MUIR BEACH COMMUNITY SERVICES DISTRICT

19 Seacape Drive • Muir Beach, CA 94965 • 415-388-7804 • www.muirbeachcsd.com



Wed, May 31, 2006 7:00 PM – Regular Meeting

> Board of Directors Community Center 19 Seacape Drive Muir Beach, CA 94965

TIMING OF ITEMS ON AGENDA

The Board attempts to hear all items in order as stated on the agenda, however it reserves the right to take items out of the order listed at any time during the course of the meeting.

SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Leighton Hills at 415-388-7804. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure participation in the meeting.

AGENDA

Item 1 CALL TO ORDER

Peter Rudnick, Board President Maury Ostroff, Board Vice President Danny Hobson, Director Bob Jacobs, Director Steve Shaffer, Director

Leighton Hills, District Manager Sharry Mullin, District Secretary-Treasurer

Item 2 NATIONAL PARK SERVICE REPORT

A representative of the National Park Service may be present to update the community on NPS projects.

Item 3 CONSENT CALENDAR

All items on the Consent Calendar are considered to be either routine or non-controversial, and will be enacted by a single action of the Board. Upon request from a Board member, staff, or member of the public, specific items may be transferred from the Consent Calendar to the Regular Agenda for separate discussion and consideration.

- A. Approval of Expenditures For April 2006, as attached.
- B. Approval of Minutes Regular meeting April 26, 2006, as attached.

Item 5 FIRE DEPARTMENT REPORT

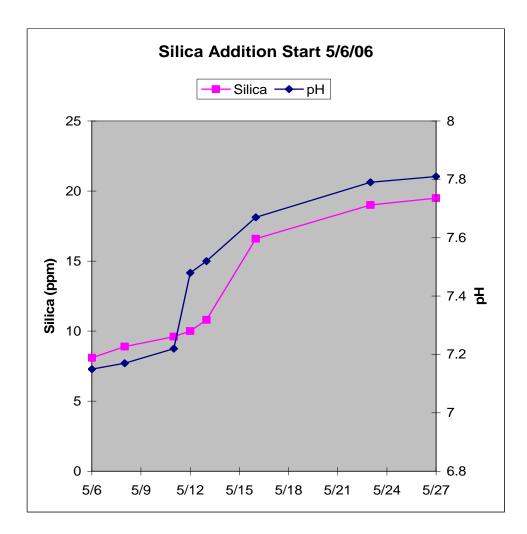
By John John Sward, Fire Chief, or other representative of the Fire Department.

Item 6 DISTRICT MANAGER'S REPORT

A. Water Treatment Changes - The new metering equipment arrived, and Harvey and I made the changes to begin metering in of the soluble silica solution – waterglass. The process has been going on for 3 weeks, and the measured results from the distribution system (my house – which is pretty far into the system) are shown below. Our water has a natural silica level of 8.1 ppm, and we have been adding 24 ppm. The distribution system is definitely "consuming" the silica – basically binding it to corroding metal – since the measured results are much less than the expected sum of 32 ppm (8.1 plus 24) – we have reached a level of 19.5 ppm.

In addition, the waterglass solution is basic, so the pH has also been adjusted upward, also making the water less corrosive. We will wait for probably another month before doing a round of tests for copper and lead levels – to measure the effectiveness of waterglass on reducing corrosion.

The silica also protects the naturally occurring iron and manganese from the corrosive effects of chlorine. The visible effect so far on the water is to have made it clearer – with fewer precipitates of iron and manganese.



- **B. FEMA Submittals** Donovan is having success with our submittals to FEMA for assistance with damage from the year-end storm. Most of the project applications have been completed, and we expect to know the results within the next month. There are numerous times documents must be signed in the FEMA process. It would make good sense to designate Donovan as Recovery Officer so he can sign documents he prepares for submittal to FEMA on behalf of the CSD.
- C. Location of Water Treatment Shed Bob Jacobs and I met with several NPS reps on Tuesday to explore the possibility that NPS would allow our use of its land (between the volleyball court and Frank Valley Rd) to allow placement of our new building farther from the creek. There are some cost benefits to us, and obvious resource benefits to the creek. NPS has initiated this as a project and hopes to have a preliminary report to its management on May 31. A letter to NPS describing the project is attached, as is the project description as it appears in the NPS database. Bob and I can report more on the topic at the meeting.

