates
- E. Volitional Fish Passage Assessment Available Online
<https://www.slocounty.ca.gov/departments/public-works/forms-documents/committees-programs/flood-control-zones/zone-3-lopez-water-project/plans-reports/habitat-conservation-plan/final-feasibility-assessment-report-rev-0>
- F. 2025.09.08_LD_Spillway Preliminary Cost TM

Next TAC Meeting Date: January 14, 2026



ZONE 3 Lopez Project

San Luis Obispo County Flood Control and Water Conservation District

ZONE 3 TECHNICAL ADVISORY COMMITTEE WEDNESDAY, November 12, 2025, Teams Meeting SUMMARY NOTES

Meeting Time: 9:00am

Attendees via Microsoft Teams:

Peter Brown (OCSD), Vard Ikeda (Agriculture Member), Greg Ray, Nick Szamet (City of Grover Beach), Brad Hagemann (ABCSD), Dwayne Chisam (San Miguelito) Jake Smith, Brandon Shea (City of Pismo) Shane Taylor, Nicole Valentine (City of Arroyo Grande) David Spiegel, Kristina Borges, Harold Wright, Katie Franco, Kyle James, Laura Holder, Jeromy Caldera and Darla Budge (District/PW Dept)

1. Announcements

- None

2. General Operations and Water Report

- October Meeting Summary Notes
 - presented by DSpiegel
 - Approved
- October Monthly Operations Report
 - presented by DSpiegel
- Lopez Storage Projections - October:
 - presented by DSpiegel

3. Current Reservoir Conditions

- Current reservoir conditions were presented by KJames

4. Project Updates

- DSpiegel provided project updates

5. 1st Quarter Financial Report

- Presented by DSpiegel



ZONE 3 Lopez Project

San Luis Obispo County Flood Control and Water Conservation District

6. HCP Update

- Presented by DSpiegel

7. Future Agenda

- Zone 3 Budget Policy
- HCP/Litigation cost vs CIP cancellations spreadsheet
- 5 Year Financial Projection

Next TAC Meeting:

Wednesday, December 10, 2025

Adjourned: 9:45

San Luis Obispo County Flood Control and Water District
 Zone 3 - Lopez Project - Monthly Operations Report
 November, 2025

PROJECT WATER DELIVERIES										
AVAILABLE WATER (APR-MAR)					APRIL TO PRESENT					
CONTRACTOR	ENTITLEMENT	STORED PW*	SURPLUS WATER AVAILABLE	TOTAL AVAILABLE PW	ENTITLEMENT USAGE	STORED PW USAGE	SURPLUS PW USAGE	ENTITLEMENT %	STORED PW %	TOTAL USAGE
AG	2730	710	470	1500	330.27	17.92	0.00	4%	6%	148.49
OCSD	303	0	0	0	48.13	0.00	0.00	11%	0.00	48.13
GB	300	542	164	1507	60.52	0.00	0.00	4%	65%	60.52
PB	891	398	183	1473	113.56	0.00	0.00	8%	55%	113.56
CSA 12	235	185	50	480	8.14	0.00	0.00	2%	34%	8.14
SM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	4530	1393	868	7381	360.92	17.9	0.00	5.1%	30.2%	378.84

STATE WATER PROJECT WATER DELIVERIES										
THIS MONTH					JANUARY TO PRESENT					
CONTRACTOR	ANNUAL REQUEST**	REQUEST	ALLOCATION USAGE	MAX CAPACITY	ENTITLEMENT USAGE	STORED PW USAGE	SURPLUS PW USAGE	ENTITLEMENT %	STORED PW %	TOTAL USAGE
AG	95.0	0.0	N/A	N/A	0.00	0.00	0.00	N/A	0.00	0.00
OCSD	N/A	0.0	0.00	522.60	0.00	0.00	0.00	57%	0.00	0.00
GB	N/A	0.0	N/A	49.476	0.00	0.00	0.00	N/A	0.00	0.00
PB	3190.0	0.0	0.00	N/A	0.00	0.00	0.00	N/A	0.00	0.00
CSA 12	96.0	0.0	1.35	415.5	47.1	0.00	0.00	35%	0.00	486.88
SM	90.0	0.0	6.06	81.5	0.00	0.00	0.00	49%	0.00	53.91
TOTAL	1471.0	0.0	7.41	7.41	602.60	0.00	0.00	91%	0.00	81.52

DAM & OTHER OPERATIONS									
LAKE ELEVATION (R)	STORAGE (AF)	MONTHLY RAINFALL (in)	DOWNSTREAM RELEASES (AF)	LAKE 102 TERMINAL (M)	AG WHEELING OCEANO WATER				
511.27	522.60	80%	4,200.00	382.38	1.80				
39.683	49.476	N/A	3,406.87	N/A	N/A				
5.90	28.69	N/A	3,223.79	N/A	N/A				
481.51	4,200.00	N/A	N/A	N/A	N/A				
392.38	N/A	N/A	N/A	N/A	N/A				

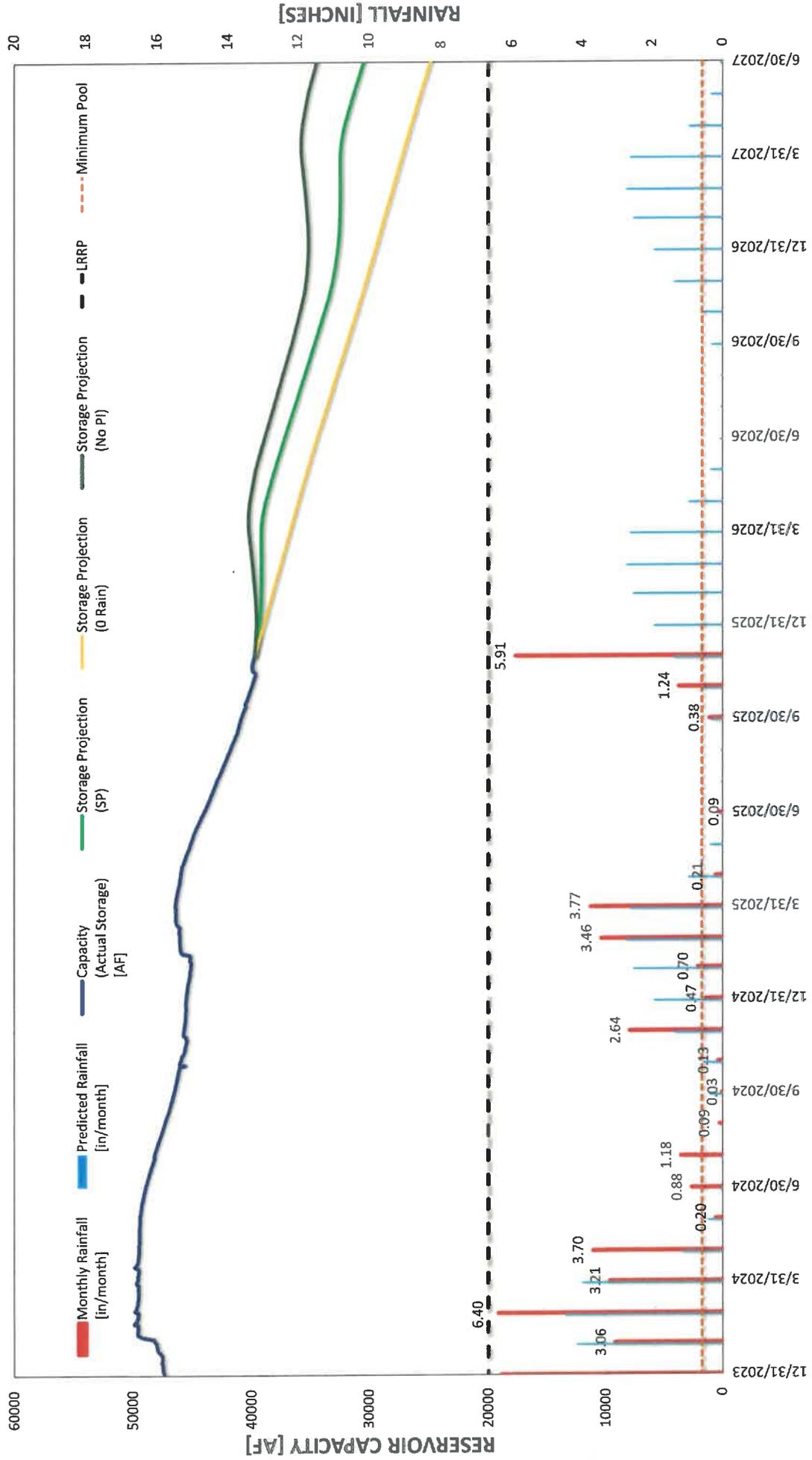
DISTRICT INITIATED EXCHANGE										
THIS MONTH					JAN TO PRESENT					
CONTRACTOR	ANNUAL REQUEST**	REQUEST	ALLOCATION USAGE	MAX CAPACITY	ENTITLEMENT USAGE	STORED PW USAGE	SURPLUS PW USAGE	ENTITLEMENT %	STORED PW %	TOTAL USAGE
AG	95.0	0.0	N/A	N/A	0.00	0.00	0.00	N/A	0.00	0.00
OCSD	N/A	0.0	0.00	522.60	0.00	0.00	0.00	57%	0.00	0.00
GB	N/A	0.0	N/A	49.476	0.00	0.00	0.00	N/A	0.00	0.00
PB	3190.0	0.0	0.00	N/A	0.00	0.00	0.00	N/A	0.00	0.00
CSA 12	96.0	0.0	1.35	415.5	47.1	0.00	0.00	35%	0.00	486.88
SM	90.0	0.0	6.06	81.5	0.00	0.00	0.00	49%	0.00	53.91
TOTAL	1471.0	0.0	7.41	7.41	602.60	0.00	0.00	91%	0.00	81.52

DISTRICT INITIATED EXCHANGE										
THIS MONTH					JAN TO PRESENT					
CONTRACTOR	ANNUAL REQUEST**	REQUEST	ALLOCATION USAGE	MAX CAPACITY	ENTITLEMENT USAGE	STORED PW USAGE	SURPLUS PW USAGE	ENTITLEMENT %	STORED PW %	TOTAL USAGE
AG	95.0	0.0	N/A	N/A	0.00	0.00	0.00	N/A	0.00	0.00
OCSD	N/A	0.0	0.00	522.60	0.00	0.00	0.00	57%	0.00	0.00
GB	N/A	0.0	N/A	49.476	0.00	0.00	0.00	N/A	0.00	0.00
PB	3190.0	0.0	0.00	N/A	0.00	0.00	0.00	N/A	0.00	0.00
CSA 12	96.0	0.0	1.35	415.5	47.1	0.00	0.00	35%	0.00	486.88
SM	90.0	0.0	6.06	81.5	0.00	0.00	0.00	49%	0.00	53.91
TOTAL	1471.0	0.0	7.41	7.41	602.60	0.00	0.00	91%	0.00	81.52

DISTRICT INITIATED EXCHANGE										
THIS MONTH					JAN TO PRESENT					
CONTRACTOR	ANNUAL REQUEST**	REQUEST	ALLOCATION USAGE	MAX CAPACITY	ENTITLEMENT USAGE	STORED PW USAGE	SURPLUS PW USAGE	ENTITLEMENT %	STORED PW %	TOTAL USAGE
AG	95.0	0.0	N/A	N/A	0.00	0.00	0.00	N/A	0.00	0.00
OCSD	N/A	0.0	0.00	522.60	0.00	0.00	0.00	57%	0.00	0.00
GB	N/A	0.0	N/A	49.476	0.00	0.00	0.00	N/A	0.00	0.00
PB	3190.0	0.0	0.00	N/A	0.00	0.00	0.00	N/A	0.00	0.00
CSA 12	96.0	0.0	1.35	415.5	47.1	0.00	0.00	35%	0.00	486.88
SM	90.0	0.0	6.06	81.5	0.00	0.00	0.00	49%	0.00	53.91
TOTAL	1471.0	0.0	7.41	7.41	602.60	0.00	0.00	91%	0.00	81.52

1) District Initiated Exchange (DIE): In effect from February 11 - March 2, 2025 due to the LWTP shutoff; deliveries were supplemented with State Water.
 2) 14.21 AF of "DIE Exchange" water (114.21 AF) was obtained by calculating the difference between the "DWR Meter Deliveries" (134 AF) and the "SWPW Usage" (99.79 AF).
 3) On 4/9/25, Arroyo Grande requested all 470.33 AF of Surplus Water Available for immediate delivery.
 4) On 4/10/25, Arroyo Grande requested 113.56 AF of Surplus Water Available to be credited to storage after spill.
 5) On 4/12/25, OCSD requested all 23.46 AF of Surplus Water Available for immediate delivery.
 6) On 7/10/25, Arroyo Grande requested all 735.71 AF of Stored PW available for immediate delivery.
 7) On 7/10/25, Pismo Beach requested all 330.91 AF of Stored PW available for immediate delivery.
 8) On 9/15/2025, Legal clarification of DIE certification of End of Year Stored Project Water calculations. Unused entitlement of 1,169.69 AF plus unused surplus of 751.39 AF obtained 1,921.09 AF of Lopez Water converted to storage available as of April 1, 2025.
 9) Agencies requested a total of 930.39 AF of Surplus Water for the 2025-2026 Water Year.

LOPEZ RESERVOIR STORAGE PROJECTION CHART





ZONE 3 Lopez Project

San Luis Obispo County Flood Control and Water Conservation District

TO: Zone 3 Advisory Committee
FROM: David Spiegel, PE, Utilities Engineer
DATE: December 10, 2025
SUBJECT: Zone 3 Projects Update

Project Updates:

- Membrane Module Replacement
 - Two racks ordered
 - Being Installed
 - Budget ~\$600,000
- Spillway Assessment and Investigation
 - Draft Spillway Alternatives Analysis Received
 - Geotechnical Data Report submitted to DSOD
 - Remainder of project ~ minimum of \$300,000
- Geotechnical Testing & Seismic Alternatives Study of Terminal Reservoir Dam (No Change)
 - DSOD requested 2DFlac and Fault Displacement Hazard Analysis
 - Getting quotes for additional work effort
 - Budget ~\$500,000
- Cathodic Protection Repair Project (No Change)
 - Performing CP testing of new and existing test stations (1 Year)
 - Working on transient monitoring station plans for DWR/State water line crossing
 - System working well
 - Budget ~\$449,933
- Fire Flow Tank Replacement (on hold)
 - Reviewing grant opportunities
 - ~\$500k in Zone 3 Funds
 - Budget ~\$1,400,000



ZONE 3 Lopez Project

San Luis Obispo County Flood Control and Water Conservation District

Complete

- Steelhead Passage Feasibility Assessment of Lopez Dam
- Lopez Dam Flow Sensor

Technical Memorandum

35 N Lake Avenue Suite 220 • Pasadena, CA 91101 • 818.552.6400

Via Email: jacsmith@co.slo.ca.us; DSpiegel@co.slo.ca.us
To: Jacob Smith, EIT; David Spiegel, PE, San Luis Obispo County Flood Control and Water Conservation District
From: Iqbal Ahmed, PhD, PE, GE; Chad Masching, PE(CO)
Date: September 8, 2025
Re: Summary of Spillway Rehabilitation Alternatives – Rough Order of Magnitude Costs
Lopez Dam
Arroyo Grande, California
Project No.: 2200308

Introduction

As requested, GEI Consultants, Inc. (GEI) has developed and assessed Rough Order of Magnitude (ROM) costs for a set of alternatives for rehabilitation and/or replacement of the Lopez Dam spillway facilities. The assessment considered a range of measures, from limited repairs of specific elements to full replacement of the spillway control structure, chute slab, and chute walls. The alternatives were developed to address dam safety concerns including uplift, stability, seismic performance, and long-term durability, while recognizing the expansive claystone foundation conditions. Replacement of the counterforted retaining walls at the bridge structure of the chute and the walls of the stilling basin were not included in this assessment. Additional tiebacks may be required for the bridge structure element. Please note that the alternatives analysis is still ongoing and some of these concepts and alternatives may likely undergo further refinement.

The costs presented herein are based on rough quantities and modifications of existing geometries based reflecting conceptual design modifications to improve stability of the spillway components. Unit costs were derived from recent similar projects. GEI has prepared ICEC Class 5 estimates (–50% to +100% accuracy) that the San Luis Obispo County Flood Control and Water Conservation District (District) can use for budgetary purposes. The costs include allotments for engineering design and permitting allowances and a 20 percent construction contingency. No detailed analyses to refine the geometries was completed at this stage.

Alternatives Considered

GEI developed alternative concepts to rehabilitate or replace the spillway Control Structure, Chute Slab, and Chute Walls. These alternatives are summarized briefly below.

Control Structure Alternatives

- **1a – Do Nothing (Control Structure):** No modifications; deterioration and hydraulic deficiencies remain.
- **2a – Control Structure Underdrain Replacement:** Retain ogee section and slab; replace underdrain system with maintainable features.
- **2b – Anchoring of Control Structure Slab:** Retain ogee section; add anchors for seismic stability; replace slab and underdrain.
- **2c – Control Structure Full Slab Replacement:** Retain OG section; replace entire slab and underdrain system with modern details.
- **2d – Full Control Structure Replacement:** Demolish and rebuild ogee section and slab; new underdrain system designed to meet freeboard and PMF criteria.

