



CAYUCOS SANITARY DISTRICT

200 Ash Avenue / PO Box 333
Cayucos, CA 93430
(805) 995-3290

www.CayucosSanitaryDistrict.gov

GOVERNING BOARD
R. Enns, President
S. Lyon, Vice-President
J. Curti, Director
J. Smith, Director
J. Clark, Director

**BOARD OF DIRECTORS
REGULAR MEETING AGENDA
THURSDAY, JANUARY 15, 2026 AT 5:00PM
200 ASH AVENUE, CAYUCOS, CALIFORNIA 93430**

1. ESTABLISH QUORUM AND CALL TO ORDER

2. PUBLIC COMMENT

At this time the public may address the Board on items other than those scheduled on this agenda that are within the jurisdiction of the Board (persons wishing to speak on any item scheduled on this agenda will be given the opportunity at the time that agenda item is being considered). When recognized by the Board President, please state your name for the record (though not required). While the Board encourages public comment, in the interest of time and to facilitate orderly conduct of the meeting, the Board reserves the right to limit individual comments to three minutes. By conditions of the Brown Act, the Board is prohibited from discussing issues not posted on this agenda, but may set items for future agendas.

3. CONSENT CALENDAR: Recommended to Approve

Consent Calendar items are considered routine and therefore do not require separate discussion, however, any item may be removed from the Consent Calendar by a member of the Board of Directors for separate consideration. Individual items on the Consent Calendar are approved by the same vote that approves the Consent Calendar, unless an item is pulled for separate consideration.

A. Meeting Minutes

1. Approval of minutes for the November 20, 2025 Board of Directors Regular Meeting [Pg. 1](#)
2. Approval of minutes for the December 18, 2025 Board of Directors Special Meeting [Pg. 4](#)

B. Financial Reports: November 2025

1. Cash, Savings, and Investment Report [Pg. 6](#)
2. Check Registers – Wells Fargo (General & CIP Checking Accounts) [Pg. 7](#)
3. Budget vs. Actual Status Report [Pg. 9](#)
4. Capital Improvement Projects Report [Pg. 10](#)

C. Financial Reports: December 2025

1. Cash, Savings, and Investment Report [Pg. 11](#)
2. Check Registers – Wells Fargo (General & CIP Checking Accounts) [Pg. 12](#)
3. Budget vs. Actual Status Report [Pg. 15](#)
4. Capital Improvement Projects Report [Pg. 16](#)

D. Resolution 2026-01 Adopting The 2025 Multi-Jurisdictional Hazard Mitigation Plan [Pg. 17](#)

4. STAFF COMMUNICATIONS AND INFORMATIONAL ITEMS: No Action Required

A. District Manager's Report: November & December 2025 [Pg. 20](#)

B. Will-Serve Activity: November & December 2025

1. New Will-Serves

- 1210 Pacific Ave. / Smith / 064-227-006 / SFR New
- 164 Park Ave. / Diocese of Monterey / 064-131-023 / SFR New

2. Extended Will-Serves:

- 560 Pacific Ave. / Marquart / 064-148-008 / ADU New

- 2098 Circle Dr. / Lewis / 064-182-049 / SFR Remodel
- 21 24th St. / Cruff / 064-185-013 / SFR New
- 273 S Ocean Ave. / Weyrick / 064-125-051 / CMMCL Remodel
- 168 I St. / Oliva / 064-128-005 / SFR Addition

3. Finaled Will-Serves:

- 34 13th St. / Olsen / 064-223-001 / SFR Remodel
- 3312 Shearer Ave. / Haaland / 064-426-012 / SFR Remodel, ADU New
- 302 Pacific Ave. / Newman / 064-148-001 / SFR Remodel

5. ELECTION OF DISTRICT OFFICERS FOR 2026 [Pg. 23](#)

6. ASSIGNMENT OF BOARD COMMITTEES FOR 2026 [Pg. 25](#)

7. DISCUSSION AND CONSIDERATION TO APPROVE AND AUTHORIZE THE BOARD PRESIDENT TO SIGN A JOINT LETTER WITH THE COUNTY OF SAN LUIS OBISPO TO THE CALIFORNIA STATE LEGISLATURE SUPPORTING THE EXTENDED OPERATIONS OF DIABLO CANYON POWER PLANT [Pg. 27](#)

8. UPDATE AND DIRECTION TO STAFF REGARDING ANNEXATION NO. 21: ASSESSOR PARCEL NUMBER 064-481-005, VESTING TENTATIVE TRACT MAP 3164, STEINMANN [Pg. 33](#)

9. CLOSED SESSION:

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: APN 073-092-056; Toro Creek Road

Agency Negotiator: District Manager, David Athey

Negotiating Parties: Chief Executive Officer, Cecily Majerus, and Director of Life Support Systems and Facilities, Micah Buster (The Marine Mammal Center)

Under Negotiation: Price/terms of payment

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: APNs 066-331-032, -033, and -034; 160 and 180 Atascadero Road and 1700 Embarcadero, Morro Bay

Agency Negotiator: District Manager, David Athey

Negotiating Parties: Interim City Manager, Andrea Lueker (City of Morro Bay)

Under Negotiation: Price/terms of payment

10. BOARD MEMBER COMMENTS

This item provides the opportunity for Board members to make brief announcements and/or briefly report on their own activities related to District business.

11. FUTURE SCHEDULED MEETINGS

- February 19, 2026 – Regular Board Meeting
- March 19, 2026 – Regular Board Meeting
- April 16, 2026 – Regular Board Meeting

12. ADJOURNMENT

This agenda was prepared and posted pursuant to Government Code Section 54954.2. The agenda, staff reports or other documentation relating to each item of business referred to on the agenda can be accessed and downloaded from the District's website at <https://www.cayucosanitarydistrict.gov/meetings>

All staff reports or other documentation relating to each item of business referred to on the agenda are also on file at the District office, available for public inspection or reproduction at cost. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disability Act. To make a request for disability-related modification or accommodation, contact the District at (805) 995-3290 as soon as possible and at least 48 hours prior to the meeting date.



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J. Smith, Director
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**BOARD OF DIRECTORS
REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 20, 2025 AT 5:00 P.M.
200 ASH AVENUE, CAYUCOS, CALIFORNIA 93430**

1. ESTABLISH QUORUM AND CALL TO ORDER

President Enns called the meeting to order at 5:01 p.m.

Directors Present: President Robert Enns, Vice-President Shirley Lyon, Director John Curti, Director Justin Smith, and Director Joe Clark

Staff Present: Interim District Manager Will Clemens, Administrative Services Manager/Board Secretary Amy Lessi, and Administrative Accounting Manager Gayle Good

Guests Present: Cecily Majerus, Micah Buster, Aliah Meza, and Heather Harris of The Marine Mammal Center; David Athey

2. PUBLIC COMMENT

None

3. CONSENT CALENDAR

Public Comment: None

Motion: By Director **Curti** to approve items on the Consent Calendar as prepared

Second: By Director **Clark**

Vote: 5-0 Motion passed

4. STAFF COMMUNICATIONS AND INFORMATION ITEMS

Manager Clemens reviewed his Manager's Report, adding that the District will be exempt from the Surplus Land Act's requirements. In response to Director Curti's inquiry regarding Waste Connections' rate proposal application, Manager Clemens reminded the Board that the new rate-setting methodology includes annual rate adjustments. Director Smith asked about the cause of the Permeate Pump 2 Fail Alarms and Manager Clemens responded they were likely due to an electrical issue rather than the pump itself. A backup pump was ordered just in case, but subsequent issues have not occurred.

Public Comment: None

Item 4 was received and accepted (no Board action necessary).

5. DISCUSSION AND CONSIDERATION TO APPROVE A CONCEPTUAL SITE PLAN RELATED TO A POTENTIAL GROUND LEASE FOR A PORTION OF THE WATER RESOURCE RECOVERY FACILITY (WRRF) PARCEL WITH THE MARINE MAMMAL CENTER

Representatives from the Marine Mammal Center (“MMC”) presented their preliminary site plan for the Board’s review and discussion. The Board requested revisions to the Conceptual Site Plan and invited the MMC to return for a secondary review at the January 2026 Regular Meeting.

Public Comment: Louise, a resident of Toro Creek Road, inquired about the status of the Cayucos-Morro Bay Cemetery District’s annexation and expressed concern regarding the increased traffic on Toro Creek Road if a new cemetery, beach access, campgrounds, and Marine Mammal Center are developed. She relayed that residents of Toro Creek Rd. want a stoplight on Highway 1. She also expressed concern regarding potential interspecies disease transfer between sick marine mammals and the native species of the Toro Creek Road area. President Enns responded that he’s unaware of the cemetery’s status, and that Cayucos Sanitary District has no authority regarding traffic control, but CalTrans or the County of San Luis Obispo might be able to help. Cecily Majerus noted that the MMC employs an epidemiologist who specializes in the prevention of disease transmission.

Item 5 was received (no Board action taken).

6. DISCUSSION AND CONSIDERATION TO APPROVE THE FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTANT SERVICES WITH WATER SYSTEMS CONSULTING, INC. IN THE AMOUNT OF \$38,317 AND A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION FOR THE CHANEY-TO-TORO PIPELINE REPLACEMENT PROJECT

Public Comment: None

Motion: By Director **Lyon** to approve an amendment to the Agreement for Consultant Services with Water Systems Consulting, Inc. in the amount of \$38,317 for the Chaney-to-Toro Pipeline Replacement Project (“Project”)

Second: By Director **Clark**

Vote: 5-0 Motion passed

Motion: By Director **Smith** to find that the Project is exempt from Section 21000 et seq. of the California Public Resources Code (CEQA) and direct the District Manager to sign the Notice of Exemption and file with the County Clerk/Recorder and the State Clearinghouse

Second: By Director **Clark**

Vote: 5-0 Motion passed

7. DISCUSSION AND CONSIDERATION TO APPROVE THE 2025 CAYUCOS SANITARY DISTRICT INVESTMENT POLICY

Manager Clemens recommended revising Investment Policy #18, *Investment Policy Adoption*, to amend the language from “adopted by resolution of the Board of Directors” to “adopted by resolution or action of the Board of Directors.”