Item 7 RECREATIONAL ITEMS

Misc - The BBQ will have occurred, and perhaps Sharry will have a preliminary count on the revenues. Dave Elliott performed an excellent job of making doors for the closet next to the refrigerator in the Community Center. Harvey has collected eight mice from his traps given him by Western Exterminating – set in the Community Center.

Item 8 ITEMS REMOVED FROM THE CONSENT CALENDAR

Discussion and action on items, if any, transferred from the Consent Calendar to the Regular Agenda.

Item 9 PUBLIC OPEN TIME

- 1. Topics should be within the jurisdiction of the CSD (water, roads, fire & public recreation).
- 2. The topic should not be elsewhere on the agenda.
- 3. The Board and staff may only briefly respond to statements and questions (legal requirement for items not posted on an agenda).
- 4. Public comments are limited to 3 minutes per speaker, unless waived by the Board.
- 5. The period for public open time is limited to 15 minutes, unless waived by the Board.

Item 10 SELECTION OF DATE FOR NEXT MEETING

4th Wednesday is June 28th.

3rd Wednesday is June 21st.

Item 11 ADJOURNMENT

MUIR BEACH COMMUNITY SERVICES DISTRICT

19 Seacape Drive • Muir Beach, CA 94965 • 415-388-7804 • www.muirbeachcsd.com



May 11, 2006

Nancy Hornor Planning Division Chief Golden Gate National Recreation Area Fort Mason, Building 201 San Francisco, CA 94123

Re: Possible Options for Relocation of Treatment Shed

Dear Nancy:

As a follow up to our emails and phone conversations on the possible options for placement of the Muir Beach CSD's water treatment shed (near Redwood Creek), you have requested that we submit a written request to initiate a GGNRA review of the various options involving possible placement on GGNRA grounds. Please accept this letter as such a request.

Since the mid-1960s, the CSD has had its water treatment facilities located on its parcel in Frank Valley, near Redwood Creek. In order to comply with drinking water standards regulated by the county Dept. of Environmental Health Services (EHS), and due to the age/condition of our existing structures, we need to construct a replacement and larger treatment shed. We recently completed a boundary survey of our parcel (provided to you), and in terms of assessing the placement options on our parcel, NPS employees have suggested that the benefits of relocation farther from Redwood Creek might warrant long-term use of a portion of GGNRA property abutting Muir Woods Road.

I am aware that property line adjustments can and do take place regarding Federal lands, and that doing so can take an extended amount of time. We are pretty short on time in this case, due to EHS directives, and so it would be useful to explore if interim arrangements are available, such as through use of ground leases, use permits or similar options.

Please see the marked photo on the next page that shows two possible placement options relative to the volleyball court in that location. As suggested by you, it would make sense to initiate things with a site visit – and I would be glad to be available next week or the following week.

Letter to Nancy Hornor May 11, 2006 Page 2.

Given that the new treatment shed might have a life of some 30+ years, this seems like a good opportunity to create some lasting benefits.



Very truly yours,

Muir Beach Community Services District

By <u>/s/ Leighton Hills</u> Leighton Hills, District Manager

Relocation of Water Treatment Shed

Project ID: 15977	Old Project ID:
Project Status: Proposed	Compliance Status: Proposed
Funding Status: Unfunded	Funded Date: Unknown
- ···	

Sensitive: No

Project Target Start Date: 07/15/2006 Project Creation Date: 05/19/2006 NEPA Status:

Title: Relocation of Water Treatment Shed

Secondary Title: Muir Beach Community Services District Water Shed

Description: The Muir Beach Community Services District proposes to relocate, consolidate and expand its water treatment facilities. The existing facilities are located partly on CSD property and partly on NPS property. The location under consideration as part of this project would be entirely on NPS property.

The existing facilities date to 1965 and are comprised of two sheds totaling 410 square feet (a 10'x14' shed and a 9'x30' shed). The proposed replacement structure would add 310 SF of area for a total of 720 SF (a single 24'x30' structure).

The existing sheds are located close within the riparian corridor of Redwood Creek, one being 35' from the edge of the creek (non-flood conditions), and the other 40' away. The proposed location would increase that distance to approximately 230'.

