

MUIR BEACH COMMUNITY SERVICES DISTRICT

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



**Thu, November 20, 2014
7:00 PM – Regular Meeting**

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

SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District Manager 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

Steve Shaffer, Board President
Scott Bender, Board Vice President
Paul Jeschke, Director
Peter Lambert, Director
Gerry Pearlman, Director

Leighton Hills, District Manager
Sharry Mullin, Meeting Secretary

Item 2 Marin-Sonoma Mosquito & Vector Control District

Nizza Sequeira, the public relations director of the Marin-Sonoma Mosquito & Vector Control District, will provide a brief presentation on the issues posed to our neighborhood by mosquitos, and the no-additional-cost (we all pay an amount each year on our property taxes) programs that the district has available for our residents.

Item 3 Videotaping of Board Meetings – At the last meeting, the discussion on this topic was tabled after some brief comments from residents so the full board could be present. Michael Eisenmenger of the Community Media Center of Marin has been asked by Gerry Pearlman to be available to discuss his group's fee-for-service program. Gerry would also like to discuss purchase of a public address system so neighbors would speak into a microphone (along with videotaping if approved).

Item 4 NATIONAL PARK SERVICE REPORT

Representatives of the National Park Service may be present to update the community on NPS projects. In accordance with a prior understanding, NPS will provide us with a list of topics to be discussed.

Item 5 FIRE DEPARTMENT

Report by Fire Chief – Steve Wynn may be available to provide a brief update to the Board on the activities of the fire department.

Item 6 DISTRICT MANAGER REPORT

Possible Use of Upper Tank Site for Fire Station – The 49-year old redwood tank next to the community's new concrete water tank near the Overlook is no longer serviceable. After dismantling of the tank, this location could serve as the site of the community's fire station. The topic will be discussed.

Water Conservation – Please see the attached email which was distributed to the neighborhood. The report notes successful conservation of water by the community. Since that report daily use has dropped another 2,000 gallons per day. Now that the rainy season has begun and temperatures are very modest, all residents should turn off their automatic timers for water irrigation.

Water Billing Issues – As we all recall, the water capital improvement charge used to be collected by the County via a parcel tax, and it's now collected directly by the District via water bills. During the County collection days, we made provision for neighbors who have multiple lots to be assessed a single fee as long as their lots were contiguous – which is fine. If, however, those contiguous lots have separate water meters it is recommended there be separate water capital improvement fees payable.

The normal sequence regarding water hookups is for a lot owner to pay a water connection fee and then soon afterwards install a meter and begin paying the typical monthly fee for the water service. Multiple owners in Muir Beach pay the minimum bi-monthly water charge regardless if a home has been built – all fair because there are costs to the District in maintaining the tanks and service lines to serve the paid-for connection. A disparity exists, though, if a meter is not placed at the lot for a lengthy time, which serves as our trigger for starting the minimum service charge – where some people are paying the bi-monthly charge and some are not. This would be remedied by having the billing start either when the meter is actually placed or one-year after the connection charge is levied. If the board concurs, please pass a motion that reflects these two proposed changes.

Parking Lot Issues – We will provide an update on items requested of NPS to lessen the impact of the new parking lot on neighbors.

Spindrift Point Access – I met last week with a rep of The Nature Conservancy and they are prepared to re-open the point to controlled access by our neighborhood. By the time of the meeting we should have a copy of The Nature Conservancy's proposal. Their objective is to have a visitation program that will prevent the sometimes excessive/abusive uses that led to closure and restoration of damage. They will be looking for our community to help administer visitation by community residents – proposed specifics to follow.

Item 7 RECREATION ITEMS

Community Center Playground Upgrades – The much improved playground has reopened! Scott Bender will provide an update.

Community Center – Laurie and I are working to gather information on revenues received over the last year, and to compare our rates with those for facilities in nearby communities. We may have enough information by the date of this meeting for a discussion or it may be deferred to the subsequent meeting.