Public Comment: None

Motion: By Director **Curti** to approve the 2025 Cayucos Sanitary District Investment Policy and include the recommended revision

Second: By Director **Smith**

Vote: 5-0 Motion passed

8. DISCUSSION AND CONSIDERATION OF AN EMPLOYMENT AGREEMENT WITH DAVID ATHEY FOR THE POSITION OF DISTRICT MANAGER

Public Comment: None

Motion: By Director **Lyon** to appoint David Athey as District Manager and approve the Employment Agreement

Second: By Director **Curti**

Vote: 5-0 Motion passed

9. BOARD MEMBER COMMENTS

None

10. FUTURE SCHEDULED MEETINGS

- December 18, 2025 – Regular Board Meeting **CANCELLED**
- January 15, 2026 – Regular Board Meeting
- February 19, 2026 – Regular Board Meeting

11. ADJOURNMENT

The meeting adjourned at 6:42 p.m.

Minutes Respectfully Submitted By:

X *Amy Lessi*

Amy Lessi
Administrative Services Manager/Board Secretary



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**BOARD OF DIRECTORS
SPECIAL MEETING MINUTES
THURSDAY, DECEMBER 18, 2025 AT 5:00 P.M.
200 ASH AVENUE, CAYUCOS, CALIFORNIA 93430**

1. ESTABLISH QUORUM AND CALL TO ORDER

President Enns called the meeting to order at 5:00 p.m.

Directors Present: President Robert Enns, Vice-President Shirley Lyon, Director John Curti, Director Justin Smith, and Director Joe Clark

Staff Present: Interim District Manager Will Clemens and Administrative Services Manager/Board Secretary Amy Lessi

Guests Present: David Athey; Carla Wixom, Mayor of the City of Morro Bay; Andrea Lueker, Morro Bay Interim City Manager; and Brian Stack, City Attorney

2. PUBLIC COMMENT ON AGENDA ITEM(S)

Written public comment was received from the City of Morro Bay (attached).

3. DISCUSSION AND CONSIDERATION TO APPROVE A PURCHASE AND SALE AGREEMENT FOR THE JOINTLY OWNED CITY OF MORRO BAY AND CAYUCOS SANITARY DISTRICT WASTEWATER TREATMENT PLANT PROPERTY AND RELATED ASSETS

In response to the comments received from the City of Morro Bay ("CMB"), Manager Clemens changed his recommendation for this item and suggested that no action be taken at this meeting. The Board was agreeable to the CMB's request for an escrow company located in Morro Bay, and to evenly split the escrow and closing costs. The Board directed Legal Counsel to work together with CMB to come to acceptable terms on language related to potential pollution remediation.

Public Comment: None

Item 3 was received (no Board action taken)

4. ADJOURNMENT

The meeting adjourned at 5:52 p.m.

Minutes Respectfully Submitted By:

X

Amy Lessi
Administrative Services Manager/Board Secretary



CITY OF MORRO BAY

CITY HALL
595 Harbor Street
Morro Bay, CA 93442

WRITTEN PUBLIC COMMENT

December 18, 2025

Cayucos Sanitary District
President and Board of Directors
200 Ash Avenue
Cayucos, CA 93430

RE: Board of Directors Special Meeting, December 18, 2025, Item 3 – Discussion and Consideration to Approval a Purchase and Sale Agreement for the Jointly Owned City of Morro Bay and Cayucos Sanitary District Wastewater Treatment Plant and Related Assets

President Enns and Board Members,

I would like to express my appreciation for your time and efforts in moving this item forward, which I believe will ultimately be of great benefit to both our communities. While the City of Morro Bay is still in the process of reviewing the draft purchase agreement (first made available to the City via publication of your Special Meeting Agenda on December 17, 2025), there are several preliminary comments on the draft purchase agreement I wish to bring to your attention prior to your meeting this evening in hope that appropriate direction could be given by your Board which should help minimize the delay in any final approval of the agreement by both agencies:

1. Language concerning waiver or release of claims related to prior joint use. Suggested draft language – *The District and the City agree that by entering into this Agreement, neither Party shall be deemed to have waived or released any claims or defenses regarding any hazardous waste later discovered on the Property related to the Parties prior joint use or occupancy of the Property.*
2. Section 3.1 – Request an escrow company located in either Morro Bay or Cayucos.
3. Section 7.3 – Request the typical split of 50/50 of all escrow and closing costs.

Please share this correspondence with your Board members and applicable staff prior to the meeting this evening. Thank you for your consideration.

Sincerely,

Carla Wixom, Mayor
City of Morro Bay

cc: Morro Bay City Council
Brian Stack, Morro Bay City Attorney
Andrea Lueker, Morro Bay Interim City Manger



CAYUCOS SANITARY DISTRICT

Monthly Financial Report

FY 2025/2026

Cash, Savings and Investments

November 2025

Bank Accounts	Current Balance
Wells Fargo - General Checking	\$669,335
Wells Fargo - Capital Projects (closed)	\$0
Wells Fargo - Standby (closed)	\$0
Wells Fargo - USDA	\$706,060
Petty Cash	\$175
Total	\$1,375,569
Investment Accounts	
CalTrust	\$2,789,276
Cetera Cash/MM	\$40,745
Cetera Treasury/Securities	\$33,112 *
Total	\$2,863,133
Grand Total	\$4,238,702
MCD Wells Fargo Deposit CD	\$25,000 **

* Fixed Income

** Franchise Deposit on Hold

Check Registers - Checks Issued November 2025

Date	Num	Name	Amount
11/05/2025	25059	LESSI, AMY M - Board Secretary Conference	-1,036.26
11/06/2025	25060	AMAZON - citric acid, janitorial & office supp.	-392.63
11/06/2025	25061	AUTOZONE, INC.	-7.51
11/06/2025	25062	BREZDEN PEST CONTROL	-148.00
11/06/2025	25063	BUSINESS CARD - crane, hardware, sm tools	-325.71
11/06/2025	25064	BUSINESS CARD - office supp, CSDA meeting	-93.36
11/06/2025	25065	CARMEL & NACCASHA, LLP	-3,964.08
11/06/2025	25066	COASTAL ROLL OFF SERVICE	-2,220.31
11/06/2025	25067	CULLIGAN OF MORRO BAY	-117.50
11/06/2025	25068 - CIP	INDUSTRIAL SAFETY PRODUCTS	-8,985.94
11/06/2025	25069	MINER'S ACE HARDWARE	-354.32
11/06/2025	25070	MISSION COUNTRY DISPOSAL - WRRF	-430.11
11/06/2025	25071	MISSION UNIFORM SERVICE	-398.74
11/06/2025	25072	SPEEDY COASTAL MESSENGER, INC.	-710.00
11/20/2025	25092	RON PAYTON	-80.00
11/20/2025	25093	PATHIAN ADMINISTRATORS	-205.72
11/20/2025	25095	ABALONE COAST ANALYTICAL, INC. - annual testing	-23,740.40
11/20/2025	25096	ALPHA ELECTRICAL SERVICE, INC.	-6,047.50
11/20/2025	25097	B&K VALVES & EQUIPMENT, INC.	-1,187.32
11/20/2025	25098	BAY CITY ELECTRIC WORKS	-4,128.84
11/20/2025	25099	BUSINESS CARD - smog, interview panel supp	-133.09
11/20/2025	25100	BUSINESS CARD - Bd Sec hotel deposit, int pan supp	-201.78
11/20/2025	25101	BUSINESS CARD - smog, grease, blower	-1,622.85
11/20/2025	25102	CALNET3	-504.85
11/20/2025	25103	CUSI	-2,666.00
11/20/2025	25104	DIAMOND MAPS	-480.00
11/20/2025	25105	FIRSTNET (AT&T)	-602.54
11/20/2025	25106	INDUCTIVE AUTOMATION LLC	-2,976.00
11/20/2025	25107 - CIP	INDUSTRIAL SAFETY PRODUCTS	-1,064.46
11/20/2025	25108	OPTIMIZED INVESTMENT PARTNERS, LLC	-595.85
11/20/2025	25109	RUTAN & TUCKER, LLP	-360.00
11/20/2025	25110	WATER SYSTEMS CONSULTING, INC.	-430.00
11/20/2025	25111 - CIP (part)	XYLEM WATER SOLUTIONS U.S.A., INC.	-7,432.37
11/26/2025	25112	COASTAL COPY, INC	-114.62
11/26/2025	25113	COUNTY OF SLO - PUBLIC WORKS DEPT.	-450.00
11/26/2025	25114	CWEA	-1,401.44
11/26/2025	25115	EXXONMOBIL	-377.99
11/26/2025	25116	RENEE CHERNILA - ergonomic eval.	-1,990.00
11/26/2025	25117	RUTAN & TUCKER, LLP	-1,215.00
11/26/2025	25118	SOCAL GAS	-35.07
11/26/2025	25119	STATE WATER RESOURCES CONTROL BOARD	-10,320.00
Total Issued Checks			-\$89,548.16