To date, the Muir Beach CSD has been treating its water through chlorination alone. EPA drinking water regulations require that the CSD implement treatment for the control of corrosion of lead and copper, plus treatment/filtration of iron and manganese precipitates which are byproducts of chlorination. The CSD needs additional square footage to comply with EPA drinking water standards. The increased size is not as a result of increased water production; the size of the Muir Beach community is constrained by being surrounded by the GGNRA. Further expansion of water treatment facilities is expected to occur only as a result of changes in drinking water regulations, and not as a result of population growth.

Because of the age, condition and limited size of the existing buildings, the CSD plans to construct a new structure to replace the existing sheds. To do so on its own parcel would require placement again in the riparian corridor. The CSD has been advised by its counsel that due to its status as a local agency responsible for treatment of drinking water it is exempt from normal setback requirements typically required by county building standards. NPS and CSD personnel have agreed to explore other locations farther from the riparian corridor for the obvious benefits to the resource.

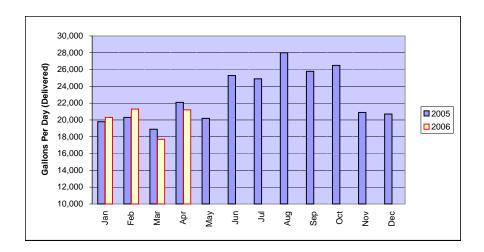
The CSD treats its water at this location because its two producing water wells are also located on its property at this location. Water treatment could take place at other locations prior to release into its distribution system. The distribution system begins at the intersection of Muir Woods Rd. with Highway 1, so locations elsewhere along Muir Woods Rd are also thought to be technically feasible.

The CSD believes it would take approximately 60 days to construct the proposed facility. It is prepared to utilize its own parcel, and could commence by July, but is willing to defer commencement of construction by several months if an alternative location, as under review, is able to be permitted.

Project Leader: Leighton Hills NEPA Specialist: Steve Ortega, Liz Varnhagen NHPA Specialist: Paul Scolari

	Gallons Per Day			Billir			S		
End Date	Pumped	Delivered	12 Mo Avg	Unaccoun	ted For	1	Month		12 Mos
Apr 16, 06	22,800	21,200	22,700	1,280	6%	\$	7,709	\$	86,600
Mar 16, 06	20,400	17,700	22,800	2,450	12%	\$	5,952	\$	85,310
Feb 16, 06	29,000	21,300	22,900	7,290	25%	\$	7,427	\$	84,600
Jan 16, 06	30,600	20,300	22,800	10,320	34%	\$	7,290	\$	83,220
Dec 16, 05	22,700	20,700	22,800	1,710	8%	\$	7,009	\$	81,830
Nov 16, 05	24,700	20,900	22,700	3,220	13%	\$	7,341	\$	80,250
Oct 16, 05	26,800	26,500	22,400	240	1%	\$	7,543	\$	78,180
Sep 16, 05	29,500	25,800	22,300	3,520	12%	\$	7,683	\$	77,840
Aug 16, 05	29,700	28,000	22,600	1,480	5%	\$	8,364	\$	78,930
Jul 16, 05	27,000	24,900	22,600	1,980	7%	\$	7,083	\$	78,640
Jun 16, 05	26,900	25,300	22,900	1,580	6%	\$	7,352	\$	79,760
May 16, 05	24,400	20,200	23,300	3,850	16%	\$	5,847	\$	81,020
Apr 16, 05	25,300	22,100	24,000	2,380	9%	\$	6,421	\$	83,390
Mar 16, 05	23,600	18,900	24,300	4,110	17%	\$	5,239	\$	84,380
Feb 16, 05	23,500	20,300	24,400	3,120	13%	\$	6,048	\$	84,840
Jan 16, 05	21,900	19,800	24,700	2,110	10%	\$	5,902	\$	86,260

Water Production Table



Accrual Basis

Muir Beach Community Services District Statement of Revenues and Expenditures April 2006