Chute Slab Alternatives

- **1b – Do Nothing (Chute Slab):** No improvements; cracking and uplift issues progress.
- **3a – Chute Slab Underdrain Replacement:** Retain slab except local repairs; install new maintainable underdrain/relief features.
- **3b – Anchoring of Chute Slab:** Add post-tensioned anchors/dowels for seismic and uplift resistance; localized repairs and drainage.
- **3c – Full Chute Slab Replacement:** Demolish and reconstruct slab with modern reinforcement, isolation layers, and discrete drainage. Note that the majority of the chute—between 60% and 75%—is composed of the wall footings.

Chute Wall Alternatives

- **1c – Do Nothing:** No improvements; deterioration and seismic deficiencies remain.
- **4a – Chute Wall Offset Grinding:** Grind/mill offsets and repair spalls for smoother hydraulics; no structural strengthening.
- **4b – Chute Wall Tieback Installation:** Add post-tensioned tiebacks to improve sliding/overturning and seismic stability.
- **4c – Partial Chute Wall Replacement:** Replace selected deteriorated sections; improve durability and hydraulic alignment.
- **4d – Full Chute Wall Replacement:** Demolish and reconstruct walls and footings with modern reinforcement and geometry; full seismic and durability upgrade.

These alternatives were combined into integrated packages to represent realistic scopes of work for implementation.

Recommended Combinations of Alternatives

Four alternative combinations were developed which summarize the range of anticipated costs for reasonable paired component alternatives. These combinations are summarized below:

Combination 1 – 2a (Control Structure Underdrain Replacement) + 3a (Chute Slab Underdrain Replacement) + 4a (Wall Offset Grinding) + 4b (Wall Tieback Installation)

- Estimated Cost: ~\$2.9M
- Represents localized repairs.
- Will unlikely meet all DSOD requirements related to reservoir routing and freeboard.

Combination 2 – 2c (Full Slab Replacement – Control Structure) + 3c (Full Slab Replacement – Chute) + 4a (Wall Offset Grinding) + 4b (Wall Tieback Installation)

- Estimated Cost: ~\$15.9M
- Includes full slab replacement at both control section and chute, combined with wall offset grinding and tiebacks.
- Provides improved long-term serviceability while reusing the existing ogee section.

Combination 3 – 2c (Full Slab Replacement – Control Structure) + 3c (Full Slab Replacement – Chute) + 4a (Wall Offset Grinding) + 4c (Partial Wall Replacement)

- Estimated Cost: ~\$19.8M
- Builds on Combination 2 with partial wall replacement in lieu of tiebacks.
- Provides greater durability and reduces reliance on aging wall sections.

Combination 4 – 2d (Full Control Structure Replacement) + 3c (Full Slab Replacement – Chute) + 4d (Full Wall Replacement)

- Estimated Cost: ~\$41.8M
- Represents full replacement of the control structure, chute slab, and chute walls.
- Provides the most robust and durable solution and would be expected to meet all DSOD requirements.

Table 1 provides a brief comparison of the alternatives identified to date.

Table 1: Comparison of Alternatives

Combination	Estimated Cost	DSOD Compliance	Longevity	O&M Needs	Constructability
1: 2a + 3a + 4a + 4b	~\$2.9M	Unlikely to meet routing/freeboard	Short–Moderate	High maintenance; continued repairs	Straightforward, localized repairs
2: 2c + 3c + 4a + 4b	~\$15.9M	Partially meets criteria; ogee section unchanged	Moderate–Long	Moderate; new slabs & drains reduce O&M	Moderate complexity; significant slab work
3: 2c + 3c + 4a + 4c	~\$19.8M	Stronger compliance; improved wall durability	Long	Moderate–Low; partial new walls	More complex; staged wall replacement
4: 2d + 3c + 4d	~\$41.8M	Full compliance expected	Longest	Lowest; new structures minimize O&M	High complexity; major demolition & replacement

Considerations

Selection of a preferred alternative requires balancing regulatory compliance, service life, operations and maintenance demands, constructability, and available funding.

Lower-cost alternatives (such as Combination 1) address certain deficiencies and can be implemented relatively quickly. However, these options are unlikely to fully satisfy DSOD requirements for reservoir routing and freeboard, and they leave much of the aging infrastructure in place. This results in higher long-term risk exposure and the potential for recurring maintenance or emergency repairs.

Intermediate alternatives (Combinations 2 and 3) provide more substantial improvements, particularly through full slab replacement of the control structure and chute. These measures reduce uplift risks, improve maintainability, and extend service life. Combination 3, with partial wall replacement, offers greater durability than tiebacks alone but at a higher capital cost. These options represent a balance between cost and long-term performance, though regulatory compliance related to freeboard may still require further consideration.

The most comprehensive option (Combination 4) represents full replacement of the control structure, chute slab, and chute walls. This approach has the highest upfront cost and greatest construction complexity but provides the longest service life, lowest operations and maintenance burden, and the highest likelihood of meeting all DSOD requirements. Combination 4 also reduces future risk exposure by addressing uncertainties associated with the existing structures.

Short-term affordability should be weighed against the life cycle cost for each combination, long-term reliability and regulatory compliance. While lower-cost options may defer large expenditures, they also carry higher long-term risk and O&M demands. Higher-cost options provide durable, maintainable facilities with a longer design life and a lower risk profile but require significantly greater upfront capital investment.

Combo	Control Structure	Chute Slab	Chute Walls	Estimated Cost	Notes
1	2a – Underdrain Replacement	3a – Underdrain Replacement	4a – Offset Grinding + 4b – Tiebacks	~\$2.9M	Lowest cost; localized repairs; does not meet routing/freeboard.
2	2c – Full Slab Replacement (keep ogee)	3c – Full Slab Replacement	4a – Grinding + 4b – Tiebacks	~\$15.9M	Major improvement; slabs replaced; walls stay; still no freeboard fix.
3	2c – Full Slab Replacement (keep ogee)	3c – Full Slab Replacement	4a – Grinding + 4c – Partial Wall Replacement	~\$19.8M	Same as Combo 2 but replaces worst wall areas; still no freeboard fix.
4	2d – Full Control Structure Replacement (new ogee + slab)	3c – Full Slab Replacement	4d – Full Wall Replacement	~\$41.8M	Only option expected to meet DSOD routing/freeboard. Longest life.



FEMA

December 29, 2025

Scott Milner
Emergency Services Coordinator
County of San Luis Obispo Office of Emergency Services
1055 Monterey Street, Suite D430
San Luis Obispo, CA 93408

Reference: Hazard Mitigation Plan Review for San Luis Obispo County, CA

Dear Scott Milner:

The Federal Emergency Management Agency (FEMA) has completed its review of the 2025 San Luis Obispo County Hazard Mitigation Plan in accordance with the Code of Federal Regulations, Title 44, Part 201, Section 6 (44 CFR 201.6) for local hazard mitigation plans.

All mandatory requirements associated with 44 CFR 201.6 for local hazard mitigation plans have been met and the plan is eligible for final approval, pending its adoption by San Luis Obispo County and its planning participants. Formal adoption documentation must be submitted to FEMA Region 9 within one calendar year from the date of this letter.

FEMA's review did identify the need for a revision in the dam safety section to fulfill the eligibility requirements for the Rehabilitation of the High Hazard Potential Dam (HHPD) grant program, which is outlined in the enclosed Plan Review Tool. This revision is considered optional and is only required to maintain eligibility for the HHPD program.

Please note that while local hazard mitigation plans may include additional content to meet Element H: Additional State Requirements or other local objectives, FEMA's Approvable Pending Adoption (APA) status does not constitute review or approval of any content exceeding FEMA's mitigation planning requirements.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at fema-r9-mitigation-planning@fema.dhs.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Alison Kearns".

Alison Kearns
Planning and Implementation Branch Chief
Mitigation Division
FEMA Region 9

Enclosure (1)

San Luis Obispo County Plan Review Tool, dated December 29, 2025
Status of Participating Jurisdictions, dated December 29, 2025

cc: Robyn Fennig, State Hazard Mitigation Officer, California Governor's Office of
Emergency Services
Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of
Emergency Services

Status of Participating Jurisdictions as of December 29, 2025

Jurisdictions Adopted and Approved

#	Jurisdiction	Adoption Receipt Date

Jurisdictions Approvable Pending Adoption

#	Jurisdiction
1	County of San Luis Obispo
2	City of Arroyo Grande
3	City of Atascadero
4	City of Grover Beach
5	City of Morro Bay
6	City of Paso Robles
7	City of Pismo Beach
8	City of San Luis Obispo
9	Avila Beach Community Services District
10	Cambria Community Services District
11	Cayucos Sanitary District
12	Ground Squirrel Hollow Community Services District
13	Heritage Ranch Community Services District
14	Los Osos Community Services District
15	Nipomo Community Services District
16	Oceano Community Services District
17	Port of San Luis Harbor District
18	San Luis Obispo Flood Control and Water Conservation District
19	San Miguel Community Services District
20	San Simeon Community Services District
21	South San Luis Obispo County Sanitation District
22	Templeton Community Services District



AVILA BEACH COMMUNITY SERVICES DISTRICT

January 2026 Operations and Maintenance Report

ITEM: 5D

Compliance

There were no compliance issues for the months of November or December. The November and December 2025, Self-Monitoring Reports and associated data tables & graphs are attached.

Wastewater Treatment Plant

Staff worked in coordination with Cloacina to install variable frequency drives (VFDs) on the MBR effluent pumps. This upgrade is expected to extend the service life of the pump motors, reduce electrical consumption, and improve the efficiency and reliability of chemical dosing.

Staff, with contractor support, performed an emergency inspection and cleaning of the influent lift station pumps prior to the heavy rains the week of Christmas. Both pump inlets were found to be obstructed by accumulations of rags. This “ragging” issue has become more frequent over the last 12 to 24 months. Staff intends to initiate discussions with vendors and/or engineers to investigate options to install a raw effluent screening/separation device(s) that will separate out the rags prior to pumping.

During the final week of December, the primary clarifier experienced an overload on the sludge collection mechanism. The clarifier is being drained to allow for inspection and assessment to determine the cause of the overload. Staff has scheduled a contractor to inspect the digester on Friday, January 9th. We will provide an update at the Board meeting.

Staff continue to work with Cloacina to address outstanding MBR warranty items.

Wastewater Collection System

We are researching methods to track and monitor Infiltration and Inflow (I&I) in the wastewater collection system. This will assist in identifying key areas to perform repairs or improvements, which will minimize storm flow impacts at the wastewater plant and protect underground infrastructure.

Water System

Grace Environmental has been onsite exercising the water distribution valves. They are preparing a comprehensive condition assessment report, which will allow staff to develop a replacement plan for valves that are no longer operational.

Grace Environmental has also initiated the meter replacement project. At the time of this report, approximately 40 meters have been replaced with new meters and associated radio equipment. We anticipate meter replacement work will continue for the next 10 – 12 weeks. At the conclusion of the project, staff will capture the monthly meter reads via a radio signal transmission from each meter box.

Avila Beach CSD Wastewater Treatment Facility

Monthly report due last day of following month
Annual report due January 30

Month: NOVEMBER 2025

Date	Daily Flow (MGD)			Effluent Monitoring		
	Total	Max (gpm)	Avg (gpm)	Biweekly Total Coliform	Biweekly Fecal Coliform	Daily Chlorine Residual
1	0.053317	104	37			0.00
2	0.054160	104	38			0.00
3	0.045578	107	32	<1.8	<1.8	0.00
4	0.046899	99	33			0.00
5	0.054364	127	38			0.00
6	0.044063	78	31	<1.8	<1.8	0.50
7	0.046657	78	32			0.00
8	0.044423	77	31			0.00
9	0.059282	119	41			0.00
10	0.061157	124	42	14	<1.8	0.00
11	0.048355	103	34			0.00
12	0.052776	111	37			0.00
13	0.046504	99	32	<1.8	<1.8	0.00
14	0.052055	79	36			0.00
15	0.056539	109	39			0.00
16	0.069349	133	48			0.00
17	0.055541	95	39	2.0	<1.8	0.00
18	0.051468	74	36			0.00
19	0.038646	76	27			0.00
20	0.053360	100	37	2.0	<1.8	0.00
21	0.052729	110	37			0.00
22	0.054635	113	38			0.00
23	0.059032	110	41			0.00
24	0.058183	122	40	<1.8	<1.8	0.00
25	0.051402	106	36			0.00
26	0.051558	76	36	<1.8	<1.8	0.00
27	0.051167	78	36			0.00
28	0.060067	103	42			0.00
29	0.058540	101	41			0.00
30	0.049384	76	34			0.00
31						
Min	0.038646	74	27.0	<1.8	<1.8	0.00
Mean	0.052706	99.7	36.7	2.3	<1.8	0.02
Max	0.069349	133	48.0	14.0	<1.8	0.50
Total	1.581190	Effluent daily (dry weather) flow NTE 0.2 MGD (mean).				

Effluent and Influent Monitoring

Date	Weekly Effluent BOD (24 HC)	Weekly Effluent TSS (24 HC)	Weekly Influent BOD (24 HC)	Weekly Influent TSS (24 HC)	Monthly Effluent Oil & Grease (Grab)
11/6/25	<4.0	<5.0	200	160	<5.0
11/13/25	<4.0	<5.0	300	300	
11/20/25	<4.0	<5.0	180	150	
11/26/25	<4.0	<5.0	200	220	
Min	<4.0	<5.0	180	150	<5.0
Mean	<4.0	<5.0	220.0	207.5	<5.0
Max	<4.0	<5.0	300	300	<5.0
BOD Removal: 100.0%			TSS Removal: 100.0%		

Effluent Monitoring

Date	Weekly Set. Solids (Grab)	Weekly Turbidity (Grab)	Weekly pH (Grab)*	Weekly Temp °F (Grab)
11/6/25	<0.1	0.65	7.43	71.6
11/13/25	<0.1	0.95	7.38	71.9
11/20/25	<0.1	0.80	7.35	68.3
11/26/25	<0.1	0.70	7.15	69.8
Min	<0.1	0.65	7.15	68.3
Mean	<0.1	0.78	7.33	70.4
Max	<0.1	0.95	7.43	71.9

*Effluent pH samples were collected on 11/7, 11/14, 11/21, and 11/28.

Influent Brine Received

Date	Volume (Gallons)
N/A	N/A

Sludge Removal

Date	Gallons
11/19/25	4,500
11/20/25	4,000
11/24/25	4,000

Effluent Limits

Parameter	Units	Monthly Avg	Weekly Avg	Daily Max
BOD	mg/L	40	60	90
Suspended Solids	mg/L	40	60	90
Oil and Grease	mg/L	25	40	75
Turbidity	NTU	75	100	225
Total Coliform	MPN/100 mL	7 Sample Median: 23		
		More than once in 30 days: 240		
		Daily Maximum: 2,400		
Chlorine Residual	mg/L	6 Month Median: 0.3		1.2
pH	pH units	Between 6.0 - 9.0		
Settleable Solids	mL/L	1.0	1.5	3.0
BOD/TSS Removal	%	≥ 75%	***	***

I certify under penalty of perjury that the foregoing is true and accurate and that the sampling procedure and analysis used are as specified in the Waste Discharge Order for this facility.