Check Registers - ACH/EFT Payments November 2025

Date	Num	Name	Amount
11/03/2025	EFT110325	USPS	-710.42
11/04/2025	19119392	WELLS FARGO VENDOR FIN SERV	-350.96
11/05/2025	HLTH110525	CALPERS (HEALTH)	-15,592.67
11/05/2025	B2530797611	ALLIED ADMINISTRATORS FOR DELTA DENTAL	-823.54
11/06/2025		QuickBooks Payroll Service	-24,848.93
11/07/2025	FED110725	US TREASURY	-8,788.22
11/07/2025	EDD110725	EDD	-2,002.92
11/07/2025	PERS110725	CALPERS (RETIREMENT)	-5,308.80
11/07/2025	DEF110725	CALPERS (RETIREMENT)	-1,225.00
11/13/2025		USDA Transfer	-77,907.72
11/14/2025	732991	PG&E LS#1	-594.00
11/14/2025	733901	PG&E LS#2	-1,106.65
11/14/2025	734371	PG&E LS#3	-213.90
11/14/2025	734751	PG&E LS#4	-528.31
11/14/2025	735191	PG&E LS#5	-2,831.40
11/14/2025	735531	PG&E OFFICE	-339.43
11/20/2025		QuickBooks Payroll Service	-24,469.39
11/21/2025	PERS112125	CALPERS (RETIREMENT)	-5,308.80
11/21/2025	DEF112125	CALPERS (RETIREMENT)	-1,225.00
11/21/2025	EDD112125	EDD	-1,948.49
11/21/2025	FED112125	US TREASURY	-8,575.28
11/25/2025	443012601	CHARTER INTERNET	-951.62
11/25/2025	443012602	EXECUTIVE JANITORIAL	-225.00
11/25/2025	443012603	REC SOLAR	-11,247.21
11/30/2025	EFT36523	COLONIAL LIFE INSURANCE PREMIUMS	-52.58
Total Issued ACH			-\$197,176.24

Budget vs. Actual November 2025

AGENDA ITEM:
3.B.3

	Current Month	YTD Actual Rev/Exp	Approved Budget 25/26	% of Budget
Ordinary Income/Expense				
Income				
Sewer Income	253,714	1,351,442	3,214,300	42%
Will Serve Income	275	1,325	88,200	2%
Rental Income	-	3,214	39,800	8%
Solid Waste Income	4,101	57,978	161,500	36%
SLOCO Tax Assessments	155,193	231,535	1,256,500	18%
Banking Interest Income	143	2,823	9,600	29%
Investment Interest	9,051	35,866	80,000	45%
Other Income	(1,257)	4,577	4,600	99%
Total Income	421,221	1,688,759	4,854,500	35%
Expenses				
Payroll Expenses				
Administrative Payroll	26,287	135,717	396,600	34%
Collections Payroll	16,032	88,305	220,700	40%
WRRF Payroll	31,028	168,096	478,100	35%
Director Payroll	-	2,900	8,000	36%
Vested Benefits	316	1,580	4,000	40%
Admin Payroll Taxes & Benefits	7,294	64,035	163,600	39% *
Collections Payroll Taxes & Benefits	8,918	72,574	135,500	54% *
WRRF Payroll Taxes & Benefits	10,368	81,522	216,300	38% *
Director Payroll Taxes & Benefits	-	222	600	37%
Total Payroll & Benefits	100,243	614,951	1,623,400	38%
Operating Expenses				
Special Projects	-	-	12,500	0%
Administrative Operating Expenses	16,079	379,533	764,000	50% *
Collections Operating Expenses	12,526	59,725	273,650	22%
Treatment Operating Expenses	139,413	684,202	1,738,700	39%
Total Operating Expenses	168,018	1,123,461	2,788,850	40%
Total Expenses	268,261	1,738,412	4,412,250	39%
Net Income	152,961	(49,653)	442,250	

*Payroll Taxes & Benefits and Operating Expenses are over the targeted percentage as Unfunded Liability and Insurance payments are paid in July for the forthcoming fiscal year.

Capital Improvement Projects Budget November 2025

AGENDA ITEM:
3.B.4

	Current Month	YTD Actual Rev/Exp	Approved Budget 25/26	% of Budget
Collection Improvements				
Sewer Main Repairs	0	0	50,000	0%
Chaney to Lift Station 5 Main Replacement	0	0	40,000	0%
Main Admin				
IT Security Upgrades	0	30,593	30,000	102%
BigBelly Trash & Recycling Containers	0	0	50,000	0%
WRRF Improvements				
UV Bulb Replacement	5,548	41,943	55,000	76%
Davit & Winch for Confined Space Entry	1,064	10,050	10,000	101%
Backup Permeate Pump for MBR	0	62,643	65,000	96%
Portable Generator Replacement	0	0	30,000	0%
Total Capital Improvements	\$ 6,612.53	\$ 145,229.23	\$ 330,000.00	44%



CAYUCOS SANITARY DISTRICT

Monthly Financial Report

FY 2025/2026

Cash, Savings and Investments

December 2025

Bank Accounts	Current Balance
Wells Fargo - General Checking	\$452,711
Wells Fargo - Capital Projects (closed)	\$0
Wells Fargo - Standby (closed)	\$0
Wells Fargo - USDA	\$783,966
Petty Cash	\$175
Total	\$1,236,853
Investment Accounts	
CalTrust	\$3,174,879
Cetera Cash/MM	\$41,439
Cetera Treasury/Securities	\$32,722 *
Total	\$3,249,040
Grand Total	\$4,485,893
MCD Wells Fargo Deposit CD	\$25,000 **

* Fixed Income

** Franchise Deposit on Hold

Check Registers - Checks Issued December 2025

Date	Num	Name	Amount
12/01/2025	25122	COLLINS, JONATHAN W - tuition reimbursement	-1,220.00
12/04/2025	25123	AMAZON - office and janitorial supplies	-265.84
12/04/2025	25124	CAYUCOS BEACH MUTUAL WATER CO. #1	-133.44
12/04/2025	25125	CAYUCOS BEACH MUTUAL WATER CO. #2	-106.72
12/04/2025	25126	COASTAL ROLL OFF SERVICE	-2,832.58
12/04/2025	25127	CULLIGAN OF MORRO BAY	0.00
12/04/2025	25128	ENVIRONMENTAL HEALTH LS#1	-627.00
12/04/2025	25129	ENVIRONMENTAL HEALTH LS#2	-627.00
12/04/2025	25130	ENVIRONMENTAL HEALTH LS#3	-627.00
12/04/2025	25131	ENVIRONMENTAL HEALTH LS#4	-627.00
12/04/2025	25132	ENVIRONMENTAL HEALTH LS#5	-627.00
12/04/2025	25133	ENVIRONMENTAL HEALTH WRRF	-1,473.00
12/04/2025	25134	HINSON'S TIRE PROS	-319.49
12/04/2025	25135	MINER'S ACE HARDWARE	-432.91
12/04/2025	25136	MISSION COUNTRY DISPOSAL - WRRF	-430.11
12/04/2025	25137	MISSION UNIFORM SERVICE	-522.64
12/04/2025	25138	MORRO ROCK MUTUAL WATER CO. UTILITY 782	-169.36
12/04/2025	25139	OPTIMIZED INVESTMENT PARTNERS, LLC	-597.73
12/04/2025	25140	TRI-COUNTY OFFICE FURNITURE, INC.	-2,479.79
12/04/2025	25141	CULLIGAN OF MORRO BAY	-96.00
12/05/2025	25120	ENNS, ROBERT	-182.30
12/05/2025	25121	LYON, SHIRLEY A	-182.30
12/18/2025	25142	HOOPER, SARAH L - safety boots	-146.40
12/18/2025	25143	PATHIAN ADMINISTRATORS	-205.72
12/18/2025	25144	AUTOZONE, INC.	-0.66
12/18/2025	25145	BREZDEN PEST CONTROL	-252.00
12/18/2025	25146	CALNET3	-485.96
12/18/2025	25147	CARMEL & NACCASHA, LLP	-4,692.00
12/18/2025	25148	CSA 10A SLO CO PW LS#3	-217.79
12/18/2025	25149	CSA 10A SLO CO PW LS#4	-217.79
12/18/2025	25150	FIRSTNET (AT&T)	-575.29
12/18/2025	25151	POSTMASTER	-370.00
12/18/2025	25152	RUTAN & TUCKER, LLP	-7,155.00
12/18/2025	25153	SPEEDY COASTAL MESSENGER, INC.	-600.00
12/18/2025	25154	SPICE INTEGRATION CORP.	-7,245.20
12/18/2025	25155	STAPLES ADVANTAGE	-64.77
12/18/2025	25156	SURFACE PUMPS, INC.	-2,634.97
12/18/2025	25157	USA BLUE BOOK	-338.60
12/30/2025	25160	CLEMENS, WILLIAM H - reimbursed expenditures	-166.34
12/30/2025	25161	BUSINESS CARD - small tool	-21.42
12/30/2025	25162	BUSINESS CARD - safety	-68.88
12/30/2025	25163 - CIP	BUSINESS CARD - CIP NOE Filing	-84.49

Date	Num	Name	Amount
12/30/2025	25164	COASTAL COPY, INC	-22.74
12/30/2025	25165	COUNTY OF SLO - PUBLIC WORKS DEPT.	-360.00
12/30/2025	25166	EXXONMOBIL	-499.34
12/30/2025	25167	FERGUSON INDUSTRIAL	-121.74
12/30/2025	25168	SOCAL GAS	-40.04
12/30/2025	25169	WATER SYSTEMS CONSULTING, INC.	-1,690.00
Total Issued Checks			-\$42,856.35