	Apr 06
Ordinary Income/Expense Income	
Water Operations Income	5,305
Consumption Surcharge	1,305
Non District In Lieu Fee	75
Recreational Activities Income	490
Tax Income Interest Income	29,485
interest income	4,353
Total Income	41,013
Expense	
Accounting & Bookkeeping	1,670
Administration Fees	2,083
Bistro Expenses	38
Employee Benefits	391
Legal & Professional	1,797 16
Misc Operating Expenses Outside Services	258
Payroll Expenses	2,791
Postage & Delivery	49
Repair & Maintenance	23
Supply	53
Telephone	145
Travel Expense	135
Utilities	370
Water Testing & Expense	640
Total Expense	10,458
Net Ordinary Income	30,555
Net Income	30,555

Muir Beach Community Services District Revenue and Expenditures Budget vs Actual

Jul '05 - Apr 06 Budget % of Budget **Ordinary Income/Expense** Income Water Operations Income 56,988 65,910 **Consumption Surcharge** 14,101 16,790 Non District In Lieu Fee 630 **Recreational Activities Income** 12,015 14,830 3,075 6 413 Donations 6 740 Grant Inco

6,413 110,601 12,715 216,539	6,740 128,000 5,320 237,590	95% 86% 239%
12,715	5,320	239%
	· · · · · · · · · · · · · · · · · · ·	
216,539	237,590	010/
		91%
15,115	18,500	82%
24,580	25,000	98%
508	600	85%
3,731	4,620	81%
69	750	9%
2,463	7,640	32%
12,388	11,500	108%
4,381	5,900	74%
460	2,100	22%
164	1,200	14%
2,605	2,940	89%
42,202	40,224	105%
679	1,010	67%
9,370	16,500	57%
451	10,170	4%
1,583	1,910	83%
1,531	1,620	94%
554		
4,320	9,160	47%
5,551	9,000	62%
132,706	170,344	78%
83,834	67,246	125%
83,834	67,246	125%
	24,580 508 3,731 69 2,463 12,388 4,381 460 164 2,605 42,202 679 9,370 451 1,583 1,531 554 4,320 5,551 132,706 83,834	24,580 25,000 508 600 3,731 4,620 69 750 2,463 7,640 12,388 11,500 4,381 5,900 460 2,100 164 1,200 2,605 2,940 42,202 40,224 679 1,010 9,370 16,500 451 10,170 1,583 1,910 1,531 1,620 554 4 4,320 9,160 5,551 9,000 132,706 170,344 83,834 67,246

Accrual Basis

86%

84%

81%

Accrual Basis

Muir Beach Community Services District Balance Sheet

As of April 30, 2006

	Apr 30, 06
ASSETS	
Current Assets	
Checking/Savings Smith Barney General Funds 428 Gen'l Fd 429 Inv Fd	8,893 49,237
Water Capital Improvement Fund Fire Station Reserve Fund General Investments	396,235 15,185 113,698
Total 429 Inv Fd	525,119
Petty Cash Fund	124
Total Checking/Savings	583,373
Accounts Receivable Receivables	8,787
Total Accounts Receivable	8,787
Other Current Assets Undeposited Funds Deposits	29 467
Total Other Current Assets	496
Total Current Assets	592,656
Fixed Assets Building Furniture & Fixtures Machinery & Equipment	16,518 3,000 34,979
Roads & Easements CC Steps Easement Lighting	376 5,103
Total Roads & Easements	5,479
Water System Improvements Water Well	21,620
Total Water System Improvements	21,620
Total Fixed Assets	81,595
TOTAL ASSETS	674,251
LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities	
Rental Security Deposits Shaffer CalPers Trust	2,750 845
Water Security Deposits West Marin Funds on Deposit	7,550 11,930
Total Other Current Liabilities	23,076
Total Current Liabilities	23,076
Total Liabilities	23,076
Equity	
Retained Earnings Net Income	567,342 83,834