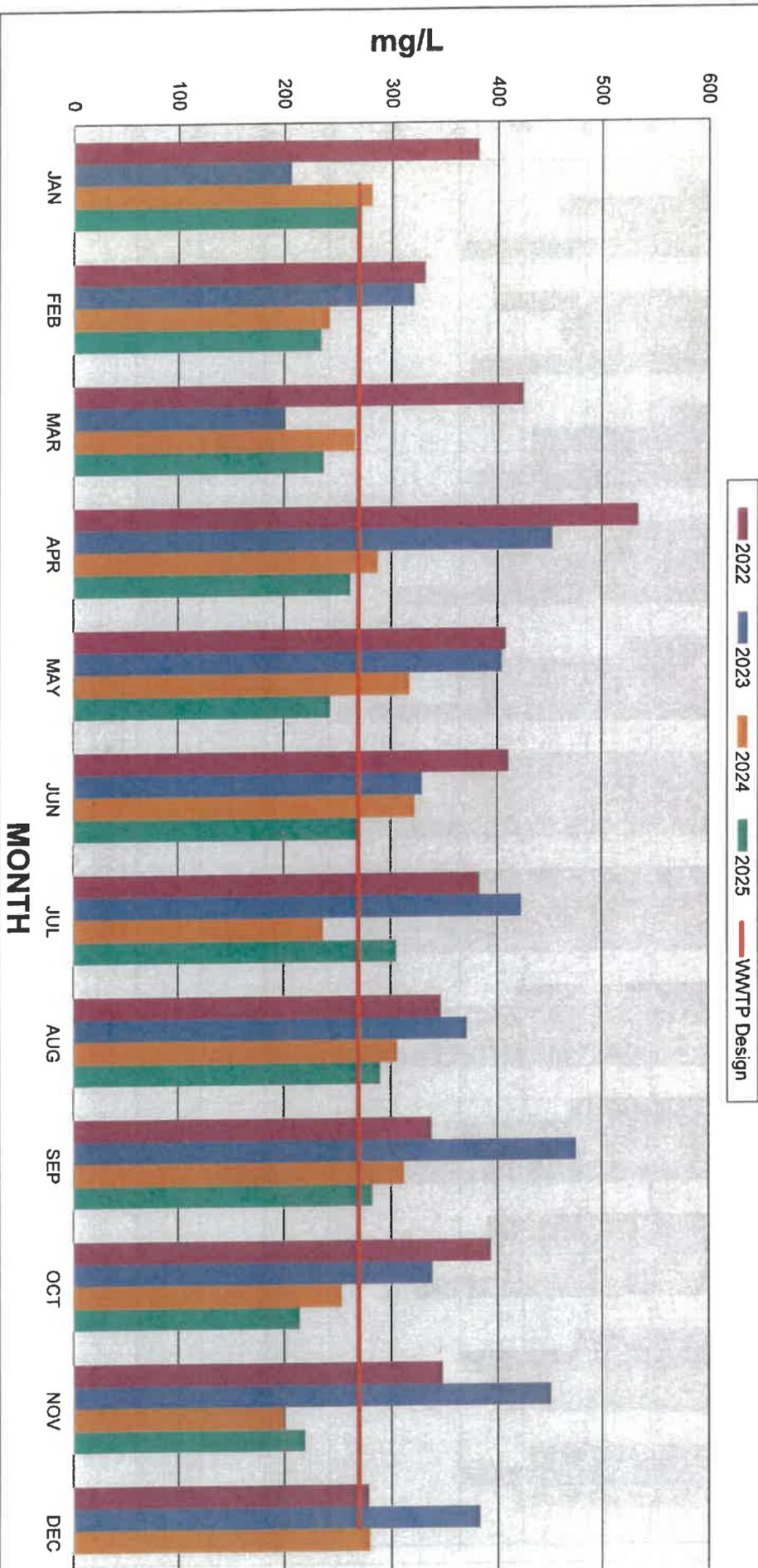
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DATE: _____

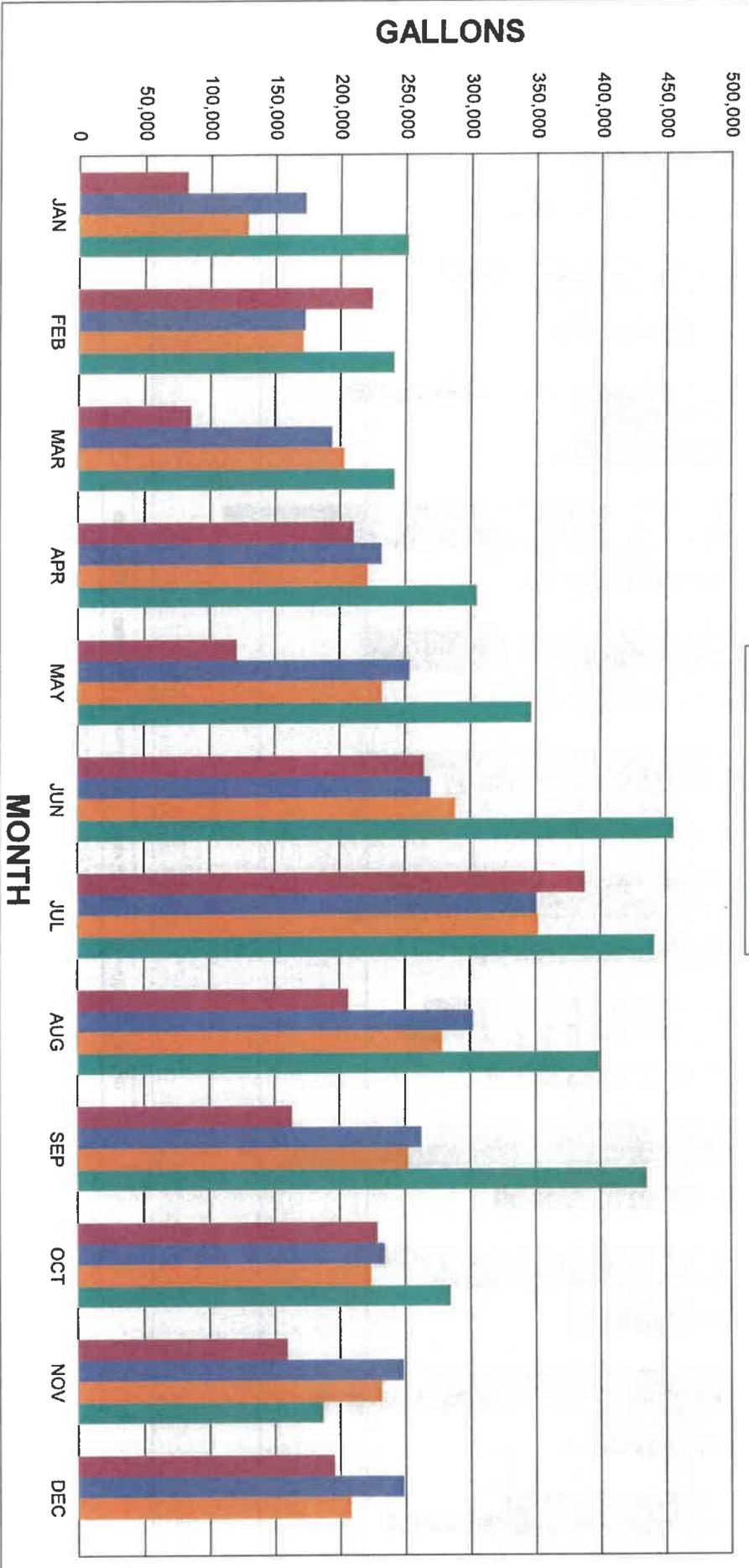
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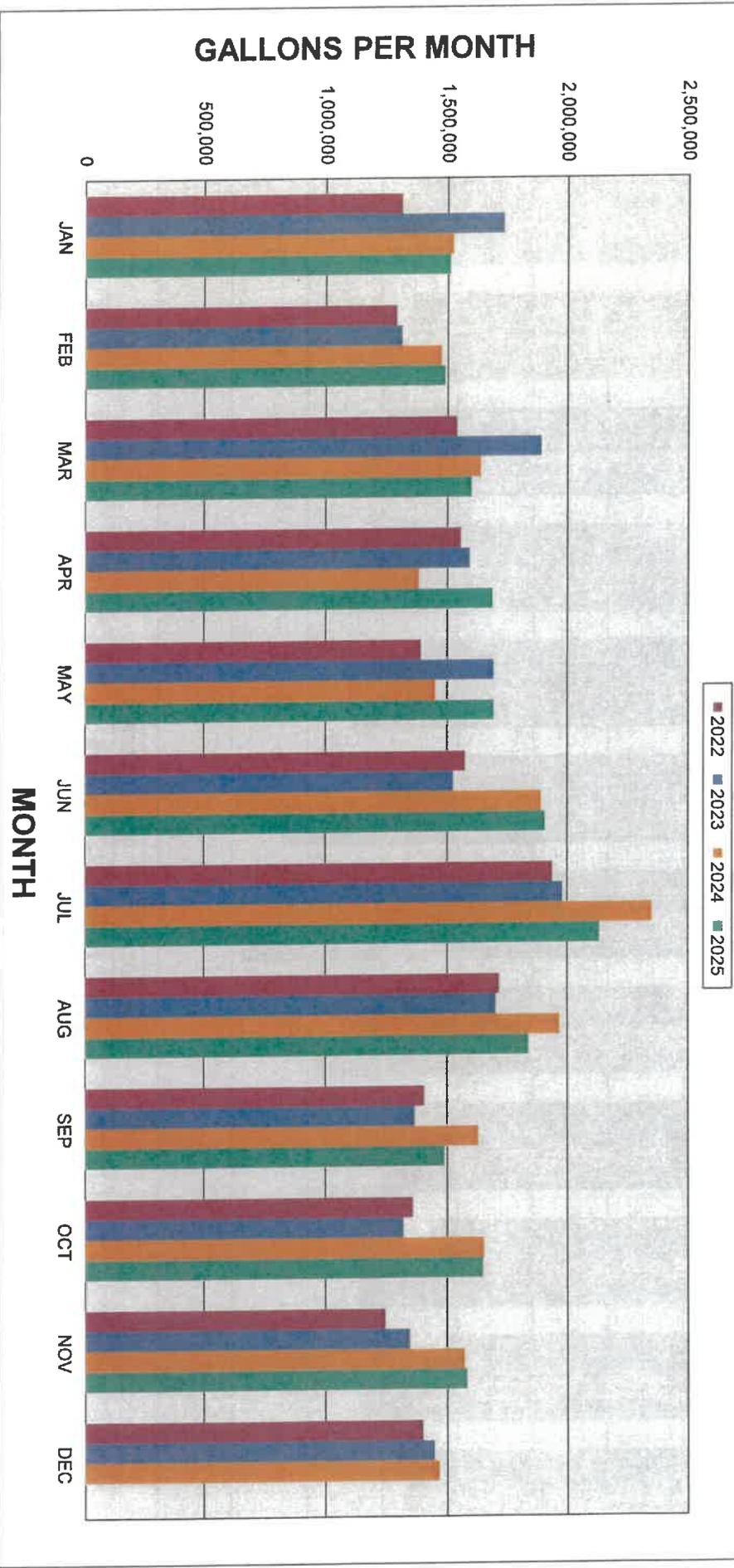
ABCSD MONTHLY AVERAGE INFLUENT BOD (2022 - 2025)



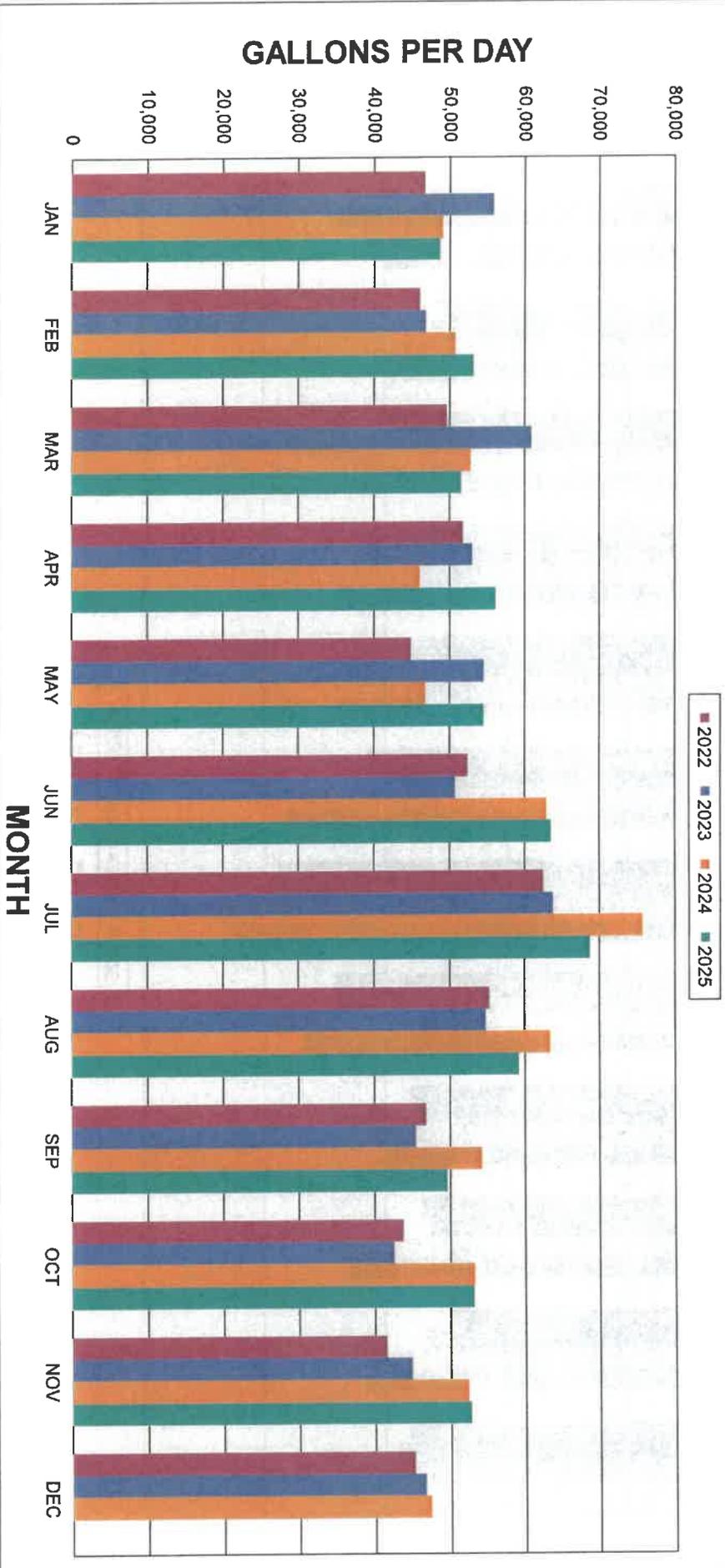
PORT SAN LUIS MONTHLY TOTAL FLOW (2022 - 2025)



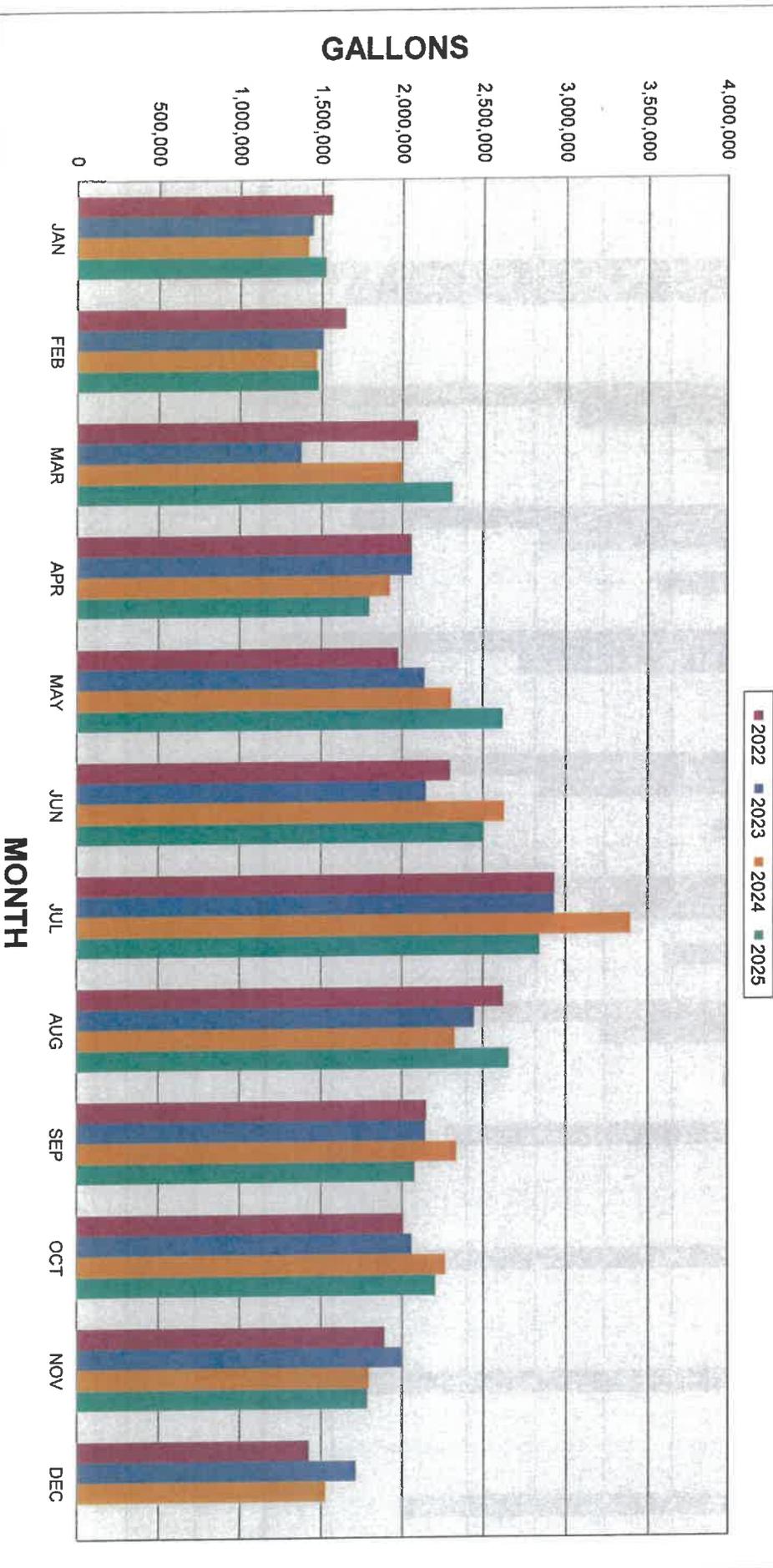
ABCSD MONTHLY TOTAL WWTP EFFLUENT FLOW (2022 - 2025)