Check Registers - ACH/EFT Payments December 2025

Date	Num	Name	Amount
12/04/2025		QuickBooks Payroll Service	-25,113.64
12/04/2025	19316853	WELLS FARGO VENDOR FIN SERV	-350.96
12/04/2025		Transfer to CalTrust	-250,000.00
12/05/2025	HLTH120525	CALPERS (HEALTH)	-15,592.67
12/05/2025	DEF120525	CALPERS (RETIREMENT)	-1,225.00
12/05/2025	PERS120525	CALPERS (RETIREMENT)	-5,308.80
12/05/2025	EDD120525	EDD	-1,971.49
12/05/2025	FED120525	US TREASURY	-8,794.06
12/05/2025	B2533699267	ALLIED ADMINISTRATORS FOR DELTA DENTAL	-823.54
12/17/2025		Transfer to CalTrust	-125,000.00
12/18/2025		QuickBooks Payroll Service	-24,371.40
12/18/2025		Transfer to WF USDA account	-77,907.72
12/18/2025	EFT666241	PG&E LS#1	-602.56
12/18/2025	EFT666551	PG&E LS#2	-1,493.03
12/18/2025	EFT666721	PG&E LS#3	-259.62
12/18/2025	EFT666951	PG&E LS#4	-529.39
12/18/2025	EFT667171	PG&E LS#5	-2,613.21
12/18/2025	EFT667371	PG&E OFFICE	-364.18
12/19/2025	FED121925	US TREASURY	-8,516.80
12/19/2025	EDD121925	EDD	-1,911.07
12/19/2025	DEF121925	CALPERS (RETIREMENT)	-1,225.00
12/19/2025	PERS121925	CALPERS (RETIREMENT)	-5,338.71
12/26/2025	88193601	ABALONE COAST ANALYTICAL, INC.	-2,730.80
12/26/2025	88193602	CHARTER INTERNET	-951.84
12/26/2025	88193603	EXECUTIVE JANITORIAL	-225.00
12/26/2025	88193604	REC SOLAR	-4,178.40
12/31/2025		QuickBooks Payroll Service	-25,967.23
12/31/2025	494254	COLONIAL LIFE INSURANCE PREMIUMS	-52.58
Total Issued ACH			-\$593,418.70

Budget vs. Actual December 2025

AGENDA ITEM:
3.C.3

	Current Month	YTD Actual Rev/Exp	Approved Budget 25/26	% of Budget
Ordinary Income/Expense				
Income				
Sewer Income	272,518	1,623,765	3,214,300	51%
Will Serve Income	225	1,550	88,200	2%
Rental Income	-	3,214	39,800	8%
Solid Waste Income	22,940	80,918	161,500	50%
SLOCO Tax Assessments	124,602	356,137	1,256,500	28%
Banking Interest Income	154	2,977	9,600	31%
Investment Interest	10,861	46,727	80,000	58%
Other Income	-	4,577	4,600	99%
Total Income	431,300	2,119,863	4,854,500	44%
Expenses				
Payroll Expenses				
Administrative Payroll	22,762	158,479	396,600	40%
Collections Payroll	16,341	104,646	220,700	47%
WRRF Payroll	33,585	201,680	478,100	42%
Director Payroll	1,000	3,900	8,000	49%
Vested Benefits	316	1,896	4,000	47%
Admin Payroll Taxes & Benefits	7,024	71,059	163,600	43% *
Collections Payroll Taxes & Benefits	8,946	81,521	135,500	60% *
WRRF Payroll Taxes & Benefits	10,579	92,101	216,300	43% *
Director Payroll Taxes & Benefits	77	298	600	50%
Total Payroll & Benefits	100,629	715,580	1,623,400	44%
Operating Expenses				
Special Projects	-	-	12,500	0%
Administrative Operating Expenses	10,180	391,433	764,000	51% *
Collections Operating Expenses	10,746	70,521	273,650	26%
Treatment Operating Expenses	103,235	789,562	1,738,700	45%
Total Operating Expenses	124,161	1,251,517	2,788,850	45%
Total Expenses	224,790	1,967,098	4,412,250	45%
Net Income	206,510	152,766	442,250	

*Payroll Taxes & Benefits and Operating Expenses are over the targeted percentage as Unfunded Liability and Insurance payments are paid in July for the forthcoming fiscal year.

Month 6 of 12; Target 50% of Budget

Capital Improvement Projects Budget December 2025

AGENDA ITEM:
3.C.4

	Current Month	YTD Actual Rev/Exp	Approved Budget 25/26	% of Budget
Collection Improvements				
Sewer Main Repairs	0	0	50,000	0%
Chaney to Lift Station 5 Main Replacement	84	84	40,000	0%
Main Admin				
IT Security Upgrades	0	30,593	30,000	102%
BigBelly Trash & Recycling Containers	0	0	50,000	0%
WRRF Improvements				
UV Bulb Replacement	0	41,943	55,000	76%
Davit & Winch for Confined Space Entry	0	10,050	10,000	101%
Backup Permeate Pump for MBR	0	62,643	65,000	96%
Portable Generator Replacement	0	0	30,000	0%
Total Capital Improvements	\$ 84.49	\$ 145,313.72	\$ 330,000.00	44%



CAYUCOS SANITARY DISTRICT STAFF REPORT

TO: BOARD OF DIRECTORS
FROM: DAVID ATHEY, DISTRICT MANAGER
DATE: JANUARY 15, 2026
SUBJECT: RESOLUTION 2026-01 ADOPTING THE 2025 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

DISCUSSION

The County of San Luis Obispo recently updated its 2019 Multi-Jurisdictional Hazard Mitigation Plan (“HMP”) and submitted it to the Federal Emergency Management Agency (FEMA) for approval. Participation is open to all jurisdictions, cities, community service districts, and special districts within the County. The HMP update is required as a condition of future funding for mitigation projects under multiple FEMA pre-and post-disaster mitigation grant programs.

Staff worked with County Planning and the County Office of Emergency Services (OES) staff in developing the information required for the HMP update. County OES submitted the draft plan to FEMA and California OES in 2025. The FEMA conditionally approved the County’s HMP contingent upon the official adoption of the HMP by each participant’s governing body. Participation in the HMP will benefit the District in many ways including eligibility for disaster mitigation grants and when working with FEMA on disaster relief. There is no District fiscal impact related to adoption of the HMP.

RECOMMENDATION

Staff recommends that the Board of Directors adopt Resolution 2026-01 adopting the 2025 Multi-Jurisdictional Hazard Mitigation Plan.

Attachments:

- a. Resolution 2026-01

**RESOLUTION 2026-01
JANUARY 15, 2026**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CAYUCOS
SANITARY DISTRICT ADOPTING THE 2025 MULTI-JURISDICTIONAL
HAZARD MITIGATION PLAN**

WHEREAS, the Board of Directors ("Board") of the Cayucos Sanitary District ("District") recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS, an adopted Multi-Jurisdictional Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

WHEREAS, the District fully participated in the FEMA-prescribed mitigation planning process to prepare this Multi-Jurisdictional Local Hazard Mitigation Plan; and

WHEREAS, the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials have reviewed the San Luis Obispo County Multi-Jurisdictional Local Hazard Mitigation Plan and approved it contingent upon this official adoption by the participating governing body.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Directors of the Cayucos Sanitary District, as follows:

1. The Board of Directors adopts the San Luis Obispo County Multi-Jurisdictional Local Hazard Mitigation Plan by reference into the District's Codes in accordance with the requirements of AB 2140, and
2. The District will submit this adopted resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan's final approval in accordance with the requirements of the Federal Disaster Mitigation Act of 2000 and to establish conformance with the requirements of AB 2140.

On motion of Director _____, seconded by Director _____, and on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

The foregoing resolution is hereby adopted this 15th day of January, 2026.

ATTEST:

David Athey
District Manager

Robert B. Enns
President



CAYUCOS SANITARY DISTRICT STAFF REPORT

TO: BOARD OF DIRECTORS

FROM: WILL CLEMENS, INTERIM DISTRICT MANAGER/
DAVID ATHEY, DISTRICT MANAGER

DATE: JANUARY 15, 2026

SUBJECT: MONTHLY MANAGER'S REPORT: NOVEMBER & DECEMBER 2025

ADMINISTRATIVE

- An ergonomic evaluation was conducted for those employees spending extended time at a desk as required by their job description to identify potential repetitive motion injuries and mitigate those
- Coordinated with applicant, LAFCO, and engineer on sewer service design and annexation issues related to the Steinman property
- Met with CALRECYCLE and IWMA staff to discuss solid waste issues
- Met with Morro Bay staff regarding shared asset issues
- Met with County and Marine Mammal Center staff regarding building issues for their project
- Met with incoming District Manager on issues and priorities to be addressed
- Staff completed setting up the new District email accounts: name@CayucosSanitaryDistrict.gov
Note: Staff and Board email communications will only be sent to these email addresses moving forward

CAPITAL PROJECTS

- WSC resubmitted a response to the latest round of Caltrans comments on the Chaney Ave. to Toro Creek Road Pipeline Replacement Project. Staff anticipate that Caltrans staff will accept the response, subject to minor corrections, and an encroachment permit would be issued soon thereafter. The earliest the District could likely go to bid would be March, assuming Caltrans acceptance.

OPERATIONS & MAINTENANCE: NOVEMBER 2025

CIP: None

Daily Operations of Note:

- Pump down, scrape, and bleach wet wells; clean probes and test generators
- Conduct weekly alarm testing at all lift stations
- Jet 2,850 feet of main lines
- Participate in Vector Training Solutions for SDRMA
- Respond to 14 USAs
- Clean gutters/roof of the office and shop before rain
- Landscaping at Lift Stations 1 and 2
- Prep areas that need sandbags before rain, including a few manholes throughout town
- Call manufacturer and get information for diagnosing the A/C unit on the Lift Station 5 cabinet

- Moisture control in cabinets at Lift Station 2 and Lift Station 5, swap Damp Rid, increase temperature at Lift Station 2
- Empty rain caches in the manholes that had water in them after the storm to prevent overflow when next rain comes
- Check and top off the coolant at all lift station standby generators
- Test and implement temporary fix for Lift Station 5 check valves sticking, new part will arrive this month
- Start talks about preventative maintenance checks at the stations with Alpha Electrical
- Continue CCTV inspections of mains in town for future repair prioritization, including Bakersfield Ave. easement, Ocean Front Lane, and parts of Studio Dr. and Pacific Ave.

Call Outs:

- November 29, 12:40 pm, TH – Call from plumber that believed he was stuck in our main. Talked with JO and we determined he was stuck in the lateral somewhere on the property. Confirmed Monday when we came in that the plumber was on the owner’s property in their pipe.