Accrual Basis

Muir Beach Community Services District Balance Sheet As of April 30, 2006

	Apr 30, 06
Total Equity	651,176
TOTAL LIABILITIES & EQUITY	674,251

Muir Beach Community Services District Expenditures April 2006

	TOTAL	Admin	Water Cap Impr	Fire	Rec	Roads	Water
Hills, Leighton - DM	2,083.00	520.75	416.60	208.30	208.30	312.45	416.60
Harper, Kevin - Audit	1,797.00	1,797.00	00.0	0.00	00.0	0.00	0.00
Mullin, Sharon	1,719.14	819.14	0.00	0.00	00.00	0.00	900.006
Harvey Pearlman	1,276.00	00.00	0.00	0.00	132.00	77.00	1,067.00
Lab Depot (water test equipment)	584.13	00.00	584.13	0.00	00.0	0.00	0.00
State Compensation Insurance Fund	434.33	00.00	0.00	0.00	91.65	15.93	326.75
CalPers	390.55	390.55	0.00	0.00	00.00	0.00	0.00
PG&E	370.40	00.00	0.00	0.00	52.31	0.00	318.09
Juana Gonzalez	288.00	00.00	0.00	0.00	288.00	0.00	0.00
Salvador Gonzalez	210.00	00.00	0.00	0.00	120.00	60.00	30.00
Pearlman, Harvey (mileage + reimb)	190.56	00.00	0.00	0.00	47.16	8.40	135.00
Lonna Richmond	180.00	00.00	0.00	0.00	180.00	0.00	0.00
Payroll taxes	167.48	167.48	0.00	0.00	00.00	0.00	0.00
Jose Alcala	160.00	00.00	0.00	0.00	00.00	0.00	160.00
Wang, Emiko	130.00	00.00	0.00	0.00	130.00	0.00	0.00
Paychex, Inc.	128.03	128.03	0.00	0.00	00.0	0.00	0.00
SBC	85.95	53.93	0.00	0.00	00.00	0.00	32.02
Dean Turkalj - Assist Harvey	75.00	00.00	0.00	0.00	52.50	0.00	22.50
Herbs Pool Service	56.12	00.00	0.00	0.00	00.0	0.00	56.12
Cingular Wireless - Harvey	37.78	00.00	0.00	0.00	00.00	0.00	37.78
Goodmans Hardware	22.90	00.00	0.00	0.00	7.74	0.00	15.16
Misc Vendor (bistro exp)	22.75	00.00	0.00	0.00	22.75	0.00	0.00
Maxmail (voice mail)	20.85	20.85	0.00	0.00	00.0	0.00	0.00
Knox, Nancy (bistro exp)	15.00	00.00	0.00	0.00	15.00	0.00	0.00
Paytrust	12.95	12.95	0.00	0.00	0.00	00.0	0.00

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3,517.02

473.78

1,347.41

208.30

1,000.73

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10,457.92

		, 2006.	Leighton Hills, District Manager
		day of	Leighton Hi
Expenditures April 2006	416.60 10,041.32 10,457.92 0.00 405.80 27.47 10,891.19	Muir Beach Community Services District Board of Directors on the MUIR BEACH COMMUNITY SERVICES DISTRICT	
	Paid from the Water Capital Improvements Fund Paid from the General Fund Total expenditures per above Paid from the Rental Security Deposit Trust Total paid from the Rental Security Deposit Trust Paid from the Water Security Deposit Trust Paid from the Water Security Deposit Trust Paid from the West Marin Funds Trust SBC Total paid from the West Marin Funds Trust SDC	The above bills were approved for payment by the Muir Beach Community Services District Board of Directors on the MUIR BEACH COMMUNITY SERVICES DISTRICT	Peter Rudnick, Board President

Muir Beach Community Services District

Page 2 of 2

1 2 3 4 5 6	MUIR BEACH COMMUNITY SERVICES DISTRICT Minutes of the Board of Directors' meeting held on Wednesday, April 26, 2006							
7 8 9	Item 1 CA	ALL TO ORDE	<u>R</u>					
0 1 2			regular meeting of that 7:10 pm on Wedne		nmunity Services District 6.	t		
2 3 4	Roll Call							
5 6		DIRECTORS: OFFICERS:	Rudnick, Ostroff, H District Manager H		surer Mullin			
.7 .8	Item 2 RF	EPORT ON RES	SULTS OF CLOSE	D SESSION				
9 20 21		-	hat there was unanim seat on the Board.	ous support among	Board members for			
22 23 24 25	MOTION: To appoint Bob Jacobs to fill the vacant seat on the Board of Directors.Moved: Ostroff, seconded by HobsonVote: AYES: Unanimous							
26 27 28 29	District Manager Leighton Hills administered the oath of office to Bob and he joined the Board. Bob then read a statement he had prepared outlining his reasons for wanting to become a Director.							
)	Maury thank	xed those who ex	pressed an interest ir	1 the position.				
2 3 4	Item 3 NA	ATIONAL PAR	K SERVICE REPO	<u>)RT</u>				
4 5 6 7 8	Creek that r	uns along Bandu	-	resentation constitut	ne portion of Redwood ted part of the scoping swer questions.			
5) 1 2	survive in th	ne area. Changes	create habitat that will to the creek and floc curred as a result of fa	odplain, which were	e detrimental to the			
2 3 4 5 5	construction	-	intersection of Highv		a (which could require Valley Road), cutting a			