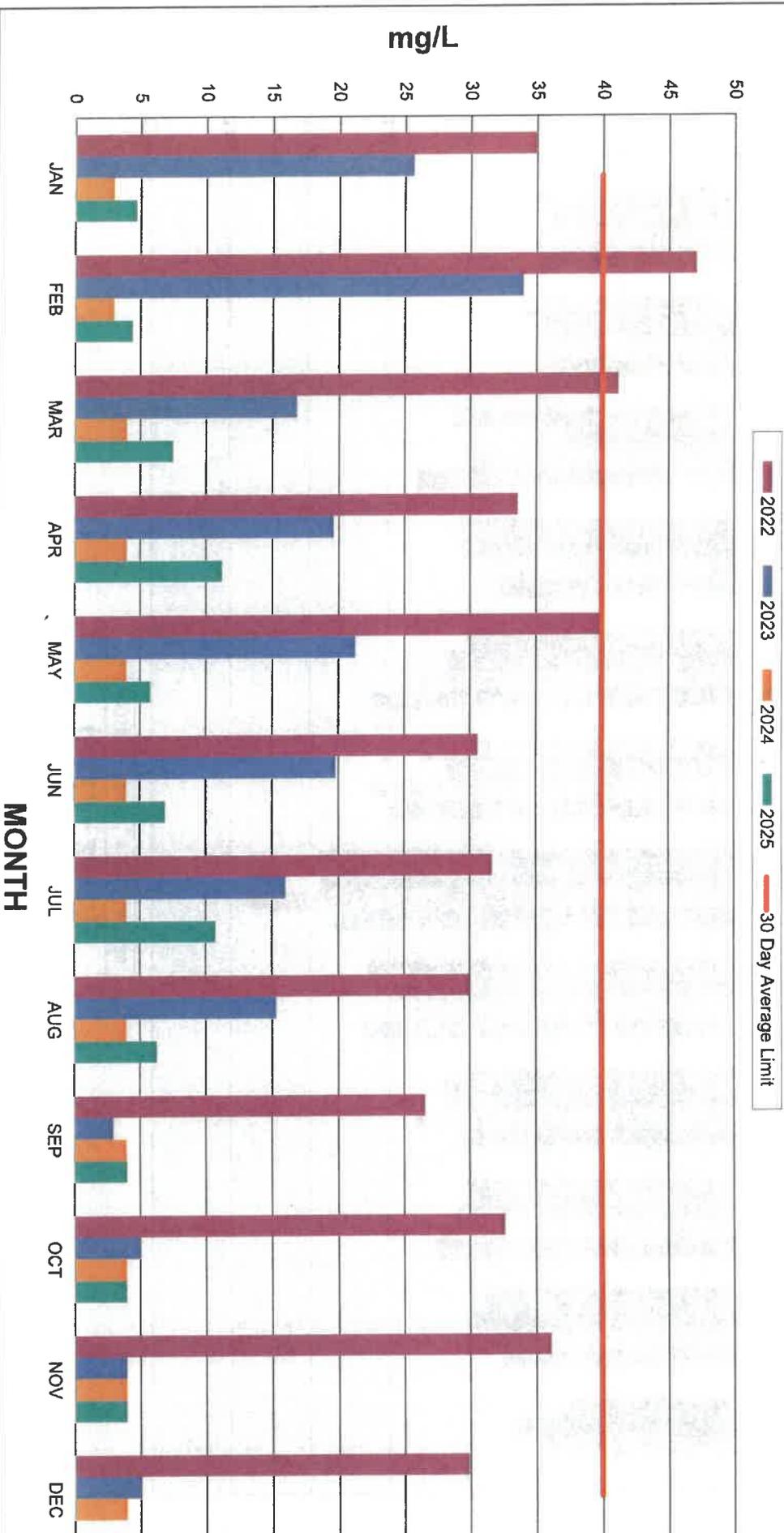
ABCSD AVERAGE DAILY WWTP EFFLUENT FLOW (2022 - 2025)



ABCSD MONTHLY WATER PURCHASED FROM LOPEZ (2022 - 2025)

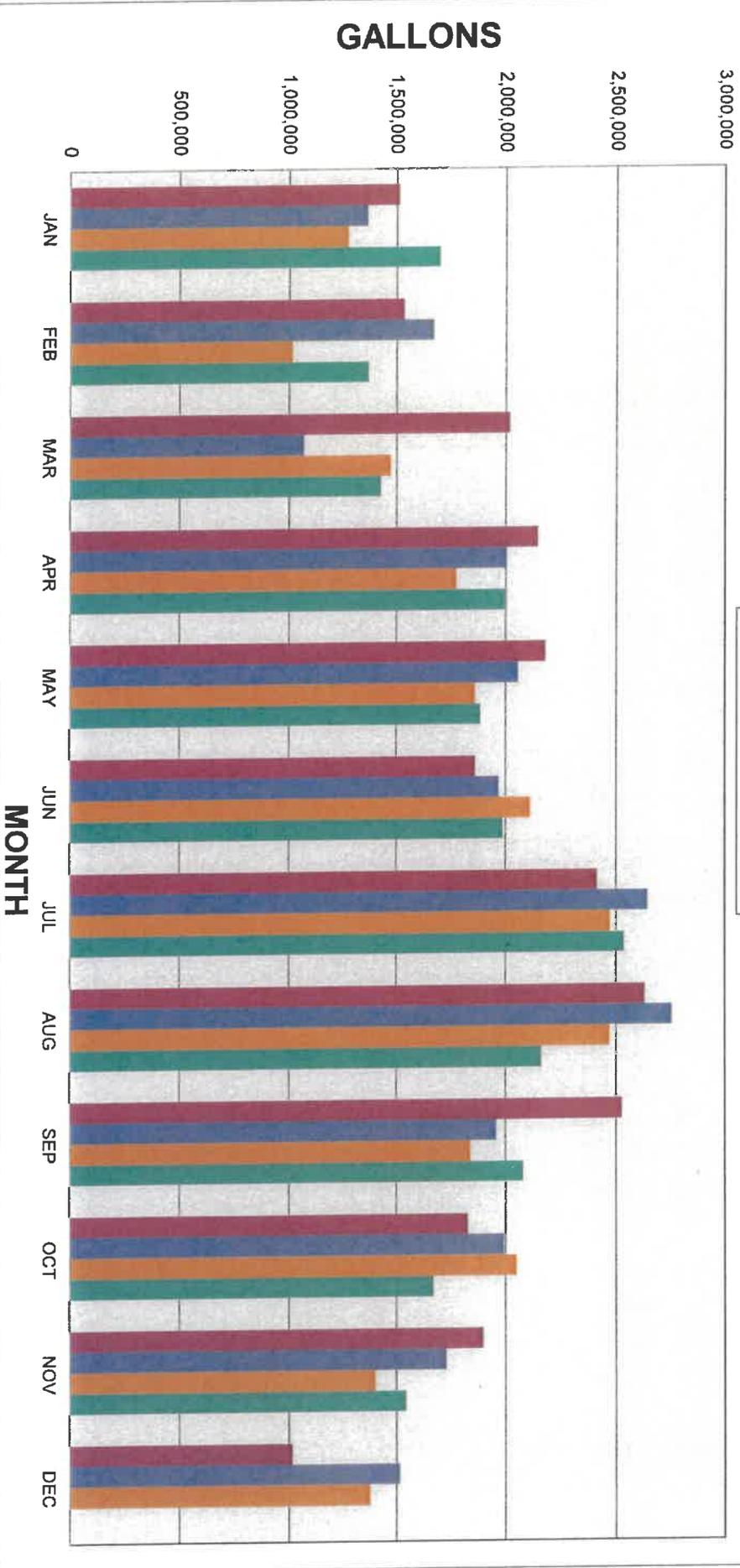


ABCSD MONTHLY AVERAGE EFFLUENT BOD (2022 - 2025)



Note: Non Detect (ND) values are represented on the graph at their reporting limit.

ABCSD MONTHLY WATER SOLD (2022 - 2025)



Avila Beach CSD Wastewater Treatment Facility

Monthly report due last day of following month
Annual report due January 30

Month: **DECEMBER 2025**

Effluent and Influent Monitoring

Date	Daily Flow (MGD)			Effluent Monitoring		
	Total	Max (gpm)	Avg (gpm)	Biweekly Total Coliform	Biweekly Fecal Coliform	Daily Chlorine Residual
1	0.038381	77	27	33	11	0.00
2	0.036073	73	25			0.00
3	0.027374	73	19			0.00
4	0.035193	71	24	<1.8	<1.8	0.00
5	0.035917	75	27			0.00
6	0.046794	96	32			0.00
7	0.048413	100	34			0.00
8	0.047651	79	33	<1.8	<1.8	0.00
9	0.042627	76	30			0.00
10	0.039735	90	28			0.00
11	0.042108	74	29	<1.8	<1.8	0.00
12	0.041101	73	29			0.40
13	0.040209	71	28			0.00
14	0.042438	74	29			0.00
15	0.046988	86	33	<1.8	<1.8	0.00
16	0.042575	75	30			0.00
17	0.041078	75	29			0.00
18	0.034649	89	24	2.0	<1.8	0.00
19	0.037433	63	26			0.00
20	0.048316	58	34			0.00
21	0.052622	64	36			0.00
22	0.068080	118	47	<1.8	<1.8	0.00
23	0.065017	122	45			0.00
24	0.069564	111	48			0.00
25	0.063507	96	44			0.00
26	0.067246	88	47			0.00
27	0.071843	93	50			0.00
28	0.073768	105	51			0.00
29	0.070059	106	49	<1.8	<1.8	0.10
30	0.070037	117	49			0.00
31	0.070013	100	49			0.00
Min	0.027374	58	19	<1.8	<1.8	0.00
Mean	0.050216	86.1	35.0	4.4	<1.8	0.02
Max	0.073768	122	51	33.0	11.0	0.40
Total	1.556709	<i>Effluent daily (dry weather) flow NTE 0.2 MGD (mean).</i>				

Date	Weekly Effluent BOD (24 HC)	Weekly Effluent TSS (24 HC)	Weekly Influent BOD (24 HC)	Weekly Influent TSS (24 HC)	Monthly Effluent Oil & Grease (Grab)
12/4/25	<4.0	<5.0	240	210	
12/11/25	<4.0	<5.0	270	120	<5.0
12/18/25	<4.0	<5.0	220	96	
12/24/25					
12/31/25					
Min	<4.0	<5.0	220	96	<5.0
Mean	<4.0	<5.0	243.3	142.0	<5.0
Max	<4.0	<5.0	270	210	<5.0
BOD Removal: 100.0%			TSS Removal: 100.0%		

Effluent Monitoring

Date	Weekly Set. Solids (Grab)	Weekly Turbidity (Grab)	Weekly pH (Grab)*	Weekly Temp °F (Grab)
12/4/25	<0.1	0.3	7.39	67.4
12/11/25	<0.1	1.8	7.32	68.9
12/18/25	<0.1	0.85	7.48	69.4
12/24/25			7.45	
12/31/25			7.37	
Min	<0.1	0.3	7.32	67.4
Mean	<0.1	0.97	7.40	68.6
Max	<0.1	1.8	7.48	69.4

*Effluent pH samples were collected on 12/3, 12/9, 12/19, 12/26, 12/31.

Influent Brine Received

Date	Volume (Gallons)
N/A	N/A

Sludge Removal

Date	Gallons
No sludge removed during December 2025.	

Effluent Limits

Parameter	Units	Monthly Avg	Weekly Avg	Daily Max
BOD	mg/L	40	60	90
Suspended Solids	mg/L	40	60	90
Oil and Grease	mg/L	25	40	75
Turbidity	NTU	75	100	225
Total Coliform	MPN/100 mL	7 Sample Median: 23		
		More than once in 30 days: 240		
		Daily Maximum: 2,400		
Chlorine Residual	mg/L	6 Month Median: 0.3		1.2
pH	pH units	Between 6.0 - 9.0		
Settleable Solids	mL/L	1.0	1.5	3.0
BOD/TSS Removal	%	≥ 75%	***	***

I certify under penalty of perjury that the foregoing is true and accurate and that the sampling procedure and analysis used are as specified in the Waste Discharge Order for this facility.