WATER RESOURCE RECOVERY FACILITY: NOVEMBER 2025

Daily Operations of Note:

- Completed all quarterly, monthly, weekly, and daily maintenance tasks
- Exercised generator and fire pump
- Calibrated on-line meters
- Checked eyewash stations and fire extinguishers
- Completed all daily and weekly lab tests
- Completed all Monthly Reports
- Continued weed abatement activities throughout the month
- November 3 – APCD inspection
- November 5 – HCIP started MOS 3
- November 12 – Drained UV#2 in preparation for maintenance work
- November 13 – Changed wipers and UV bulbs in UV Vessel #2
- November 17 – Brief power outage at plant, reset OK
- November 20 – Force Main Flush
- November 21 – Repaired poly pump at dewatering

Call Outs:

- November 8, 7:04 pm, 8:26 pm, 9:20 pm, UV Low Alarm, JC
- November 9, 5:10 pm, 9:32 pm, UV Low Alarm, SH
- November 14, 6:24 pm, 6:27 pm, Fine Screen High-High Alarms, MA
- November 17, 6:22 am, 6:31 am, AB Low DO Alarms, SH

WRRF Influent

- Highest flow day November 17: **603,027 gallons**
- Average influent for November: **244,058 gallons per day**
- Total influent for November: **7.32 million gallons**

WRRF Effluent

- Highest flow day November 17: **596,056 gallons**
- Average effluent for November: **262,336 gallons per day**
- Total effluent for November: **7.87 million gallons**
- Average recycled water use (in-plant): **56,200 gallons per day**

OPERATIONS & MAINTENANCE: DECEMBER 2025

CIP: None

Daily Operations of Note:

- Pump down, scrape, and bleach wet wells; clean probes and test generators
- Conduct weekly alarm testing at all lift stations
- Jet 3,500 feet of main lines, primarily easements

- Participate in Vector Training Solutions for SDRMA
- Respond to 27 USAs
- Re-potted the plants in the main office
- Maintained moisture/rodent control at all lift stations
- CCTV mains for condition assessment and lateral locations: Park/Park Ave. intersection, Bakersfield Ave. easement line, south end of Studio Dr., 15th St., 17th St.
- Replaced all bolts for manhole in the dirt on N Ocean Ave.
- Got a new tire on the front of the Ford 550
- Emptied rain catches, particularly on the numbered streets in between storms
- Prepped for storms with sandbags at all necessary points in town, cleaned gutters at O&M shop
- Adjusted set points at Lift Station 2 to be more aggressive during storms
- Replaced the dampening arms for the high flow pumps at Lift Station 5

Call Outs:

- December 24, 7:00 am, TH – Lift Station 1,2 & 3 power fail; confirmed with tablet that stations were running

WATER RESOURCE RECOVERY FACILITY: DECEMBER 2025

Daily Operations of Note:

- Completed all quarterly, monthly, weekly, and daily maintenance tasks
- Exercised generator and fire pump
- Calibrated on-line meters
- Checked eyewash stations and fire extinguishers
- Completed all daily and weekly lab tests
- Completed all Monthly Reports
- Continued weed abatement activities throughout the month
- December 3 – Replaced 2 guide wheels at Fine Screen #2, power fail after hours, reset OK
- December 4 – Force Main Flush
- December 5 – Several power dips during working hours, reset OK
- December 8 – One Emergency Eyewash Station sending false flow alarm; ordering new flow sensor
- December 17 – Installed new UVI Sensor on UV Vessel #2, ordering replacement for sensor out of spec
- December 18 – Acid cleaned both UV Vessels
- December 22 – Force Main Flush
- December 23 – SPICE out to fix Comm Fail issues, caused by rodent chewing fiber optic cable in Maintenance Building, cable will need to be spliced
- December 24 – Comm Fail at Effluent Pump Station; from 10:00am until 8:00 pm, operators ran Effluent Pump Station in manual until J. Bowers of SPICE could respond to site and fix; Deficient Monitoring Violation incurred because flow monitoring for effluent pumps was not being recorded by SCADA during that time
- December 30 – Replaced jockey pump and motor from inventory

Call Outs:

- December 3, 5:11 pm, Power Fail, JC
- December 23, 1:38 am, Comm Fail Alarms, SH
- December 24, 5:35 am, UV Vessel High Flow Alarms, JC
- December 26, 5:59 pm, Jockey Pump Fail, MA
- December 28, 5:56 pm, Jockey Pump Fail, SH
- December 29, 5:55 pm, Jockey Pump Fail, SH

WRRF Influent

- Highest flow day December 24: **523,132 gallons**
- Average influent for December: **215,000 gallons per day**
- Total influent for December: **6.78 million gallons**

WRRF Effluent

- Highest flow day December 24: **524,000 gallons** (estimated flow, see above)
- Average effluent for December: **238,206 gallons per day**
- Total effluent for December: **7.38 million gallons**
- Average recycled water use (in-plant): **53,000 gallons per day**



CAYUCOS SANITARY DISTRICT STAFF REPORT

TO: BOARD OF DIRECTORS

FROM: AMY LESSI, ADMINISTRATIVE SERVICES MANAGER/BOARD SECRETARY

DATE: JANUARY 15, 2026

SUBJECT: ELECTION OF DISTRICT OFFICERS FOR 2026

DISCUSSION

At the beginning of each calendar year, the Board of Directors elect the District Officers to serve in the roles of President and Vice-President for the coming year. The current District Officers are:

- Robert Enns (President)
- Shirley Lyon (Vice-President)

DUTIES OF THE PRESIDENT AND VICE-PRESIDENT

- 1. Presiding Officer:** The President of the Board of Directors shall serve as the presiding officer at all Board meetings. In the absence or disability of the President, the Vice-President of the Board of Directors shall serve as the presiding officer over all meetings of the Board. The presiding officer shall have the same rights as the other members of the Board in voting, introducing motions, resolutions and ordinances, and any discussion of questions that follow said actions. The presiding officer may move, second, debate, and vote from the chair.
- 2. Duties Regarding Meetings:** The President shall preside over and conduct all meetings of the Board of Directors, shall carry out the resolution and orders of the Board of Directors, and shall exercise such other powers and perform such other duties as the Board of Directors shall prescribe including, but not limited to, the following:
 - Call the meeting to order at the appointed time
 - Announce the business to come before the Board in its proper order
 - Enforce the Board's policies in relation to the order of business and the conduct of meetings
 - Recognize persons who desire to speak, and protect the speaker who has the floor from disturbance or interference
 - Explain what the effect of a motion would be if it is not clear to every member
 - Restrict discussion to the question when a motion is before the Board
 - Rule on parliamentary procedure
 - Put motions to a vote, and state clearly the results of the vote
 - Preserve order and decorum
- 3. Emergency Meetings:** In the event of an emergency situation involving matters upon which prompt action is necessary due to the disruption or threatened disruption of public facilities, the Board of Directors may hold an emergency special meeting without complying with the 24-hour advance notice rule pursuant to Government Code Section 54956.5. An emergency situation means a crippling disaster which severely impairs public health, safety or both, as determined by the District Manager and Board President or Vice-President, in the President's absence.

- 4. Responsibilities:** Responsibilities of the President include, but are not limited to, the following:
- Sign all instruments, act, and carry out stated requirements and the will of the Board
 - Appoint and disband all committees, subject to Board ratification
 - Call such meetings of the Board as they may deem necessary, giving notice as prescribed by law
 - Coordinate the preparation of meeting agendas with the District Manager
 - Confer with the District Manager or designee on crucial matters which may occur between Board of Directors meetings
 - Be responsible for the orderly conduct of all Board meetings
 - Be the spokesperson for the Board
 - Perform other duties as authorized by the Board or required by law
 - The Board President, and in their absence or unavailability, the Vice-President, shall be designated signers on all District checking, savings, trust accounts, money market and investment accounts.

RECOMMENDATION

Staff recommends that the Board of Directors elect the District Officers to serve in the roles of President and Vice-President for 2026.



CAYUCOS SANITARY DISTRICT STAFF REPORT

TO: BOARD OF DIRECTORS

FROM: AMY LESSI, ADMINISTRATIVE SERVICES MANAGER/BOARD SECRETARY

DATE: JANUARY 15, 2026

SUBJECT: ASSIGNMENT OF BOARD COMMITTEES FOR 2026

DISCUSSION

STANDING COMMITTEES

Standing Committees are long-term, ongoing advisory groups with a fixed meeting schedule established by the Board of Directors to assist with the regular, continuing District work.

At the beginning of each year, the Board has historically appointed members to its Standing Committees for the coming year. These committees, and their corresponding appointees from last year, are:

Budget Committee – Fiscal Budget/Capital Projects

Shirley Lyon
Robert Enns

Finance Committee – Banking & Investments

Robert Enns
John Curti

Operations & Maintenance Committee – Technical Safety

John Curti
Justin Smith

AD HOC COMMITTEES

Ad Hoc Committees are temporary, single-purpose advisory groups that don't have a fixed meeting schedule or continuing subject matter and may operate outside of the Brown Act's requirements. If the Ad Hoc Committee becomes permanent or has a set schedule, it becomes a Standing Committee and must adhere to the Brown Act.

The District's current Ad Hoc Committees, and their corresponding appointees from last year, are:

Personnel Committee

Justin Smith
Shirley Lyon

WWTP/JPA Committee

Robert Enns
Shirley Lyon

Recycled Water Opportunities Committee

Justin Smith
John Curti

District Manager Recruitment

Robert Enns

John Curti

Two of these committees have completed their intended purpose or no longer have active assignments. Consistent with best governance practices, staff recommends the dissolution of the Personnel Committee and the District Manager Recruitment Committee by formal Board action.

RECOMMENDATION

Staff recommends that the Board of Directions:

1. Assign new or reaffirm Board members to the existing Standing Committee positions for the year 2026.
2. Dissolve the Personnel Committee and the District Manager Recruitment Committee.