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- Removing a berm a couple of years ago allowed sediment to spill onto the floodplain instead
 of flowing downstream. Likewise, log structures installed in the creek have been successful
 in enhancing habitat.
- Hydrologists have been hired and grants have been received from the Department of Fish and
 Game. Interested parties are invited to come on a site walk on May 13. Also, there is an
 internet site for the project where comments can be written.
- 9 Scott Tye from Stinson Beach alerted Carolyn to the fact that Caltrans has been dropping
 10 tons of overcast over the sides of the road which eventually finds its way into the creek.
 11 Carolyn said she would investigate.
 - A survey of the creek around the Pacific Way bridge will be conducted in approximately a week.
 - Peter Rudnick requested a new load of gravel be put on Banducci Road as the road is in very bad shape.

Item 4 CONSENT CALENDAR

- A. **Approval of Expenditures** For March 2006, which includes a total of \$8,646.55 in General Fund expenditures, \$416.60 in Water Capital Improvement Fund expenditures, and \$934.75 in checks issued from the trust funds, for a total of \$9,997.90 in warrants issued.
- B. Approval of Minutes Regular meeting March 29, 2006.
- MOTION: To adopt the Consent Calendar, which includes Items A and B above.
- Moved: Ostroff, seconded by Jacobs
- 30 Vote: AYES: Unanimous

Item 5 FIRE DEPARTMENT REPORT

Chief John Sward reported. Preparations for the annual BBQ fundraiser are underway. John
 met with Kent Julian to discuss upcoming Firesafe Marin projects. Most of the projects will
 occur in the fall.

- John and Leighton are going to meet to discuss changes to the community chipper program.
 Debris inappropriate to the chipper program is being dumped by the well house and it has
 become a hazard. John would like to see the chipping done on site at the individual's
 property. The chips would then be left for the homeowner to use or dispose of.
- John and Alex Naar of the National Park Service had a conversation discussing where a
 building might be located for Fire Department use. NPS might be willing to make a land
- 45 exchange or offer a lease under some non-cancelable basis with an exchange to occur later.
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Item 6 DISTRICT MANAGER'S REPORT

The several residents involved in the issue of removing the trees fronting 195 Sunset Way have agreed on their removal. PG&E has agreed to remove the trees at its expense since they are within 10 feet of a power line.

Leighton has ordered the new water treatment equipment. He hopes to have it installed within a couple of weeks.

Item 7 RECREATIONAL ITEMS

John Sward will be upgrading the Community Center walkway. An inspector has found some deficiencies with regard to complying with the American Disabilities Act. Tree roots have uplifted some of the cement and the handrail may not meet requirements.

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Item 8 ITEMS REMOVED FROM THE CONSENT CALENDAR

No items were removed from the Consent Calendar.

Item 9 PUBLIC OPEN TIME

Scott Tye of Stinson Beach was the representative from West Marin at a recent meeting of the Marin County Transit District. It appears that after this year, the Marin County Stage will bypass Muir Beach. The Marin County Transit District is required to provide transportation to all of Marin. Without the Stage, a taxi is the only solution for people in West Marin who cannot drive. Scott strongly recommends that we make our voice heard.

Leighton announced that Kaia Kirouac, honorary resident, fellow volunteer and long-time mail carrier, has passed away. There will be a memorial service at the Community Center on June 11th.

3334 Item 10 NEXT MEETING DATE

The next meeting date is scheduled for Wednesday, May 31, 2006.

38 The meeting was adjourned at 8:25 pm.

These minutes were approved by the Muir Beach Community Services District Board of
Directors, during their meeting on _____.

42 43

44 ______ 45 Peter Rudnick, Board President

Sharon Mullin, Secretary

MBCSD Minutes

April 26, 2006

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