SIGNATURE: _____

DATE: _____

PRINTED NAME: _____

TITLE: _____

Avila Beach CSD
Wastewater Treatment
Facility

Monthly report due last day of following month
Annual report due January 30

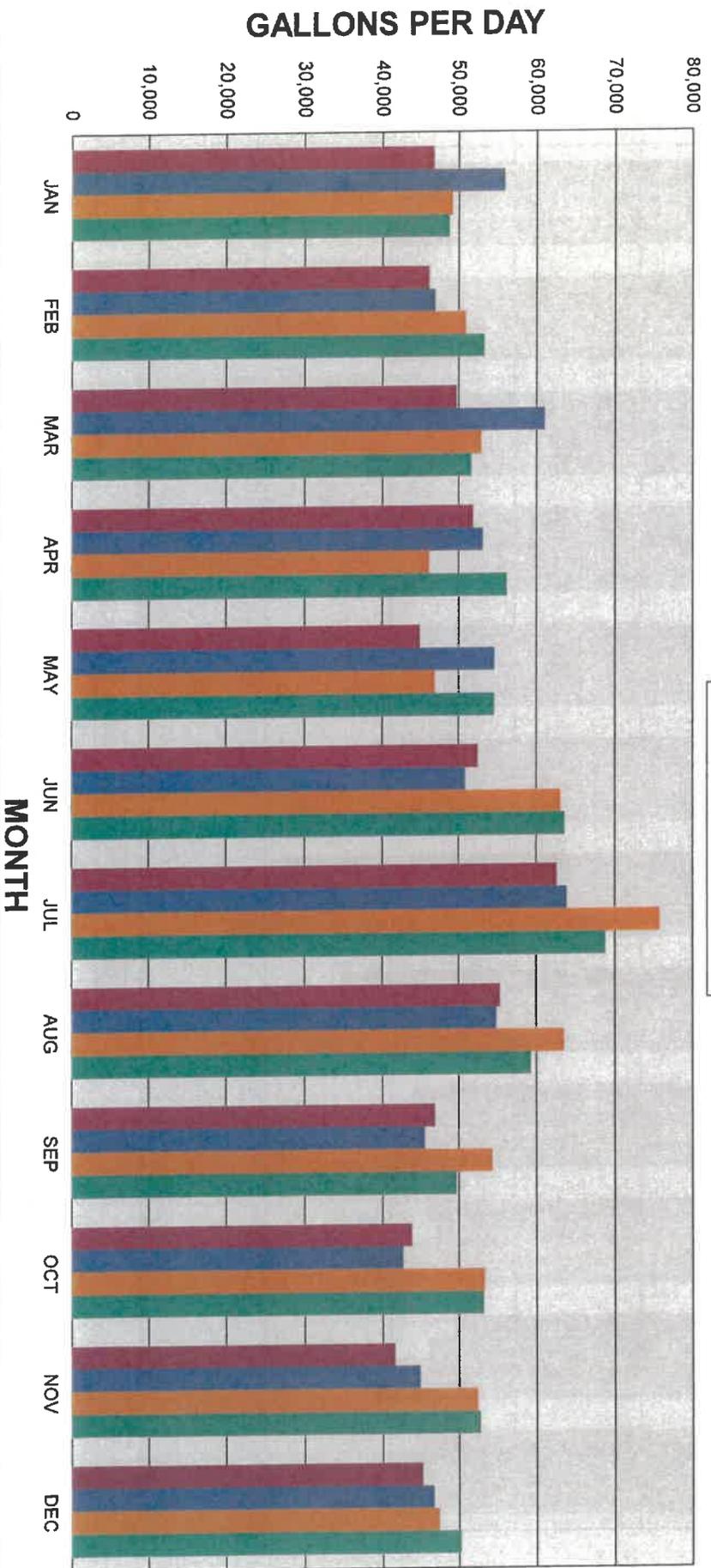
Month: **DECEMBER 2025**

Process Sampling

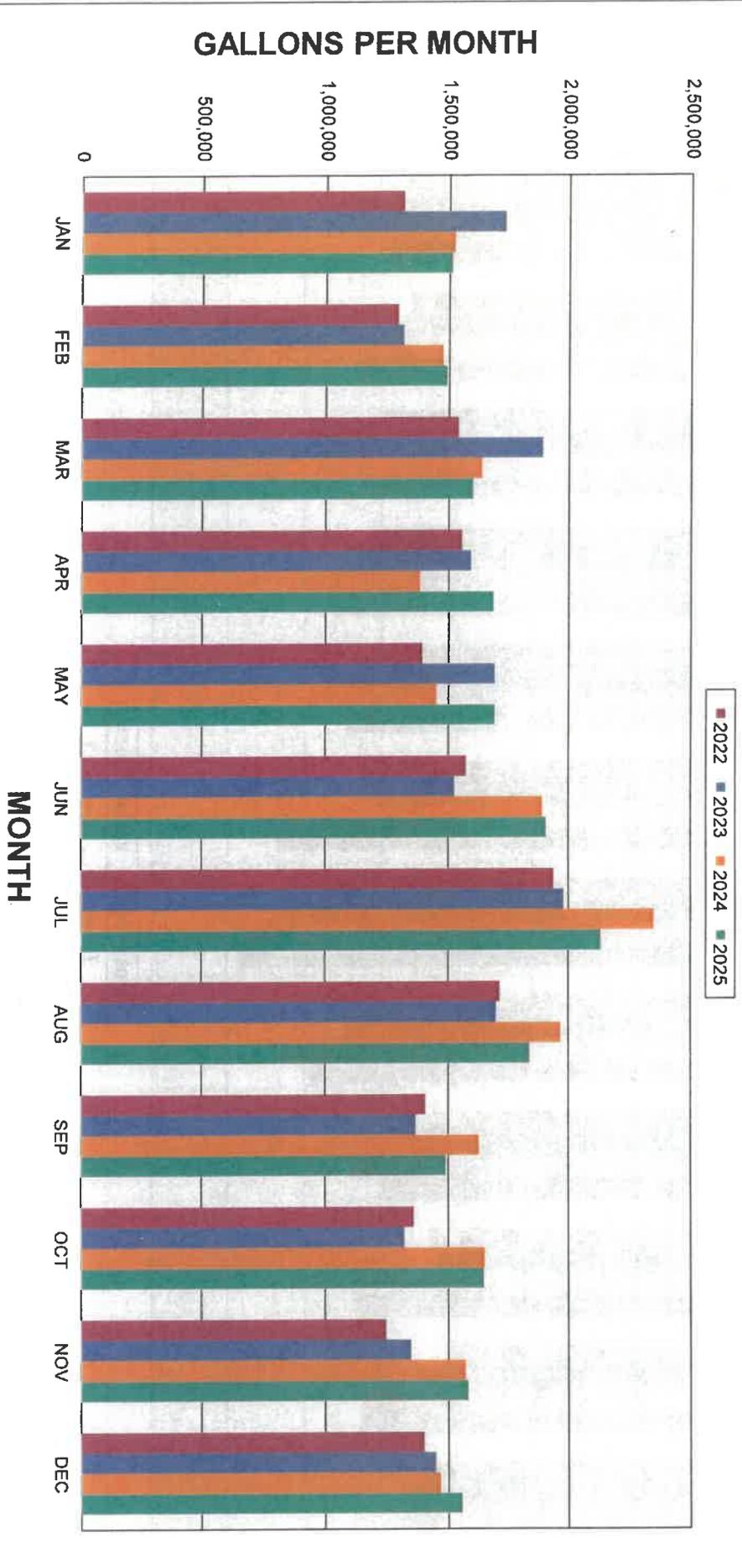
Parameter (mg/L)	MBR Influent (24HC)	MBR Aeration (grab)
Date	12/11/25	12/11/25
BOD (mg/L)	190	—
Total Suspended Solids (mg/L)	40	5,600
Volatile Suspended Solids (mg/L)	—	4,900

The process sampling results attached were required by the manufacturer for the first year of operation of the WWTP. Avila Beach CSD staff have elected to continue monthly process sampling beyond this requirement to monitor plant performance. The constituents/frequency may change at the discretion of Avila Beach CSD.

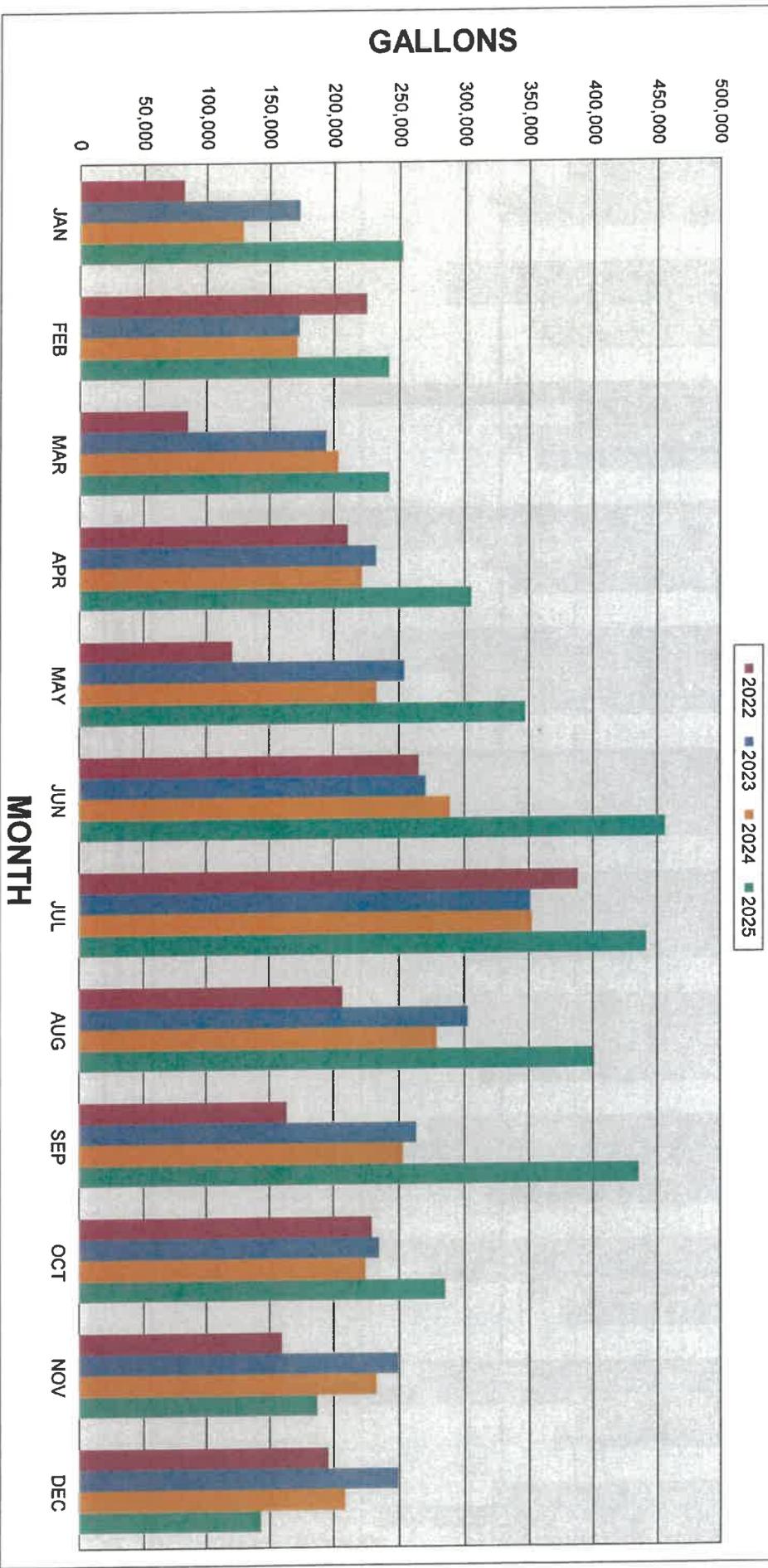
ABCSD AVERAGE DAILY WWTP EFFLUENT FLOW (2022 - 2025)



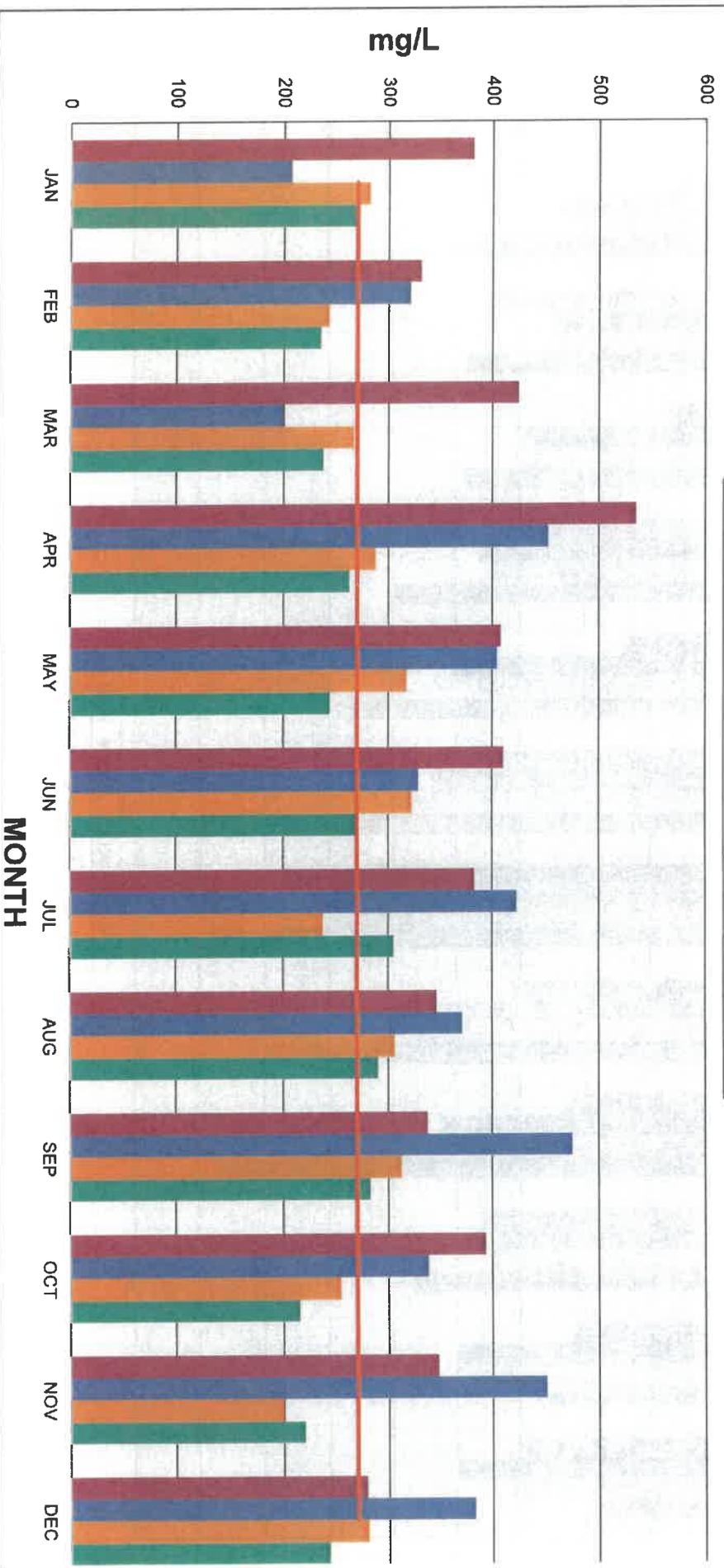
ABCSD MONTHLY TOTAL WWTP EFFLUENT FLOW (2022 - 2025)



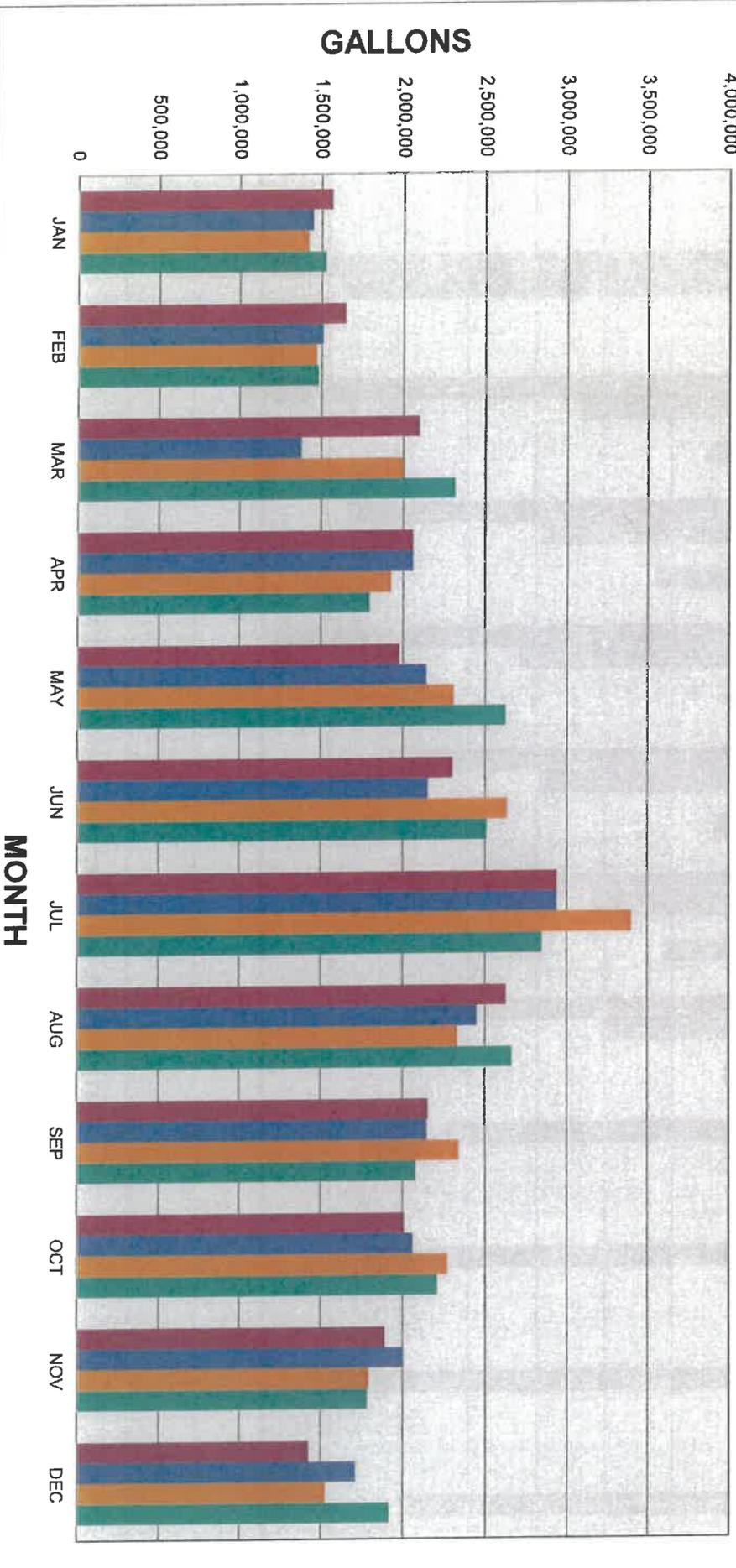
PORT SAN LUIS MONTHLY TOTAL FLOW (2022 - 2025)



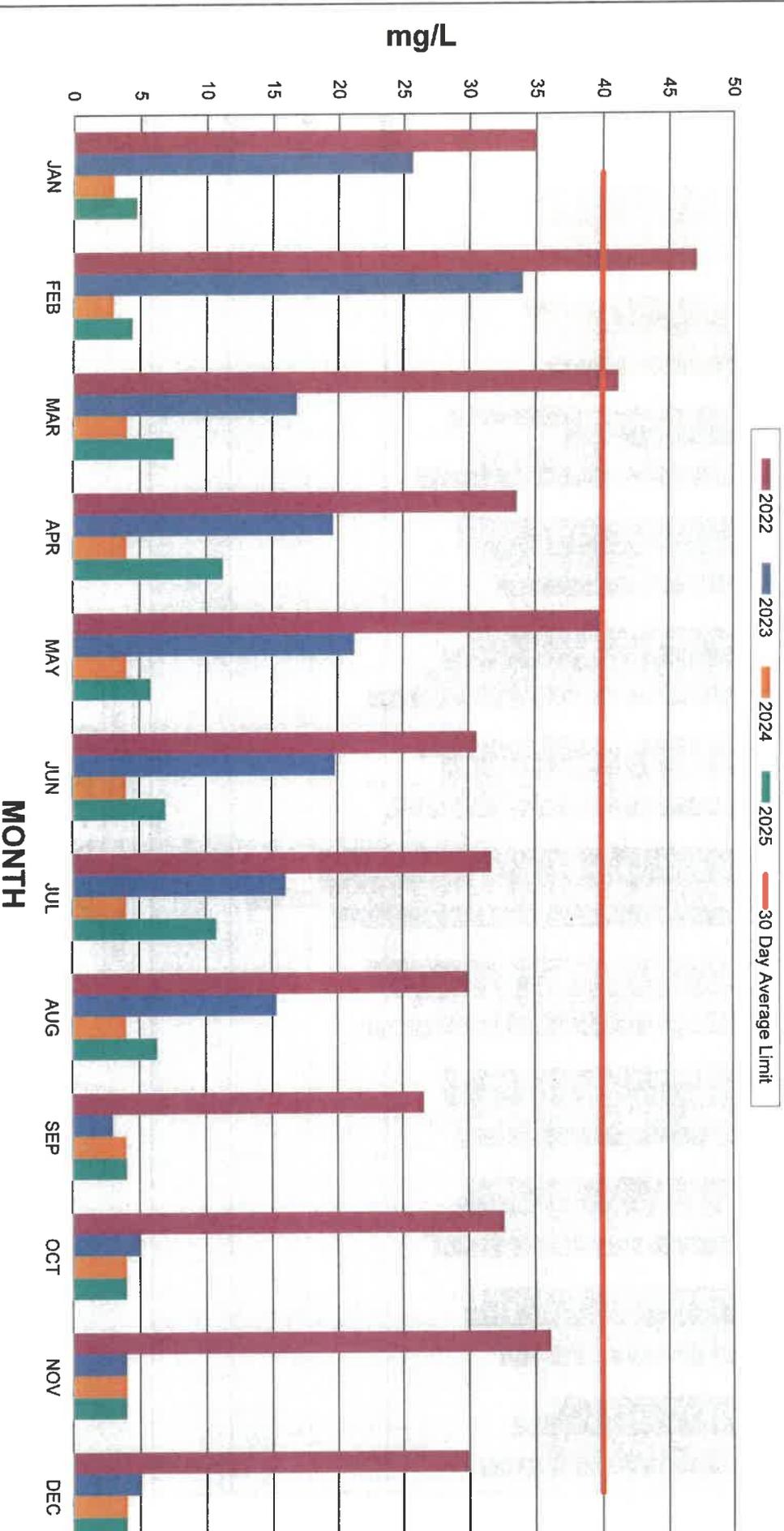
ABCSD MONTHLY AVERAGE INFLUENT BOD (2022 - 2025)