Item 8 SELECTION OF DATE FOR NEXT MEETING

Item 9 ADJOURNMENT

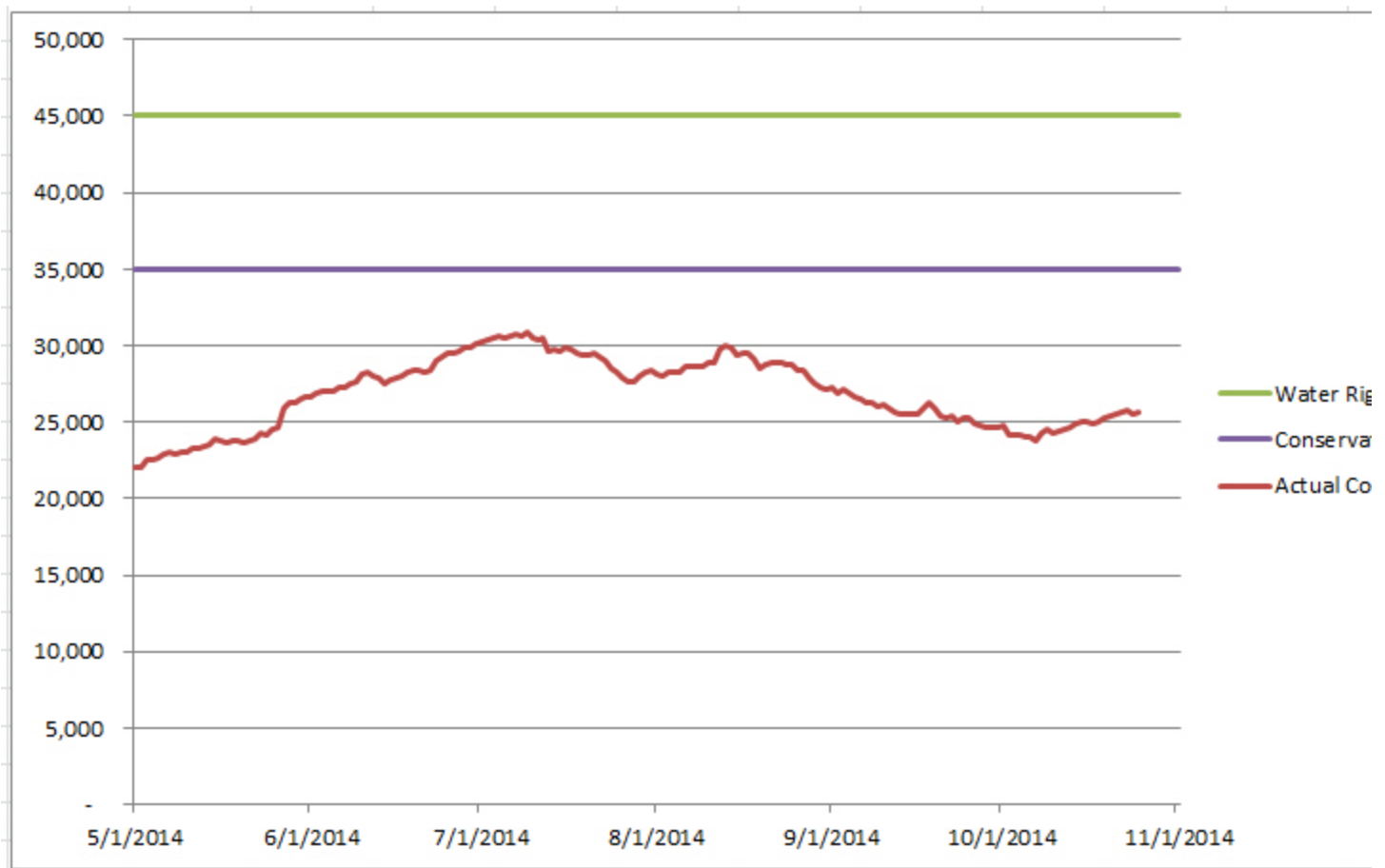
To: 'Leighton Hills' (leighton.hills@muirbeachcsd.com)
Subject: Water Conservation Update
Attachments: Water Emergency 2014.pdf; Water Conservation Ordinance.pdf; Water Usage.jpg

From: leighton.hills@muirbeachcsd.com [<mailto:leighton.hills@muirbeachcsd.com>]
Sent: Saturday, October 25, 2014 5:24 PM
To: residents@muirbeachcsd.com
Subject: Water Conservation Update

Dear Neighbors,

Here is a brief update to supplement the discussions that have taken place in the three recent community CSD meetings regarding water use in Muir Beach.

Our community's water usage historically ran in the 40,000 to 50,000 gallon per day range. The community's water rights permit limited draws to 45,000 gallons per day during normal conditions and set a mandatory target of 35,000 gallons per day during drought conditions in Redwood Creek (defined as the creek exhibiting non-connected pools as has been a seasonal condition for many decades). You'll be pleased to know our community's usage is well under our limit, plus, at 25,615 gallons per day, even 27% below our "target" of 35,000 gallons per day. Typically our maximum usage days are in early to mid October – but see the chart below that shows how our community responded to the drought concerns with usage actually declining into the fall instead of growing.



Another measure of conservation is the amount of water used per person per day. In MMWD's case, having a well-developed program for water conservation, their recent per capita usage is 117 gallons per person per day (Oct 13-19). Muir Beach is at 47% of that number at 55 gallons per person per day.

To help achieve conservation in water Harvey notifies residents when he notices excessive outdoor watering, plus also checks meters for continuous running while reading meters signaling possible leaks. We also contact the largest users each meter reading period to alert them of their "status" in the neighborhood and what they can do to cut back. This approach works – the community's largest residential water user in fact cut back their water usage more than 40% from one meter reading to the latest reading.