CAYUCOS SANITARY DISTRICT STAFF REPORT

TO: BOARD OF DIRECTORS

FROM: DAVID ATHEY, DISTRICT MANAGER

DATE: JANUARY 15, 2026

SUBJECT: DISCUSSION AND CONSIDERATION TO APPROVE AND AUTHORIZE THE BOARD PRESIDENT TO SIGN A JOINT LETTER WITH THE COUNTY OF SAN LUIS OBISPO TO THE CALIFORNIA STATE LEGISLATURE SUPPORTING THE EXTENDED OPERATIONS OF DIABLO CANYON POWER PLANT

DISCUSSION

On December 16, 2025, the County of San Luis Obispo Board of Supervisors approved the attached letter to the California State Legislature. The letter expresses support for the continued operation of the Diablo Canyon Nuclear Power Plant (Diablo Canyon) for another 20 years, restoration of the unitary tax treatment, and support for land conservation and public access. The County is requesting support from local cities, school districts, and special districts.

The Cayucos Sanitary District (District) receives property and unitary taxes from Diablo Canyon and surrounding properties owned by PG&E. In the event of Diablo Canyon's closure, or continued operation of Diablo Canyon with downzoning of surrounding properties due to conservation efforts, the District would likely see tax revenue reductions of approximately \$25,000 per year.

RECOMMENDATION

Staff recommends that the Board of Directors authorize the Board President to sign a joint letter with the San Luis Obispo County Board of Supervisors supporting the extended operations of Diablo Canyon Nuclear Power Plant.

Attachments:

- a. December 16, 2025, County agenda item
- b. Draft letter to State Legislature



**COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Executive Office	(2) MEETING DATE 12/16/2025	(3) CONTACT/PHONE Kate Ballantyne - 805-781-5011	
(4) SUBJECT Added consent Item #41 – Request to authorize the Chair to send a letter to the California State Legislature supporting extended operations of Diablo Canyon Power Plant, restoration of unitary tax treatment, and coastal land conservation (Executive Office).			
(5) RECOMMENDED ACTION It is recommended that the Board authorize the Chair to send a letter to the California State Legislature supporting legislative action to: <ol style="list-style-type: none"> 1. Support DCPD operating for up to 20 additional years; 2. Restore historic pre-decommissioning unitary tax treatment for Diablo Canyon Power Plant (DCPD) during its extended operations by allowing eligible operating costs to be included in PG&E's rate base. 3. If restoring the pre-decommissioning unitary tax treatment proves infeasible, provide alternate financial mitigations to the County and local jurisdictions impacted by exemptions of taxable value on the Diablo Canyon Power Plant (DCPD) during the period of extended operations established by the statutory prohibition against including operating costs in PG&E's rate base; and 4. Support Coastal Commission land-conservation and public-access plans near the plant. Additionally, direct staff to circulate the letter to local cities, school districts, and special districts for support.			
(6) FUNDING SOURCE(S)	(7) CURRENT YEAR FINANCIAL IMPACT 0.0000	(8) ANNUAL FINANCIAL IMPACT 0.0000	(9) BUDGETED?
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? N/A	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date 12/9/2025_____	
(17) EXECUTIVE OFFICE REVIEW This item was prepared by the Executive Office and reviewed by County Counsel			



COUNTY OF SAN LUIS OBISPO

TO: Additions, subtractions and corrections to the Board of Supervisors Agenda

FROM: Executive Office / Kate Ballantyne - 805-781-5011

DATE: 12/16/2025

SUBJECT: Added consent Item #41 - Request to authorize the Chair to send a letter to the California State Legislature supporting extended operations of Diablo Canyon Power Plant, restoration of unitary tax treatment, and coastal land conservation (Executive Office).

RECOMMENDATION

It is recommended that the Board authorize the Chair to send a letter to the California State Legislature supporting legislative action to:

1. Support DCPD operating for up to 20 additional years;
2. Restore historic pre-decommissioning unitary tax treatment for Diablo Canyon Power Plant (DCPD) during its extended operations by allowing eligible operating costs to be included in PG&E's rate base.
3. If restoring the pre-decommissioning unitary tax treatment proves infeasible, provide alternate financial mitigations to the County and local jurisdictions impacted by exemptions of taxable value on the Diablo Canyon Power Plant (DCPD) during the period of extended operations established by the statutory prohibition against including operating costs in PG&E's rate base; and
4. Support Coastal Commission land-conservation and public-access plans near the plant.

Additionally, direct staff to circulate the letter to local cities, school districts, and special districts for support.

DISCUSSION

At the December 9, 2025, Board of Supervisors meeting, direction was given to staff to prepare a letter to the Legislature advocating for the continuation of DCPD operations, restoration of unitary tax treatment, and protection of coastal lands surrounding the plant.

This legislative advocacy aligns with the County's 2025 Legislative Platform, which identifies priorities related to energy policy, fiscal stability, and environmental stewardship ([link to platform](#)).

DCPD is a critical component of California's clean-energy infrastructure. Extending its operational life would help provide stable, carbon-free baseload power, support grid reliability, reduce emissions, and advance statewide

clean-energy goals. Restoration of unitary taxation ensures continued fiscal support for the County, cities, school districts, and special districts, safeguarding essential public services. Concurrently, supporting coastal land-conservation measures ensures preservation of natural resources while providing potential public access.

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel reviewed the letter. Local agencies that have historically benefited from the Unitary Tax will be invited to review and endorse the letter, providing coordinated regional support and reinforcing the County's position with the Legislature.

FINANCIAL CONSIDERATIONS

Prior to the 2016/17 decommissioning efforts, the County, local cities, schools and special districts received approximately \$21 million annually in unitary taxes attributable to DCP. Unitary tax receipts have since been reduced to \$8M as the assessed value of the plant has declined pending its planned closure.

The renewed extension of operations of the DCP will require significant new investment, which under unmodified unitary tax regulations, would increase the taxable plant value and return essential unitary taxes to the region. However, legislation enacted to extend the operations includes provisions to exempt the new investment in DCP from taxable value, preventing the restoration of unitary tax revenues to the region.

Responsibility of DCP operations to provide unitary taxes relied upon to fund critical services to residents of the region the plant occupies should continue during the period of extended operations. If not feasible to restore standard unitary tax treatment for the new investment, alternate financial mitigations should be provided to the region.

In addition, future DCP assessments related to any changes in assessed values for portions of real property that may transition from highest and best use acres of land, towards lower assessed value acres of land due to new conservation restrictions, should not financially penalize the affected region with any reduction in tax revenues.

RESULTS

Approval of this transmittal and letter would formally convey the Board's position to the Legislature, reflecting support for extended DCP operations, fiscal stability, and environmental stewardship.

ATTACHMENTS

- 1 Unitary Tax Letter - Draft



COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS

John Peschong *District One Supervisor*

Bruce Gibson *District Two Supervisor*

Dawn Ortiz-Legg *Chairperson, District Three Supervisor*

Jimmy Paulding *Vice-Chairperson, District Four Supervisor*

Heather Moreno *District Five Supervisor*

12/16/2025

To: Members of the California State Legislature

Cc: Relevant Legislative Committees

Subject: Request for Legislation Supporting Extended Operations of Diablo Canyon Power Plant, Coastal Land Conservation, and Restoration of Unitary Tax Treatment

Dear Members of the Legislature:

On behalf of the County San Luis Obispo Board of Supervisors, we write to express our firm support for legislative action to enact measures authorizing Diablo Canyon Power Plant (DCPP) to operate for up to twenty (20) additional years, restore unitary tax treatment for DCPP, and support coastal land conservation and public access near the facility.

As the host county for California's only operating commercial nuclear power plant which provides approximately 9% of the State's total generation of power, San Luis Obispo County recognizes Diablo Canyon as a critical component of the State's clean energy infrastructure. Extending the plant's operational life for up to 20 years would provide stable, carbon free baseload power that strengthens grid reliability, reduces greenhouse gas emissions, and advances California's clean energy and climate goals.

Continuation of operations, however, must be accompanied by fiscal fairness for the communities that host and support the facility. We therefore urge the Legislature to restore pre-decommissioning unitary taxation for DCPP during any extended period of operation. Historically, unitary tax revenues have been distributed to the County, cities, school districts, and special districts, supporting essential public services, educational programs, infrastructure maintenance, and public safety. Restoration of this tax structure is critical to maintaining the fiscal stability of local governments and public agencies.

If restoring the pre-decommissioning unitary tax treatment proves infeasible, we request alternate financial mitigations to the County and local jurisdictions impacted by exemptions of taxable value on the DCPP during the period of extended operations established by the statutory prohibition against including operating costs in PG&E's rate base.

In tandem with extended operations, we support further conservation and public access frameworks for lands surrounding Diablo Canyon. Protecting these coastal and natural resources ensures long term environmental stewardship while providing opportunities for responsible public

access and public benefit. This balanced approach of clean energy, fiscal stability, and environmental conservation serves both local communities and the broader interests of the State.

In addition, future DCPD allocations related to changes in the values being assessed for portions of the property that may legislatively transition from highest and best use assessed acres of land towards lower value assessed acres of land due to new conservation restrictions should not financially penalize the affected region with lower assessed revenue figures.

Accordingly, we respectfully request that the Legislature:

1. Support the Nuclear Regulatory Commission's regulatory approval process and establish a state licensing pathway to authorize DCPD to operate for up to 20 additional years.
2. Enact legislation restoring historic pre-decommissioning unitary tax treatment for Diablo Canyon Power Plant including land valuation for the duration of its extended operations or provide alternate equivalent financial mitigations.
3. Support the California Coastal Commission's land conservation and public access plan for lands surrounding Diablo Canyon, in coordination with appropriate regulatory and conservation agencies.

Taken together, these actions represent a prudent and forward-looking policy framework that balances California's clean energy needs with local fiscal health, environmental protection, and community interests.

Thank you for your attention to this important matter. We stand ready to work collaboratively with the Legislature to enact legislation that reflects these priorities and supports a sustainable and equitable future for San Luis Obispo County and the State of California.