ABCSD MONTHLY WATER PURCHASED FROM LOPEZ (2022 - 2025)

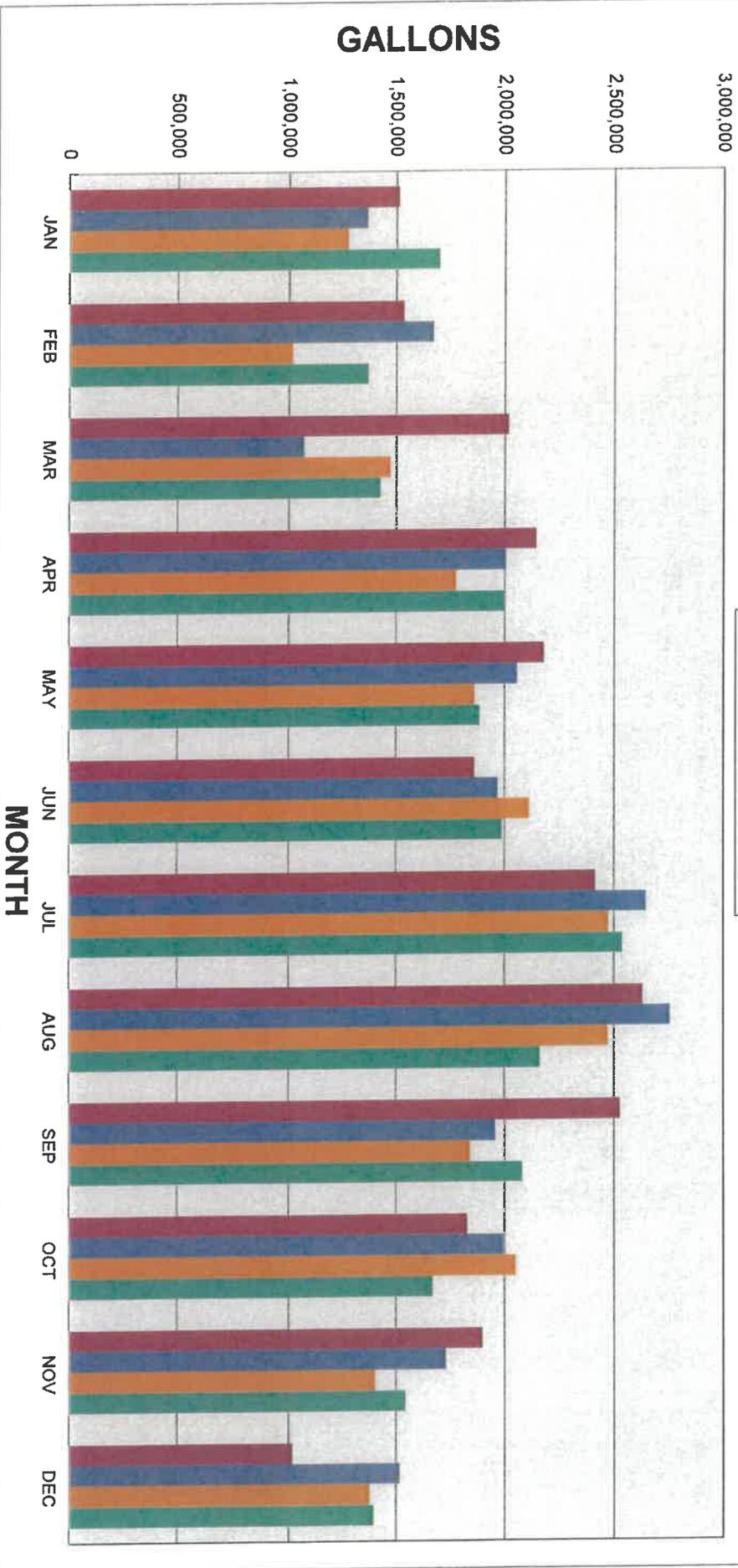


ABCSD MONTHLY AVERAGE EFFLUENT BOD (2022 - 2025)



Note: Non Detect (ND) values are represented on the graph at their reporting limit.

ABCSD MONTHLY WATER SOLD (2022 - 2025)



AVILA BEACH COMMUNITY SERVICES DISTRICT

Post Office Box 309, Avila Beach, CA. 93424

MEMORANDUM

TO: Board of Directors

FROM: Kevin Mclean, SLO County Fire Marshal
Via Brad Hagemann, General Manager

DATE: January 13, 2026

ITEM 7A: Public Hearing to conduct Second Reading and Consider Adoption of an Ordinance Amending Title 15 of the Avila Beach Community Services District Fire Code Ordinance by Adopting the 2025 Edition of the California Fire Code Including Annual Supplements, State and Local Amendments

Recommendation:

Staff recommends that the Avila Beach Community Services District Board (“District”) consider this staff report, staff presentation (as needed), and public comment and thereon:

1. Open the public hearing and receive testimony regarding Ordinance No. 2025-01 of the Avila Beach Community Services District amending Title 15 of the District Code.
2. Conduct second reading of the Ordinance by title only and proceed with final adoption of Ordinance No. 2025-01 amending Title 15 of the District Code by adopting the 2025 Edition of the California Fire Code including Annual supplements, State and Local Amendments.

Discussion:

Every three (3) years the California Fire Code is adopted in California by the California Building Standards Commission. Local agencies that provide fire services must either accept the California Fire Code in its entirety, make changes to meet the local needs, or reject the California Fire Code. If the governing board chooses not to act, the California Fire Code is automatically adopted in its entirety by the local agency.

Proposed Ordinance No. 2022-01 was introduced and received its first reading on November 18, 2025, by the Avila Beach Community Services District Board of Directors. The Board received the Staff Report and presentation by the San Luis Obispo County Fire Marshal, provided an opportunity for public comments, and directed staff to schedule a Hearing on January 13, 2025, to consider adoption of the Ordinance.

Attachments:
Ordinance No. 2025-01

ORDINANCE NO. 2025-01

**AN ORDINANCE OF THE AVILA BEACH COMMUNITY SERVICES DISTRICT
AMENDING AND RESTATING THE DISTRICT'S FIRE CODE FOUND IN TITLE 15
OF THE AVILA BEACH COMMUNITY SERVICE DISTRICT CODES, INCLUDING
THE ADOPTION OF THE 2025 EDITION OF THE CALIFORNIA FIRE CODE,
INCLUDING ANNUAL SUPPLEMENTS AND STATE AMENDMENTS AND ERRATA.**

WHEREAS, it is the desire and intent of the Avila Beach Community Services District ("District") to provide citizens with the greatest degree of protection from fire; and

WHEREAS, the California Building Standards Code, Title 24, which incorporates the California Fire Code, is adopted every three years by order of the California Legislature with supplements published in intervening years;

WHEREAS, the District contracts with the California Department of Forestry and the Fire Protection for fire protection and enforcement of the District's Fire Code; and

WHEREAS, the Avila Beach Community Services District proposes to make certain changes in the requirements of the 2025 California Fire Code which are more restrictive than State law and will affect all occupancies within the District; and

WHEREAS, California Health and Safety Code Section 17958.5 requires the District to make express findings that due to local climatic, geological, or topographical conditions that modifications and changes to the current California Building Code are reasonably necessary to provide sufficient and effective protection of life, health, and property before adopting such changes, and Section 17958.7 requires that such findings be filed with the California Building Standards Commission; and

WHEREAS, the latest edition of the California Building Standards Code was published and adopted this year and has the force of law beginning January 1, 2026 and any local additions, amendments and deletions must then be incorporated; and

WHEREAS, this ordinance will adopt and amend the 2025 California Fire Code including annual supplements and State amendments and errata; and

WHEREAS, the State of California, through its Building Standards Commission (CBSC), officially adopted the 2024 International Wildland-Urban Interface Code (IWUIC) as the basis for the new Title 24, Part 7—California Wildland-Urban Interface Code (CWUIC), enabling consolidation and modernization of wildfire-related building safety standards; and

WHEREAS, the 2025 CWUIC consolidates existing wildfire-safety provisions from Chapter 7A of the California Building Code, Chapter 49 of the California Fire Code, and Section R337 of the California Residential Code into a single, more accessible code format, enhancing clarity and compliance

NOW THEREFORE, the Board of Directors of the Avila Beach Community Services District ordains as follows:

SECTION 1

- A. **General:** Pursuant to Health and Safety Code §17958.5, the Avila Beach Community Services District hereby finds that due to local climatic, geologic and topographic conditions as stated in this section, that modifications and amendments, as identified in this Ordinance to the current California Building Standards Code (including the California Fire Code) are reasonably necessary to provide sufficient and effective protection of life, health and property.
- B. **Climatic:** The hot, dry weather in combination with Santa Lucia winds frequently results in wildland fires in areas of the County of San Luis Obispo. These conditions create an environment where the entirety of local fire department personnel is required to control, monitor, fight and protect against such fire situations in an effort to protect life and preserve property. The same climatic conditions may result in the concurrent occurrence of one or more fires in the more populated areas of the County without adequate fire department personnel to protect against and control such a situation. During such periods, limited fire-fighting resources support the imposition of greater fire-protection requirements than set forth in the 2025 California Fire Code.
- C. **Geological:** The County of San Luis Obispo is in an area of high seismic risk. Four active faults are within the county, each capable of generating large, damaging earthquakes. These faults are: the San Andreas Fault, which trends northwest-southeast near the eastern boundary of San Luis Obispo County; the San Simeon Fault, which is part of the larger Hosgri Fault Zone and parallels the coastline in the northern part of San Luis Obispo County; the Los Osos Fault, which parallels the Los Osos Valley a few miles southwest of the city of San Luis Obispo; and the Oceanic Fault, which runs from the city of San Luis Obispo northwest toward the community of Cambria, and was the fault responsible for the Magnitude 6.5 San Simeon earthquake that affected the region in December 2003. In addition, there are several potentially active faults within the county, including the Rinconada Fault, the Huasna Fault, and the Nacimiento Fault Zone. These faults could also produce large earthquakes.

Earthquakes from these faults could produce primary effects such as strong ground shaking or ground rupture, and secondary effects such as liquefaction and landslides. These primary and secondary effects pose a significant hazard to the county's building stock and infrastructure, and to public health and safety. These hazards include strong shaking causing collapse of vulnerable buildings and bridges, ground rupture affecting roads and highways, and liquefaction damaging buildings, pipelines (water, gas, sewage), marine facilities (docks, jetties), railroads, and airports. Fire from broken gas lines and the lack of water from broken water lines could result in major damage. Landslides caused by strong shaking, possibly in combination with wet weather conditions, could block

highways and railroads, thereby isolating parts of the county and affecting emergency response. Earthquake-induced landslides could also produce rockfalls that could strike and damage buildings and vehicles. Tsunamis could inundate the coastline. The protection of human life and the preservation of property in the event of such an occurrence support the imposition of fire protection requirements greater than set forth in the 2025 California Fire Code.

- D. **Topographical:** The County of San Luis Obispo has rural areas that are in very high fire hazard areas. Due to varied topography, access to structures in rural areas increases response time and delays fire suppression efforts. An extended response time will allow fires to grow beyond the control of initial attack fire suppression resources. Large structure fires in the hillside areas will have a greater likelihood of starting a wildland fire, which may expose additional structures to fire. The above described problems support the imposition of built-in fire protection requirements greater than those set forth in the 2025 California Fire Code.

SECTION 2 Chapter 15.08 of the District’s Fire Code is Amended and Restated as follows:

Chapter 15.08
Fire Control Regulations

Sections:	
15.08.010	Scope
15.08.020	Nationally recognized standards
15.08.030	Adoption of the California Fire Code by reference
15.08.050	Definitions
15.08.060	Authority to Inspect
15.08.070	Amendments made in the California Fire Code
15.08.080	Fire Hazards/Weed and Waste Matter Abatement

Title 15 HEALTH AND SAFETY

Chapter 15.08 FIRE CONTROL REGULATIONS

15.08.010 Scope.

An Ordinance of the Avila Beach Community Services District amending and restating the District’s Fire Code including adopting the 2025 edition of the California Fire Code with amendments, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the Avila Beach Community Services District (“District”) providing for the issuance of permits and collection of fees.

15.08.020 Nationally recognized standards.

Where no applicable standards or requirements are set out in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the District, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire-safety standards as approved by the fire chief shall be deemed prima facie evidence of compliance with the intent of this code.

15.08.030 Adoption of the 2025 California Fire Code by Reference.

Except as amended by Sections 15.08.050 through 15.08.080 (below) the Avila Beach Community Services District adopts by reference the ~~2025~~ Fire Code including Appendix, Chapter 4, Section 103, Section 503, Section 112 and Appendices, B, BB, C, CC, F, and H as modified and amended. All other Appendices to the 2025 Fire Code are expressly not adopted. Title 15 of the Avila Beach Community Service District Regulations is hereby amended and restated accordingly. All annual supplements and State Amendments and Errata to the 2025 California Fire Code, that are not inconsistent with this Ordinance, are incorporated herein by reference.

15.08.050 Definitions

- A. District Fire Chief, Fire Chief or Chief Fire Official means the California Department of Forestry and Fire Protection/San Luis Obispo County Fire Chief.
- B. The District Fire Department means the California Department of Forestry and Fire Protection and employees, apparatus, materials and equipment assigned to it by the District and the California Department of Forestry and Fire Protection pursuant to contract.
- C. Property Owner means the owner of property whose name and address appears on the latest equalized County assessment roll.
- D. Governing Body or Appointing Authority means the District Board of Directors.
- E. Jurisdiction means the boundary of the Avila Beach Community Services District.

15.08.060 Authority to Inspect

Employees of the District Fire Department are authorized to enter upon any property or premises to ascertain whether the provisions of the Fire Code are being violated, and to make any examinations, inspections and surveys as may be necessary in the performance of their enforcement duties. Examinations may include the taking of

photographs, samples or other physical evidence. All inspections, entries, examinations and surveys shall be done in a reasonable manner. If an owner, occupant or agent refuses permission to enter or inspect, the Fire Code Official may seek an administrative inspection warrant pursuant to the procedures provided for in California Code of Civil Procedure Section 1822.50 through 1822.59.

15.08.070 Amendments made in the California Fire Code.

The California Fire Code, 2025 Edition, is amended, changed and incorporated into the District's Fire Code as follows:

101.1 Title. These regulations, including Sections 15.08.010 through 15.08.070, shall be known as the *Fire Code* of the Avila Beach Community Services District, and may be cited at Avila Beach Community Services District Fire Code, ABCSD Fire Code, or the District Fire Code, hereinafter referred to as "this code" or the District's Fire Code; and

Adopt Part 7 of the California Building and Standards Code, which is known as the 2025 California Wildland Urban Interface Code

Section 103. "Department of Fire Prevention"

- A. The California Department of Forestry and Fire Protection/San Luis Obispo County Fire Chief is:
 - 1. The Chief Fire Official and is charged with the enforcement and administration of the District Fire Code.
 - 2. The Board of Directors' authorized representative to appoint Fire Code Official(s).
 - 3. The Board of Directors' authorized representative to appoint member of the California Department of Forestry and Fire Protection with the authority of peace officers or public officers pursuant to California Penal Code sections 830.2(g), 830.7(d) and 836.5(a) in performing their duties under the California Fire Code.

- B. The Fire Chief is authorized to make necessary and reasonable policies and procedures that are consistent with the provisions of this Fire Code to aid in its implementation.

105.3.3 Occupancy and use prohibited before approval. The building or structure shall not be occupied prior to the fire code official issuing a permit that indicates that applicable provisions of this code have been met. No appliance, device, equipment, or system shall be operated or used until the installation has

been approved and permitted by the fire code official and all applicable provisions of this code have been met. It shall be the duty of the permit applicant or contractor or both to cause the work to remain accessible and exposed for inspection purposes.

112 Board of Appeals Established. In order to hear and decide appeals of orders, decisions or determination made by the Fire Code Official relative to the application and interpretation of this Fire Code, there shall be and is hereby created a Board of Appeals. Until such time as the District Board of Directors appoints members to the Board of Appeals, the Board of Appeals shall be the Board of Appeals appointed by the County of San Luis Obispo. The rules of procedure for conducting the business of the Board of Appeals shall be those procedures established by the County of San Luis Obispo. The District Manager shall provide staff services for the Board of Appeals. The Board of Appeals shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Code Official. The fee for appeals shall be consistent with the fees established by the District Board of Directors.