We also attach copies of the community's water conservation regulations – the most recent passed this August which has had a terrific effect, and the community's longer-term ordinance requiring Noticed Water Conservation with mandatory conservation when certain conditions occur in Redwood Creek (with potential fines easily surpassing \$1,000 if large water use is not curtailed). Interestingly, conditions in the creek remained surprisingly good this year with us just squeaking by without having to implement the provisions of the ordinance. Nevertheless with the great voluntary conservation achieved, only 1 household of the 147 households in Muir Beach would have been affected had the ordinance been triggered this year.

Finally, in terms of water leakage in the community's water main system, unaccounted for water was typically around 40% for our system during the 1990s, far in excess of the 15-20% that is expected by industry standards in relatively "tight" systems. With pipeline replacements and hourly monitoring of use we are now typically at 10% or less, with the number being 2.2% for the last 60 days.

So...while additional conservation is welcome and is what keeps Muir Beach as a responsible neighbor to Redwood Creek, our community has done a great job in conserving water this season – many thanks!

Leighton

[Leighton Hills](#)
[415-383-7102](#)

RESOLUTION No. 2014-8-28

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MUIR BEACH COMMUNITY SERVICES DISTRICT PROHIBITING NON-ESSENTIAL USES OF WATER

The Board of Directors of the Muir Beach Community Services District does resolve as follows:

Section 1 Purpose

This program is intended to comply with the State Water Resources Control Board's adoption of California Code of Regulations Title 23, Section 863, 864 and 865 which require urban water suppliers to implement certain drought emergency water conservation measures. The purpose of this resolution is (1) to conserve the water supply of the Muir Beach Community Services District ("District") for the greatest public benefit with particular regard to the environment, public health, fire protection and domestic use, (2) to conserve water by reducing waste, and (3) to the extent necessary by reason of drought and an existing water shortage emergency condition to reduce water use fairly and equitably. This resolution is adopted pursuant to the California Water Code Section 350 through and including Section 358, and Section 31026 through and including Section 31029.

Section 2 Declaration of Water Shortage Emergency

The Board of Directors finds and declares that due to drought conditions within the District, a water shortage emergency exists within the District.

Section 3 Prohibition of Non-Essential Uses of Water

No water furnished by the District shall be used for any purpose declared to be non-essential by the Board of Directors. The following is a list of non-essential uses and restrictions:

1. **No Waste in General.** The application of landscape irrigation water in any wasteful manner, such that areas become saturated or cause water to run off onto adjacent streets or other areas.
2. **No Watering During Peak Daytime Hours.** The application of landscape irrigation water between the hours of 11 a.m. and 7 p.m., being the time of greatest evaporation of irrigation water.
3. **Watering Limited to Two Times per Week.** The application of landscape irrigation water more frequently than two times per week. Permitted time periods shall be from 7 p.m. Tuesday evenings through 11 a.m. Wednesday mornings, and 7 p.m. Friday evenings through 11 a.m. Saturday mornings.
4. **Watering of Lawns Limited to One Time per Week.** The application of landscape irrigation water to any area that includes a lawn, residential or commercial, more frequently than one time per week. Permitted time periods shall be from 7 p.m. Tuesday evenings through 11 a.m. Wednesday mornings.
5. **Hoses Must Have Shut-off Nozzles.** The use of a garden hose without a shut-off nozzle at the discharge end of the hose.

6. **No Use of Water to Wash Surfaces.** The washing of sidewalks, driveways, parking areas or any other exterior hard surfaces with potable water.
7. **No Filling of Pools.** The filling or refilling of any swimming pool by more than 5% of its capacity within any 90-day period.

Section 4 Violations

If and when the District becomes aware of any violation of this resolution, a warning shall be issued. The warning shall specify the nature of the violation, how it may be corrected and a timeframe for correction, either to be immediate or within a specified time as determined by the District Manager. If the violation is continued or repeated, the District shall assess a \$100 fee to account for the District's costs of dealing with the violation and may also forthwith disconnect water service to the property where the violation has occurred. Upon receipt of assurances that the violations will not continue or be repeated, the District may restore water service to the property. Should the violation be thereafter repeated, the District shall assess a fee of \$400 and may install a device which will restrict the flow of water to the property in question. Should violations continue even with flow restricted, the District may forthwith disconnect water service to the property for an indefinite period.

Section 5 Effective Period

This resolution shall be effective on the date of its adoption. The restrictions contained in this resolution may be partially or fully lifted as conditions change, as determined by the District Manager and with notice provided by the District.

PASSED AND ADOPTED this 28th day of August, 2014 by the following vote of the Board of Directors.

Ayes: Scott Bender, Paul Jeschke, Peter Lambert, Gerry Pearlman, Steve Shaffer
Noes: None
Absent: None

/s/ Steven Shaffer
Steven Shaffer, Board President

Attest:

/s/ Leighton Hills
Leighton Hills, District Manager