Sincerely,

Chair

County San Luis Obispo Board of Supervisors

San Luis Obispo County



CAYUCOS SANITARY DISTRICT STAFF REPORT

AGENDA ITEM:

8

TO: BOARD OF DIRECTORS

FROM: DAVID ATHEY, DISTRICT MANAGER

DATE: JANUARY 15, 2026

**SUBJECT: UPDATE AND DIRECTION TO STAFF REGARDING ANNEXATION
NO. 21: ASSESSOR PARCEL NUMBER 064-481-005, VESTING
TENTATIVE TRACT MAP 3164, STEINMANN**

DISCUSSION

Josef Steinman (Applicant) is proposing to construct an eight-lot subdivision on North Ocean Avenue. This property is within the Cayucos Sanitary District (District) Sphere of Influence and the Applicant desires to connect to the District's system. The Applicant submitted an annexation application to the Local Area Formation Commission (LAFCO) on October 30, 2025. Annexation is required to enable discharge of domestic wastewater to the District after development. The applicant is working with LAFCO to finalize the annexation process.

The LAFCO issued a response letter (Attachment A) on December 5, 2025, advising that the application is incomplete and is on hold. The hold will be lifted once certain information and processes are completed. Two requirements in the letter that affect the District are:

1. a sixty-day notice period that enables the District to terminate the annexation based on service or financial concerns.
2. a District Plan for Services must be submitted to LAFCO.

In addition, the County Tax Auditor's Office sent the District a January 6, 2026 letter (Attachment B), which outlines the current property taxes associated with the annexation. The January 6th letter provides the District with 10 days to notify the County that it wants to negotiate on its own behalf and a 60-day period for the County and District to negotiate. Staff notified the County on January 9, 2026, that the District will negotiate on its own behalf. The negotiations need to be completed and approved by the County and District before the annexation can be finalized.

A District Conditional Intent-to-Serve letter was issued to the Applicant on October 25, 2023. The Conditional Intent-to-Serve Letter indicates that the District has the capacity to serve the development and outlines requirements that need to be satisfied prior to issuance of a Conditional Will-Serve Letter. Staff is seeking to re-affirm Board direction regarding whether to continue with the annexation. Staff will work with the Applicant on Plan for Services and negotiate with the County regarding the property tax percentages if the Board desires to continue with the annexation.

RECOMMENDATION

Staff recommends that the Board of Directors:

1. Direct staff to continue with the annexation and work with the Applicant to develop the Plan for Services.
2. Provide direction as needed regarding property tax negotiations and direct the District Manager to negotiate with the County.



San Luis Obispo Local Agency Formation Commission

SENT VIA E-MAIL ONLY

DATE: DECEMBER 5, 2025

TO: JOSEF STEINMANN, APPLICANT
IAN MCCARVILLE, AGENT

FROM: IMELDA MARQUEZ-VAWTER, SENIOR ANALYST

VIA: ROB FITZROY, EXECUTIVE OFFICER

SUBJECT: 30-DAY REVIEW OF APPLICATION FOR ANNEXATION NO. 21 TO CAYUCOS
SANITARY DISTRICT (STEINMANN) | LAFCO FILE NO. 1-R-25

Dear Josef,

This letter is to advise you that the application for Annexation No. 21 to the Cayucos Sanitary District (Steinmann) was received via email on October 30, 2025, and the check was received via U.S. mail on November 10, 2025. The application has been referred to other agencies involved in the process. LAFCO staff have completed an initial 30-day review of the submittal and found that the application is incomplete and has been placed on hold. To continue processing the application the following items must be addressed and submitted in part, pursuant to government code section 56652. Once all the items requested have been submitted and the application is deemed complete and acceptable for filing, then a Certificate of Filing will be issued to the applicant with a specified LAFCO hearing date.

1. We acknowledge that the district has already provided the Conditional Intent to Serve letter, however, as with all petition-initiated annexations, there are specific processes that must be followed and notification to the applicable agency is required. At the December 18, 2025, LAFCO public meeting, a notice per government code section 56857 (b) will be provided to the Commission as an informational item only. Upon December 18, 2025, Cayucos Sanitary District will have 60 days to determine whether they would wish to terminate the annexation request based on service or financial related concerns as is detailed out in government code section 56857 (b). If no resolution is received, LAFCO will continue to process the application.
2. A plan for providing services, prepared by the Cayucos Sanitary District, needs to be submitted. The plan shall include the information outlined in the "Plan for Services Requirements" section of the LAFCO Application and be prepared in compliance with Gov Code Section 56653. Please coordinate with us if you have any questions about the Plan for Services requirements. The District is aware of this requirement and has recent examples to use.
3. Thank you for submitting a map and legal description for the proposed annexation. The proposals map and legal has been reviewed and County

COMMISSIONERS

Chairperson
STEVE GREGORY
City Member

Vice-Chair
HEATHER MORENO
County Member

DAWN ORTIZ-LEGG
County Member

ED WAAGE
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ED EBY
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NAVID FARDANESH
Special District Member

DAVID WATSON
Public Member

ALTERNATES
BRUCE GIBSON
County Member

CARLA WIXOM
City Member

VACANT
Special District Member

MICHAEL DRAZE
Public Member

STAFF
ROB FITZROY
Executive Officer

IMELDA MARQUEZ-VAWTER
Senior Analyst

MORGAN BING
Analyst

MELISSA MORRIS
Commission Clerk

HOLLY WHATLEY
Legal Counsel

Surveyor comments are attached herein. Once revised, it will require another review by the County Surveyor until deemed definite and certain. After the map and legal description have been determined to be definite and certain; Four (4) copies of the maps and legal descriptions signed and stamped by Registered Civil Engineer or a Licensed Land Surveyor. The maps shall be sized at a maximum of 24" x 36" and a minimum of 18" x 26" with a minimum ½" border. For more information on the standards for the maps and legal descriptions, please refer to the LAFCO Proposal Application on the LAFCO website.

4. Through coordination with the County Assessor's office, it was determined that both Josef M Steinmann and Dolores Franco have ownership over Assessor Parcel No. 064-481-005. For purposes of providing 100% property owner consent to the proposed project, please ensure that all property owners have signed and submitted a Landowner Consent Form (Page 29 of the Petition of Application). This would also allow the protest process to be waived pursuant to government code section 56663.
5. For purposes of providing a complete campaign disclosure please ensure that a financial disclosure form (Page 31 of the Petition of Application) is completed by all landowners.
6. The County initially referred the subject project to LAFCO and a response letter was provided on August 22, 2023. We noted at that time that the site likely contains prime soils and that compliance with LAFCO policy is required. In addition, we noted that LAFCO would be a Responsible Agency under CEQA and rely on the County's documentation. However, we would like to inform the applicant that the County, as the Lead Agency for CEQA, did not consult, issue a Notice of Intent, or circulate the Initial Study (IS) / Mitigated Negative Declaration (MND) to LAFCO as the Responsible Agency as required by CEQA Section 15072. Therefore, any analysis or conclusions made in the IS / MND are not reflective of commentary or input from LAFCO. As Responsible Agency, LAFCO is compelled to utilize the CEQA document prepared by the Lead Agency in most scenarios. The key issue area of concern relates to conclusions pertaining to agricultural resources. LAFCO staff concur that the impact identified is less than significant; however, we do not agree with the conclusions about compliance with LAFCO policy. For purposes of this IS / MND, it is therefore necessary to discern the differences in the CEQA impact and compliance with LAFCO policy. In other words, the CEQA documentation appears to be adequate and accurately characterizes impacts for agricultural resources and other issue areas; however, compliance with LAFCO policy is a related but separate matter that needs to be addressed, see item 7 below for more details. This policy compliance issue however is not a CEQA issue.
7. LAFCO must make findings with regard to impacts to prime agricultural land with any annexation action as defined by Government Code Section 56064 and 56377. Based on the "*Steinmann Vesting Tentative Tract Map 3164 SUB2021-00023 and Variance/Development Plan/Coastal Development Permit C-DRC2022-00029 /ED23-105*" Initial Study (IS) and Mitigated Negative Declaration (MND) conducted by the County of San Luis Obispo, it was found that of the approximate 9.69-acre project site, 2.17-acres are considered Prime Farmland, and of that, 1.30-acres will be impacted. When any soils on site meet the definition of "prime agriculture land" as defined by Government Code Section 56064, then mitigation measures are required to meet LAFCO policy 2.9.12, which is as follows:

2.9.12. *The Commission may approve annexations of prime agricultural land only if mitigation that equates to a substitution ratio of at least 1:1 for the prime land to be converted from agricultural use is agreed to by the applicant (landowner), the jurisdiction with land use authority. The 1:1 substitution ratio may be met by implementing various measures:*

- a. *Acquisition and dedication of farmland, development rights, and/or agricultural conservation easements to permanently protect farmlands within the annexation area or lands with similar characteristics within the County Planning Area.*
- b. *Payment of in-lieu fees to an established, qualified, mitigation/conservation program or organization sufficient to fully fund the acquisition and dedication activities stated above in 12a.*
- c. *Other measures agreed to by the applicant and the land use jurisdiction that meet the intent of replacing prime agricultural land at a 1:1 ratio.*

As mentioned in the IS / MND, the project will adversely impact a total of 1.30-acres of prime farmland. With respect to satisfying the intent of LAFCO policy 2.9.12, of the 2.17-acres of Prime soils present on the project site, 0.87 acres will be permanently preserved within an open space easement. This equates to a substitution ratio of about 67 percent which is less than the 1:1 ratio required by policy 2.9.12. LAFCO staff need a better understanding as to how this policy will be met pursuant to the Government Code definition of prime agricultural land. This issue warrants further discussion with LAFCO staff. Please coordinate with us to set up a meeting to discuss this matter further.