113.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to

1. Erect, construct, alter, repair, remove, demolish, or utilize a building, occupancy, premises, or system regulated by this Fire Code, or cause same to be done, in conflict with or in violation of any of the provisions of this Fire Code. To violate any provision or to fail to comply with any of the requirements of this Fire Code.
2. To cause, aid, abet, or conceal the fact of a violation of this Fire Code.

113.3 Notice of violation. When the Fire Code Official finds a violation referenced in Paragraphs A (1), (2), or (3), above, the Fire Code Official is authorized to prepare a written notice of violation describing the violation and, when compliance is not immediate, specifying a time for re-inspection.

113.3.1 Service. A notice of violation issued pursuant to this Fire Code shall be served upon the Property Owner, operator, occupant, or the person responsible for the condition or violation, either by personal service, mail or delivering the same to, and leaving it with, some person of responsibility upon the premises. For unattended or abandoned locations, a copy the such notice of violation shall be posted on the premises in a conspicuous place at or near the entrance to such premises and the notice shall be mailed by certified mail with return receipt requested or a certificate of mailing, to the last known address of the Property Owner, occupant, or both.

113.3.2 Compliance with orders and notices. A notice of violation issued or served as provided by this Fire Code shall be complied with by

the Property Owner, operator, occupant or other person responsible for the condition or violation to which the notice of violation pertains.

113.3.3 Prosecution of violation. If the notice of violation is not complied with promptly, the Fire Code Official is authorized to request District Legal Counsel to institute the appropriate legal proceedings at law or in equity to restrain, correct, or abate such violation or to require removal or termination of the unlawful occupancy of the structure in violation of the provisions of this Fire Code or of the order or direction made pursuant hereto.

113.3.4 Unauthorized tampering. Signs, tags or seals posted or affixed by the Fire Code Official shall not be mutilated, destroyed or tampered with or removed without authorization from the Fire Code Official.

113.4 Violation penalties. Persons (as defined in Chapter 2) who shall violate a provision of this Fire Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Fire Code, shall be guilty of a misdemeanor except for those specifically declared by the Fire Code to be an infraction. Notwithstanding any other provision of the Fire Code, any misdemeanor violation or failure to comply may, in the discretion of the District Legal Counsel or the Fire Code Official, be initially charged or subsequently prosecuted as an infraction. Each and every infraction violation is punishable by a fine not exceeding one hundred (\$100) dollars for a first violation; a fine not exceeding two hundred (\$200) dollars for a second violation of the Fire Code within one (1) year; and a fine not exceeding five hundred (\$500) dollars for a third violation of the Fire Code within one (1) year. Each and every misdemeanor violation is punishable by a fine not exceeding one thousand (\$1,000) dollars, or by imprisonment in the county jail for a period not exceeding six (6) months, or by both such fine and imprisonment.

113.4.1 Abatement of violation. In addition to the imposition of the penalties herein described, the Fire Code Official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

113.4.1.2 Continuing violations. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue.

113.4.1.3 Separate offense. For each and every day, unless stated elsewhere, during any portion of which any violation of any provisions of this Fire Code is committed, continued, or permitted by such person (including firms or corporations) shall be a separate offense and punishable accordingly.

113.5 Public Nuisance. Enforcement by Civil Action. In addition to the penalties provided in the Fire Code, any condition caused or permitted to exist in violation of any of the provisions of the Fire Code shall be deemed a public nuisance and may be abated as such, and every day such condition continues shall be regarded as a new and separate offense.

113.5.1 Injunctive Relief. The Fire Code may also be enforced by injunction issued by the Superior Court upon the suit of the District. This method of enforcement shall be cumulative and in no way affect the penal provisions hereof.

113.5.2 Fees, Charges, Fines and Penalties. The amount of any fee, service charge, fine or penalty of any nature whatsoever imposed by any provision of this Fire Code shall be deemed a civil debt owing to the District, County or Court. An action may be commenced in the name of the District in any court of competent jurisdiction for the collection of the amount of any such delinquent or unpaid fee, service charge, fine or penalty together with any penalties applicable thereto as prescribed by this Fire Code.

113.5.3 Collection of Fees, Charges, Fines and Penalties with Taxes. The Board of Directors hereby adopts the procedures for the collection of delinquent rates, charges, fines, penalties and fees established in Government Code Sections 61115(c) and (d) or any successor statutes. The General Manager or his/her designee is authorized to record a certificate specifying the amount of any such charges, fines, and fees and the name and address of the persons liable therefore, sixty (60) days after the payment becomes delinquent, pursuant to Government Code Section 61115(c).

113.5.4 Remedies Cumulative. Enforcement of the provisions of this Fire Code and remedies for collection of various fees, charges, fines and penalties are cumulative and may be pursued alternatively or consecutively by the District. The District's use of any one of the remedies, legal actions or enforcement actions prescribed herein shall not bar the use of any other remedy, legal action or enforcement procedures provided by the Fire Code or by law for the purpose of enforcing the provisions hereof.

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the criminal sanctions set forth in Health and Safety Code Section 13871.s.

Section 202, "General Definitions"

Alteration. Any change or renovation to an existing structure other than a repair or addition. Alterations include but are not limited to the addition or elimination of walls within the existing building envelope. Alteration also includes modifications to the structure which involve complete removal and replacement of wall board within any room.

Floor Area Gross. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, and workshops. Alterations and/or remodel square footage will be considered a combined and cumulative sum of floor area.

Sky Lantern. An airborne lantern typically made of paper with a wood frame containing a candle, fuel cell composed of waxy flammable material or other open flame which serves as a heat source to heat the air inside the lantern to cause it to lift into the air. Sky candles, fire balloons and airborne paper lanterns mean the same as sky lanterns.

308.1.7 Sky lanterns. The ignition and launching of sky lanterns is prohibited.

Exceptions: Upon approval of the fire code official, sky lanterns may be used under the following conditions:

- (a) When necessary for religious or cultural ceremonies and adequate safeguards have been taken in the discretion of the fire code official.
- (b) Sky Lanterns shall be tethered in a safe manner to prevent them from leaving the area and must be constantly attended until extinguished.

401.2 Approval. Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.

A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance.

A written plan must be submitted to the fire code official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event. If modifications or additions to the event areas are made, an updated permit & inspection must be completed.

405.8 Initiation. Where a fire alarm system is provided, emergency evacuation drills shall be initiated by activating the fire alarm system. Prior to initiating an alarm, the person initiating the alarm shall contact the fire alarm monitoring company and advise the company’s dispatcher of the fire drill. In cases where the fire alarm system is not monitored by a central station, notification shall be provided to the fire department dispatch center.

Section 503.1.2.1.1 Dwelling Units Developments of new dwellings units, where the number of dwelling units exceeds 30, shall be provided with two separate and approved fire apparatus access roads when located in a state responsibility area or a very high fire hazard severity zone.

503.2.7 Grade. The grade for all roads, streets, private lands and driveways shall not exceed 20 percent. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads having a grade between 12% and 20% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings. Any driveway with a proposed grade of between 16% and 20% must be approved by the San Luis Obispo County Fire Marshal.

503.2.9 Driveway. Driveway specifications shall be provided and maintained when serving no more than 4 dwelling units, and any number of accessory buildings.

503.2.9.1 Driveway width:

Length	Required Width
0 -199'	12'
Greater than 200'	14'

503.2.9.2 Turnarounds. Turnarounds must be provided if the driveway exceeds 300 feet, and shall be within 50 feet of the building. For driveways exceeding 300 feet, a turn-around shall be at the building site and must be within 50 feet of the dwelling.

503.2.9.3 Turnouts. For driveways exceeding 800 feet, turnouts shall be provided no more than 400 feet apart. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway

A turnout shall be provided near the midpoint and shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

503.2.9.4 Surfaces. Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide aggregate base. Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.

503.2.9.5 Special Purpose Roads. Roads designated to service non-habitable infrastructure to include specific group U occupancies including communication towers and water tanks. Road shall be designed to have a minimum 12-foot travel lane and 13 foot 6-inch vertical clearance. Special purpose roads exceeding 150 feet in length but less than 800 feet shall have a standard turnout near the midpoint of the driveway. Turnarounds shall be provided at the terminus of the roadway within 50 feet of infrastructure.

503.9.4 Fuel Breaks. The Chief or his/her designee is authorized to cause an area within 10 feet on each side of the driveway to be cleared of flammable vegetation and other combustible growth. The Chief or his/her designee is authorized to enter upon private property to do so.

Exception: Single specimens of trees, ornamental shrubbery, or cumulative groundcover such as green grass, ivy, succulents or similar plants used as groundcover provided they do not form a means of readily transmitting fire.

503.4 Obstruction of Fire Apparatus Access Roads Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and clearances established under Section 503.2.1 shall be maintained at all times.

503.4.2 Authority to Remove Obstruction. The Fire Code Official and his authorized representatives shall have the power and authority to remove or cause to be removed, without notice, any vehicle or object parked or placed in violation of the California Fire Code or California Vehicle Code 22651. The owner of any item so removed shall be responsible for all towing, storage and other charges incurred.

504.3 Stairway access to roof. New buildings two or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof or other access to the

roof for emergency personnel approved by the fire code official. Stairway access to the roof shall be in accordance with Section 1009. Such stairway or other approved access shall be marked at street and floor levels with a sign indicating that the stairway or access continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

505.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of Residential 6 inches, Commercial 8 inches, and Industrial 10 inches high with a minimum stroke width of 0.5 inch (12.7mm)

505.1.1 Directories. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.

507.2.2.1 Water Tanks. Fire water tanks and exposed supply lines constructed of combustible materials to include polyethylene/plastic are required to have 30 feet of vegetation clearance. Readily flammable vegetation shall be cleared 30 feet in all directions.

605.1.3 Fuel Oil. The grade of fuel oil used in a burner shall be that for which the burner is approved and as stipulated by the burner manufacturer. Oil containing gasoline shall not be used.

605.8 Gas meters. Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an approved manner. Gas meters shall be permanently marked and identified as to the building or system served.

608.9 Refrigerant Detection. Machinery rooms shall contain a refrigerant detector with an audible and visual alarm. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The alarm shall be actuated at a value not greater than the corresponding TLV-TWA values shown in the California Mechanical Code for the refrigerant classification. Detectors and alarms shall be placed in approved locations. In addition, emergency shutoff shall also

be automatically activated when the concentration of refrigerant vapor exceeds 25 percent of LFL (Lethal Flammable Limits).

901.4.2 Non-required fire protection systems. Any fire protection system or portion thereof not required by this code or the California Building Code may be allowed, when approved by the fire code official, to be furnished for partial or complete protection provided such installed system meets the requirements of this code, NFPA standards, and the California Building Code.

Exception: An automatic fire sprinkler system shall not be permitted unless a complete system.

TABLE 903.1 - AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS FOR NEW CONSTRUCTION

STRUCTURE TYPE	SPRINKLERS REQUIRED ²	DESCRIPTION	SQUARE FOOTAGE ¹		MIN. DISTANCES BETWEEN STRUCTURES AND PROPERTY LINES (PL)	REQUIREMENTS	USE EXAMPLES	EXCEPTIONS
			MIN	MAX				
New Construction	Yes	New buildings including mobile homes and commercial coaches ¹	0		Per CBC, CRC	Throughout new buildings	All new construction and dwellings	Exception 2, 3, 4
Residential Accessory Structure	Yes	Accessory structures as defined in CRC	1,000	3,000	50 feet from PL 30' between any structures on site	No heating, cooling, living or sleeping spaces	One story garage, workshop, studio, residential storage bldg.	Exception 1
Agricultural Structure	Yes	Accessory to agricultural operation, livestock, crops. Agricultural operations in accordance with AG LUO & CBC definition	3,000	5,000	100 feet from PL, 50 feet from other structures	Primary usage must be 75% livestock or crops	One story barn or stables	Exception 1
Pole barn, Covered arena, Greenhouse	No	One story hay storage, covered riding arena, greenhouses	Unlimited if 60 feet on all sides per CBC		100 feet from PL, 50 feet from other structures	No public use or access	See description	None
Agricultural Exempt (no permit required)	No	LUO Ag Exempt & signed affidavit	0	3,000	100 feet from PL, 50 feet from other structures	Per Ag Exempt agreement	Ag-Barn on Ag zoned land over 20 acres	See Title 19

References:

CRC: California Residential Code

CFC: California Fire Code

CBC: California Building Code

LUO: Land Use Ordinance (San Luis Obispo County)

Footnotes:

1. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, and workshops.
2. Automatic Fire Sprinklers installed at exterior locations shall be approved corrosion resistant devices when environmental or operational conditions warrant.

Exceptions:

1. Structures between the minimum and the maximum square footage must meet all the above table criteria and all the following are required in lieu of fire sprinklers: ▪ no conditioned or habitable space, ▪ no second stories (lofts 1/3 the floor area and open to below are allowed), ▪ minimum two exits including one pedestrian door (side hinge swinging door), ▪ workshops or offices limited to 10% of floor area, ▪ structure complies with the California Wildland Urban-Interface Ignition Resistant Construction Requirements, ▪ Cannot be used as a place of employment or for public assemblage/events. ▪ Cannot be used as a commercial building.
2. A single-story building or commercial coach where floor area does not exceed 1000 square feet and the occupancy is not a Group A, E Daycare, F1 Woodworking, group R, Group H, Group I occupancy or any occupancy where cellulose nitrate film, pyroxylin plastics or any hazardous materials manufactured, stored or handled in quantities in excess of Tables in CBC, CFC or within Los Osos CSD and the fire flow from a hydrant is less than 750gpm at 20psi.
3. Mobile/manufactured or factory-built homes or commercial coaches constructed or altered on or before March 12, 2011 which were not manufactured with automatic fire sprinklers.
4. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

Section 903.2 Where required is amended to read as follows:

OCCUPANCY OR STRUCTURAL MODIFICATION TYPE	SPRINKLERS REQUIRED ³	DESCRIPTION	SQUARE FOOTAGE ¹	REQUIREMENTS	USE EXAMPLES	EXCEPTIONS
Alterations ¹	Yes, if...	Alteration includes modifications to the structure	50% of existing floor area ²	Alterations, additions and remodel square footage will be considered a combined and cumulative sum of floor area	Interior remodels Rehabilitation	Exceptions 1, 2, 3, 4
Additions ¹	Yes, if...	Additions cumulative from January 01, 2008 regardless of any change of ownership	1,000 sf or 50% of floor area ²	Alterations, additions and remodel square footage will be considered a combined and cumulative sum of floor area	Any addition	Exception 4
Hazard Category and Occupancy Classification Changes	Yes	Change results in higher hazard or as deemed necessary by fire code official and the building official	Any	Hazard classification rating as determined by the fire code official, and occupancy classification as determined by the building official.	Any change of occupancy defined in Chapter 3 of the CBC	None
Hazardous Materials Inside buildings	Yes	Cellulose nitrate film or pyroxylin plastics or any hazardous materials manufactured, stored or handled in quantities in excess of Tables in CBC, CFC	Any	Building and any portion of a building must also include requirements as listed in CFC Chapter 5005.4	Any occupancy	None

References:**CRC:** California Residential Code**CFC:** California Fire Code**CBC:** California Building Code**Footnotes:**

1. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, and workshops
2. Fire sprinklers are required when all ceiling coverings are removed, or a project reaches the threshold of 50% of addition or alteration; determination of fire sprinklers shall be made by one of the following methods: 1) By net floor area: Any room(s) or area(s) that are added, altered, rehabilitated or repaired shall have their net floor area calculated and compared to the total net floor area of the existing structure to find the calculated percentage. 2) By surface area: Surface area shall be defined as surfaces of walls and ceilings. Any room(s) or area(s) that are added, altered, rehabilitated or repaired shall have their surface area calculated compared to the total wall and ceiling surface area of the existing structure to find the calculated percentage.

Note: Change(s) in project scope after the plan review process shall require that the fire sprinkler calculation be revised and submitted for review and approval.

3. Automatic Fire Sprinklers installed at exterior locations shall be approved corrosion resistant devices when environmental conditions warrant.
4. Mobile/manufactured or factory-built homes or commercial coaches constructed or altered on or before March 12, 2011 which were not manufactured with automatic fire sprinklers are not subject to fire sprinkler requirements.

Exceptions:

1. Alterations limited to only one of the following: replacement of exterior coverings and windows, roofing, electrical services, sewer laterals, retaining walls, or routine plumbing, electrical and mechanical repairs.
2. A loft open to the floor below and no more than one third of the floor area of the room below may be added without requiring sprinklers.
3. REPAIR is the reconstruction or renewal for the purpose of maintenance.
4. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. Footnote 2 determination is required.

903.3.8.6 Exterior notification. All fire sprinkler systems including NFPA 13, 13D, 13R shall provide a local water flow alarm.

904.11.1. Manual System Operation Training. It shall be the responsibility of the business owner to ensure that all employees are knowledgeable in the use of manually operated or activated fire-extinguishing systems within the occupancy.

905.3.1 Building height and area. Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access and in any parking structure.

A building that is greater than 20,000 square feet (1.858 m²) of floor area and greater than 18 feet (5.49 m) in height shall have a dry or wet standpipe system with a 2 ½ inch (64 mm) outlet at the roof near the roof access. Location of the outlet and the fire department connection to the standpipe shall be labeled and approved by the fire code official.

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved central station service listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The central station shall contact and notify the fire dispatch center immediately on notification of an alarm and prior to contacting the protected premises.

Exception: Supervisory service is not required for:

1. Single- and multi-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.4.
3. Automatic sprinkler systems in one- and two-family dwellings

Section 907.10.1. False alarms exceeding 3 per calendar year are subject to citation and cost recovery.

5609.1 Fireworks prohibited. The manufacturing, possession, storage sale, use and handling of fireworks, including without limitation, "Safe and Sane" fireworks, is prohibited.

Exceptions:

1. Use and handling of fireworks for professional display in accordance with Title 19, California Code of Regulations, Chapter 6 and a District Board resolution approving the public display.

5609.2 Seizure of Fireworks. The fire code official shall have the authority to seize, take and remove fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19, California Code of Regulations, Chapter 6 and California Health and Safety Code, Chapter 9.

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I, Class II, and Class III liquids in unprotected above-ground tanks outside of buildings is prohibited. Tanks containing fuels shall not exceed 8,000 gallons (30 274 L) in individual capacity or 16,000 gallons (60 549 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).

5706.2.4.4 Location where above-ground tanks are prohibited. Storage of Class I liquids in above ground tanks outside of buildings is prohibited. Class II and III liquids may be stored in approved above ground containers for the purpose of dispensing only at facilities where no sales to the public occur and comply with Section 3406.1. Above

ground tanks containing Class II and Class III liquids shall not exceed 2,000 gallons. Plans for the installation of above ground tanks shall be submitted to the Fire Department for approval and in conformance with applicable codes and standards. When required, a Conditional Use Permit shall be secured.:

5804.3 Outdoor storage. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited, except when approved by the fire code official. Where outdoor storage of cryogenic fluids is allowed, containers of cryogenic fluids shall not be located within diked areas containing other hazardous materials and shall be in accordance with Sections 3204.3.1 through 3204.3.1.2.3.

6104.2 Maximum capacity within established limits. The installation of any liquid petroleum gas tank over 500 gallons (1,892 L) water capacity is prohibited unless approved by the fire chief.

If any provision of Chapter 50 as it pertains to Explosive Material is in conflict with San Luis Obispo County Code Chapter 6.32, the provisions of Chapter 6.32 shall control

If any provision of Chapter 56 conflicts with San Luis Obispo County Code Chapter 6.32, the provisions of Chapter 6.32 shall control.

Wildland-Urban Interface Fire Area is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with Public Resources Code Sections 4201 through 4204 and Government Code Section 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. Areas within or in proximity to areas identified by the State as a "Fire Hazard Severity Zone" that pose a significant risk from wildfires will be considered by the Avila Beach Community Services District as a Wildland-Urban Interface Fire Area.

15.08.080 Fire Hazards/Weed and Waste Matter Abatement.

Section 15.08.80 is added to the Avila Beach Community Services District Fire Code as follows:

A. Introduction

Property Owners and affected properties are exempt where enforcement of this Chapter would result in the taking of endangered, rare, or threatened plant or animal species or will result in significant erosion and sedimentation of surface waters.

B. Weeds Constituting Fire Hazards.

1. All weeds which are described in paragraph B below, growing upon any property or in any public street, sidewalk, or alley which when exposed to the elements, endanger the public safety by creating a fire hazard, and/or impedes access to

fire protection systems or facilities are declared by the District Board of Directors to be a public nuisance.

2. The term "weeds" includes:

- a. Weeds which bear seeds of a downy or wingy nature; Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property;
- b. Weeds that are otherwise noxious or dangerous;
- c. Poison oak and poison ivy, when the conditions or growth are such as to constitute a menace to the public health;
- d. Dry grasses, stubble, brush, dead shrubs, dead trees, litter or other flammable material which endanger the public safety by creating a fire hazard.

C. Waste Matter Constituting a Fire Hazard.

Rubbish, litter and other flammable materials (collectively waste matter) which when exposed to the elements or which by reason of its location would hamper or interfere with the suppression or prevention of fire upon the premises, and/or endangers the public safety by creating a fire hazard, are declared by District Board of Directors to be a public nuisance

D. Authority of Fire Code Official.

The Fire Code Official is authorized to determine the existence of a public nuisance and to abate the public nuisance pursuant to paragraphs E and F, below.

E. Summary Abatement of Fire Hazards.

1. Pursuant to Government Code Section 61100(t) the provisions of Part 5 (commencing with Section 14875) Division 12 of the Health and Safety Code are incorporated herein by reference.
2. In the application of the provisions of Part 5 (commencing with Section 14875) Division 12 of the Health and Safety Code, to proceedings under this Section, the terms "Board of Directors" shall be deemed to be a "Board of Supervisors" and the District Fire Code Official or his/her designees shall be deemed to the "persons" designated in Section 14890 of the Health and Safety Code.

F. Violations.

The Fire Code Official is authorized to use provisions of Section 109.3 of this Fire Code, as amended to abate public nuisance.

SECTION 3:

Adopt Part 7 of the California Building and Standards Code, which is known as the 2025 California Wildland Urban Interface Code.

SECTION 4. Incorporation of Recitals.

The Recitals to this Ordinance are true and correct and are incorporated herein by this reference.

SECTION 5. Severability.

If any section, subsection, sentence, clause or phrase of this Ordinance and/or the Code Sections adopted by this Ordinance are for any reason held to be unconstitutional, ineffective or in any manner in conflict with the laws of the United States, or the State of California, such decision shall not affect the validity of the remaining portions of this Ordinance. The Governing Board of the District hereby declares that it would have passed this Ordinance and the Code Sections adopted by this Ordinance, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsection, sentence, clause or phrase be declared unconstitutional, ineffective, or in any manner in conflict with the laws of the United States or the State of California.

SECTION 6. Effect of Headings in Ordinance.

Title, division, part, chapter, article, and section headings contained herein or in the various Codes adopted hereby do not in any manner affect the scope, meaning, or intent of the provisions of this Ordinance or the related Code Sections.

SECTION 7. CEQA

The District Board of Directors has considered the Amendment and Restatement of the District's Fire Code. The Board of Directors has, because of its consideration, the evidence presented at the hearings on said matter, and all comments that were received during the public hearing process, finds that the amendment and restatement of the District's Fire Code does not constitute a "project" under the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 *et. seq.*) or its implementing Guidelines (14 California Code of Regulations Section 15000 *et seq.*) ("CEQA Guidelines"). The Board of Directors finds that the adoption of this amendment and restatement of the District Fire Code, including amendments to the California Fire Code constitutes "general policy and procedure making" described in Section 15378(b)(2) of the CEQA Guidelines which are deemed not to be "projects". Even if the adoption of this amendment and restatement of the District Fire Code, including the

amendments to the California Fire Code is a "project" for purposes of CEQA, the District Board finds that it is exempt from review pursuant to Section 15061(b)(3) which provides that an activity is not subject to CEQA review where it can be seen with certainty that there is no possibility that it may have a "significant effect on the environment." The District Board finds that it can be seen with certainty that there is no possibility that the adoption of the amendment and restatement of the District Fire Code, including the amendments to the California Fire Code may have a significant effect on the environment. The District General Manager is authorized to prepare, execute and file a notice of exemption pursuant to the above provisions.

SECTION 8. Inconsistency.

To the extent that the terms of provision of this Ordinance or the Code amendments adopted hereby, are inconsistent or conflict with the terms or conditions of any prior District Ordinance(s), Motions, Resolutions, Rules, or Regulations, governing the same subject matter thereof, then such inconsistent and conflicting provisions of prior Ordinances, Motions, Resolutions, Rules, and Regulations are hereby repealed.

SECTION 9.

Nothing within this Ordinance or the amendment and restatement of the District Fire Code shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 7 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 10. Publication.

The summary publication procedures authorized by Section 25124(b)(1) of the Government Code are hereby approved. The summary shall be prepared by the District Fire Chief or his/her designee.

SECTION 11. Effective Date.

This Ordinance shall take effect and be in full force and effect thirty (30) days after its passage. Before the expiration of the fifteenth (15th) day after passage it shall be published once with the names of the members of the Board of Directors voting for or against the Ordinance in a newspaper of general circulation within the District.

Introduced at a regular meeting of the Board of Directors held on November 18, 2025, and passed and adopted by the District Board of Directors on the 13th day of January, 2026 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

Peter Kelley, President of the Board of Directors
Avila Beach Community Services District

ATTEST:

Brad Hagemann
District General Manager and Secretary

**AVILA BEACH
COMMUNITY SERVICES DISTRICT**

Post Office Box 309, Avila Beach, CA. 93424

MEMORANDUM

TO: Board of Directors

FROM: Brad Hagemann, General Manager 

DATE: January 13, 2026

ITEM 7B: Award a Contract for painting of the exterior and interior of the District Wastewater Treatment Plant Structures

Recommendation:

Receive this staff report, and considering directing staff to execute an amendment to the existing agreement with New Life Painting, to include painting at the WWTP consistent with their December 16, 2025, Proposal.

Discussion:

At the November 18, 2025, Board meeting, the District awarded a contract to New Life Painting to replace the fascia boards and paint the interior and exterior of the District's Administration Building, located at 100 San Luis Street. New Life started the project in late November and completed the entire project in approximately four weeks. New Life's staff were flexible and easy to work with and their quality and workmanship were excellent.

Staff requested New Life to provide a proposal to paint the exterior and interior of the original portion of the WWTP. This includes the exterior of the primary clarifier, the digester and the pump room that is located in between the clarifier and the digester. The proposal also included painting the interior of the upstairs control room and the downstairs lab area and bathroom. Finally, the proposal also included the installation and painting of plywood around the top of the primary clarifier to help with odor control. The original WWTP buildings have not been painted in at least fifteen years.

Based on New Life's proven quality of work and cost effectiveness, staff believes amending their existing contract is the most cost-effective solution for the District and recommends the Board authorize staff to amend New Life's existing agreement to include the work in their December 16, 2025, proposal.

Attachment: New Painting Proposal dated December 16, 2025



NewLife

Mike Garcia
Estimator
805.714.0940
mike@newlifepainting.com

Proposal

New Life Painting
2648 Industrial Pkwy
Santa Maria, CA 93455
805.937.9836

Contact	Job Address	Proposal ID	Date
Bradley Hagemann Avila Beach Community Services District 2850 Avila Beach Dr Avila Beach, CA 93424-3561 hagemann.associates@gmail.com avilacsd@gmail.com 805.835.3163	2850 Avila Beach Dr	4651	Dec 16, 2025

Item \$

Complete Exterior

Power wash the house using a mildew remover cleaner to sterilize surface mold and mildew

Scraping/Sanding - Prepare the surface by sanding or scraping chipping or bubbling paint

Caulking - Prepare the surface by re-caulking areas where the caulking has failed

Patching - Prepare the surface by patching large holes or cracks using "Rapid Set" Stucco Patch

Stucco - Apply 2 coats of Sherwin Williams Exterior Emerald, Satin Finish

Eaves - Apply 2 coats of Sherwin Williams SuperDeck Solid Body Stain

Wood Trim - Apply 2 coats of Sherwin Williams SuperDeck Solid Body Stain

Doors - Apply 2 coats of Sherwin Williams ProIndustrial, Semi-Gloss Finish

Painted Conduit/Piping - Apply 2 coats of Sherwin Williams Emerald Rain Refresh, Satin Finish

Note: exclude the left tower eaves

MCC-A

Walls - Apply 2 coats of Sherwin Williams Superpaint, Satin Finish

Ceiling - Apply 2 coats of Sherwin Williams Superpaint, Satin Finish

Door - Apply 2 coats of Sherwin Williams ProIndustrial Multi-Surface, Semi-Gloss Finish

Door Frame - Apply 2 coats of Sherwin Williams ProIndustrial Multi-Surface, Semi-Gloss Finish

Lab

Walls - Apply 2 coats of Sherwin Williams Superpaint, Satin Finish

Door - Apply 2 coats of Sherwin Williams ProIndustrial Multi-Surface, Semi-Gloss Finish

Door Frame - Apply 2 coats of Sherwin Williams ProIndustrial Multi-Surface, Semi-Gloss Finish

Bathroom

Walls - Apply 2 coats of Sherwin Williams Superpaint, Satin Finish

Ceiling - Apply 2 coats of Sherwin Williams Superpaint, Satin Finish

Door- Apply 2 coats of Sherwin Williams ProIndustrial Multi-Surface, Semi-Gloss Finish

Door Frame - Apply 2 coats of Sherwin Williams ProIndustrial Multi-Surface, Semi-Gloss Finish

Installing Eaves

Install 1/2 plywood on the right tower to seal

Lift Rental included

Interior	\$3,245.00
Exterior	\$20,549.00
Total	\$23,794.00

**AVILA BEACH
COMMUNITY SERVICES DISTRICT**

Post Office Box 309, Avila Beach, CA. 93424

MEMORANDUM

TO: Board of Directors

FROM: Brad Hagemann, General Manager 

DATE: January 13, 2026

ITEM 7C: 2026 Director Training Requirements

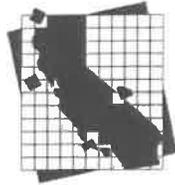
Recommendation:

Review the new Director training requirements for 2026 and available resources to obtain the training. Staff will assist with scheduling and facilitating the training.

Discussion:

The California legislature adopted Senate Bill (SB) 827 which expands existing training requirements for local government officials and introduces a new mandatory fiscal and financial training requirement. SB 827 modifies the existing ethics training requirements under Assembly Bill 1234 and applies to a broad range of local agency leadership and decision-makers.

Attachments: CSDA Knowledge Base Forms that details the key requirements for SB 827 and AB 1234



CSDA

Knowledge Base Form

Subject:

SB 827 – New Mandates for Fiscal and Financial Training

Overview:

Senate Bill 827 introduces new training requirements for local agency officials, including those in special districts. In addition to expanding ethics training mandates, SB 827 establishes a **fiscal and financial training requirement** that agencies must prepare for.

Key Requirements:

• **Who Must Be Trained:**

Every local agency official who commences service with a local agency on or after January 1, 2026, would be required to receive the fiscal and financial training **no later than six months from the first day of service with the local agency**. Thereafter, the local agency official must receive the training at least once every two years. Every local agency official who is in a local agency's service as of January 1, 2026, and commenced that service prior to January 1, 2026, would have to receive the fiscal and financial training before January 1, 2028, unless that official's term of office ends before January 9, 2028. Thereafter, the local agency official must receive the training at least once every two years.

• **Expanded Definition of "Local Agency Official":**

SB 827 broadens the pool of individuals required to take the fiscal and financial training beyond those required to take ethics training; those required to take the new fiscal and financial training include:

1. As part of their official duties, makes decisions or recommendations regarding financial administration, budgeting, or the use of public resources;
2. Any local agency executive or other similar administrative officer of a local agency; or
3. Any employee designated by a local agency governing body to receive the training, not just elected officials or legislative body members.

Department heads or other similar administrative officer of a local agency individuals are now also subject to ethics training under **California Government Code § 53235**.

** Please note that the information provided in this form is intended to be general in scope only. CSDA recommends consulting with legal counsel for detailed advice pertaining to any legal questions.*



CSDA

Knowledge Base Form

Subject: Ethics & Sexual Harassment Training

Question: Who is required to attend ethics training?

Answer: “The basic thrust of AB 1234 is to require covered officials...to take two hours of training in ethics principles and laws every two years.¹”

Basically, the requirement applies to those elected or appointed officials who are compensated for their service or reimbursed for their expenses (including meeting stipends).² The specific trigger for this requirement is whether the agency either compensates or reimburses expenses for members of any of its Brown Act covered bodies; if it does, then all elected and appointed “local agency officials” (as defined) must receive this training.³ “Local agency official” means any member of a legislative body or any elected local agency official who receives compensation or expense reimbursement.⁴ “Local agency” means “a city, county, city and county, charter city, charter county, charter city and county, or special district.”⁵ Thus the training requirement does not include agencies on which local officials serve (for example, redevelopment agency governing boards or joint powers agencies), although many such officials will likely be covered by virtue of their status with cities, counties and special districts. Note that local agencies also have the option of requiring certain employees to receive this training.⁶”

ILG State Ethics Training Requirements for Local Officials: Frequently Asked Questions (FAQs)

Question: Who is required to attend harassment prevention training?

Answer: Regarding Harassment Prevention training (AB1825, AB1661) board members and management staff (including supervisors) are required to take the two-hour mandatory training within six months of assuming a supervisory position and once every two years thereafter.

Further, SB1343 and SB 778 require employers with 5 or more employees to provide harassment prevention training to all employees. Non-supervisory employees must complete one hour of training once every two years. Seasonal employees are required to take the one-hour training within 60 days of hire.

** Please note that the information provided in this form is intended to be general in scope only. CSDA recommends consulting with legal counsel for detailed advice pertaining to any legal questions.*