8. Related to the above, does the soil type of the 0.87-acres being preserved within an open space easement, meet the definition of prime agriculture land as defined by Government Code Section 56064. In other words, does this easement protect the same types of soils being impacted?
9. We have informed the County Assessor, Auditor, and Administrative Office of the application submittal/ Notice of Filing, and they will subsequently notify LAFCO and the District when negotiations commence. As required by law with a change of jurisdictional boundary, a Negotiated Property Tax Agreement is required to be approved by resolution by the affected agencies which includes the Board of Supervisors and the Cayucos Sanitary District. This step involves the County Auditor/Assessor and the State Board of Equalization. This process adjusts the Tax Rate Areas due to the boundary changes of the District. This process must be completed before the application can be considered by the Commission as required by Gov Code Section 56810.
10. As stated in the LAFCO proposal application, there is a fee associated with filing with the State Board of Equalization (BOE). This would require a check made out to the State Board of Equalization. For an area between 6.00 to 10.99 acres the fee would be \$500. A check will only be needed if the Commission approves the proposal; the check should be submitted to LAFCO to be included with the BOE filing packet.

Once we receive the requested information, the application will be reviewed for completeness. Other information needs or questions may arise as our review of the application continues. If you have any questions or would like to arrange a meeting, please let us know. Thank you.

Attachment A: County Surveyor 1st Review of the Map and Legal Description

- cc. Holly Whatley, LAFCO Legal Counsel
- cc. Will Clemens, Interim General Manager, Cayucos Sanitary District

Attachment A

County Surveyor 1st Review of the Map and Legal Description

~~LAFCO ANNEXATION No. 21~~
~~TO THE CAYU COUNTY SERVICE AREA 10 STRICT~~
GEOGRAPHIC Description

Real property in the unincorporated area of the County of San Luis Obispo, State of California, described as follows:

That portion of the Rancho San Geronimo according to map of the property of M. Righetti and G. Tognazzini filed for record March 19, 1898 in Book A at page 70 of Maps described as follows:

Commencing at the Westerly terminus of course numbered (2) in the deed to the State of California recorded March 10, 1960 in Volume 1112 of Official Records at page 426, records of said county; Thence along said course (2) South 67°08'04" East, 166.30 feet to the true point of beginning, said point also being on the Southerly line of the property described in the deed to the State of California recorded July 25, 1962 in Book 1193 at Page 394 of Official Records; thence along said Southerly line the following distances and bearings:

1. North 61°44'54" East, 305.60 feet, thence
2. North 77°31'30" East, 223.83 feet; thence
3. South 68°40'19" East, 247.64 feet; thence
4. North 61°27'09" East 94.39 feet; thence
5. North 33°48'46" East to a point on the Northeasterly line of said Rancho; thence
6. South 27°30' East along said Northeasterly line to the most Northerly corner of the land conveyed to Samuel Borradori in deed recorded February 24, 1950 in Book 553 at page 134 of Official Records; thence
7. South 66°06'30" West along the Northwesterly line of the land, so conveyed 300 feet to the most westerly corner thereof; thence
8. Southeasterly along the Southwesterly line thereof 150 feet to the North line of the property described in the deed to the State of California recorded January 10, 1950 in Book 547 at page 380 of Official Records; thence
9. Southwesterly and Northwesterly along said Northerly line to its intersection with the Northerly line of the property described in the deed to the State of California recorded March 10, 1961 in book 1112 at page 426 of Official Records; thence
10. Northwesterly along said last mentioned Northerly line, to the true point of beginning.

THE POB MUST BE REFERENCED TO A MAJOR GEOGRAPHIC POSITION (IE SECTION CORNERS, INTERSECTION OF STREET CENTERLINES, ETC). IT IS PREFERABLE THAT THE POB BE A POINT OF DEPARTURE FROM AN EXISTING DISTRICT BOUNDARY.

ALL COURSES REQUIRED TO CLOSE THE TRAVERSE MUST BE STATED (IE: COURSES 5, 6, 9, & 10 ARE MISSING INFORMATION)

INCLUDE AREA

This legal description is made pursuant to that certain Certificate of Compliance recorded April 14, 2020 as Instrument No. 2020-017996 of Official Records.

ALL INFORMATION STATED IN THE DESCRIPTION MUST MATCH THE MAP



_____, PLS 5702

Date

INCLUDE THE FOLLOWING DISCLAIMER:

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

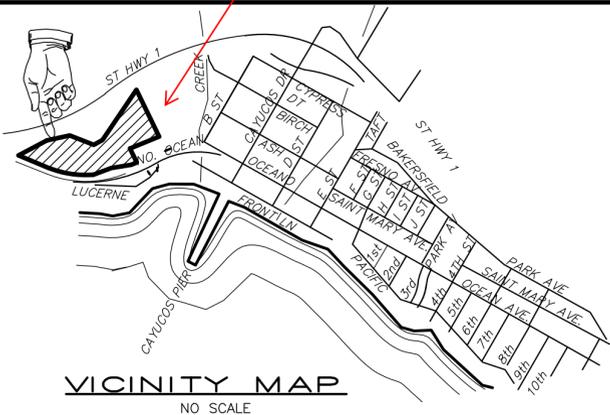
YUCOS CSD

PROVIDED THE BOE REQUIREMENT THAT ALL COURSES BE EXPLICITLY STATED, CONSIDER REVISING THIS DESCRIPTION TO MATCH THE TR 3164 FINAL MAP.

N:\2024\24-327 0 N Ocean Ave ANNEXATION MAP.dwg, 18x26 ANNEXATION MAP, Oct 10, 2025 3:10pm, WStanton

INCLUDE RELATIONSHIP TO EXISTING DISTRICT BOUNDARY

THE POB MUST BE REFERENCED TO A MAJOR GEOGRAPHIC POSITION (IE SECTION CORNERS, INTERSECTION ROW AND EXISTING DISTRICT BOUNDARY). IT IS PREFERABLE THAT THE POB BE A POINT OF DEPARTURE FROM AN EXISTING DISTRICT BOUNDARY.



CC 1988-048338

PARCEL 1 34 PM 79

FOUND 3/4" IRON PIPE "RCE 7720" INSIDE 6" CONCRETE COLLAR PER R1
N25°29'44"W 309.24'
N25°24'14"W 308.89'R3

SYMBOL LEGEND:
--- STREET CENTERLINE
— ANNEXATION LIMITS
/// EXISTING CSD BOUNDARY

INCLUDE APN FOR ALL ADJACENT PARCELS

R1 INDICATES RECORD PER 3 MB 105

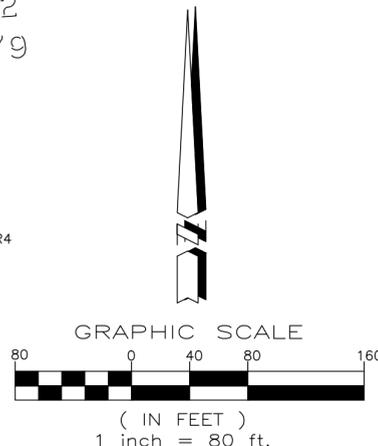
STATE HIGHWAY 1
CENTERLINE
 $\Delta=30'25'06''$
 $R=2000.00'$ R2
 $L=1061.80'$

ALL INFORMATION STATED IN THE DESCRIPTION MUST MATCH THE MAP

NUMBER COURSES HEREON TO MATCH THE LEGAL DESCRIPTION

REMOVE BOUNDARY DETERMINATION (RECORD DIMENSIONS, ANGLES, ETC.)

PARCEL 2 34 PM 79



FOUND 3/4" IP "RE 7720" IN CONCRETE PER R3

N64°35'46"E 50.00'R3
N64°22'38"E 50.04'M&R4

CONSIDER BEGINNING GEOGRAPHIC DESCRIPTION HERE, WHERE ANNEXATION 21 DEPARTS FROM THE EXISTING CSA.

FOUND 3/4" IP "RE 7720" PER R4

SURVEYOR'S STATEMENT:
THIS MAP REPRESENTS A MAP FROM RECORD DATA SHOWN ON CERTIFICATE OF COMPLIANCE, DOC NO. 2020-017996 FOR THE PURPOSES OF PREPARING A DESCRIPTION FOR ANNEXATION TO THE CAYUCOS COMMUNITY SERVICES DISTRICT.

Michael B. Stanton 10/10
MICHAEL B. STANTON, PLS 5702 DATE
LICENSED LAND SURVEYOR
MICHAEL B. STANTON
LIC. NO. 5702
STATE OF CALIFORNIA

ANNEXATION MAP
ANNEXATION No. 21 TO COUNTY SERVICE AREA 10

BEING A SUBDIVISION OF THAT PORTION OF THE RANCHO SAN GERONIMO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK A, PAGE 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, SAID PORTION BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2020-017996 OF OFFICIAL RECORDS OF SAID COUNTY.

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

October 10, 2025 JOB #24-327 SHEET 2 OF 5 SHEETS

1193 O.R. 394
STATE OF CALIFORNIA

CERTIFICATE OF COMPLIANCE
DOC NO.
2020-017996

547 O.R. 380
STATE OF CALIFORNIA

533 O.R. 134

N. OCEAN AVE.

LUCERNE RD.
PACIFIC OCEAN

SHOW POINT OF COMMENCEMENT

POINT OF BEGINNING

INCLUDE AREA

LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP "L.S. 5702"
- FOUND CALTRANS BRASS CAP PER R2 UNLESS NOTED OTHERWISE
- FOUND CALTRANS CONCRETE 6X6 PER R2
- M MEASURED
- R RECORD
- FND. FOUND
- INTX. BEARING BEARING INTERSECTION
- SNF SEARCHED NOTHING FOUND

REFERENCES

- R1 127 RS 59
- R2 OLD V-SLO-56-C CALTRANS RIGHT-OF-WAY MAP
- R3 34 PM 79
- R4 119 RS 08
- D1 533 O.R. 134
- D2 1193 O.R. 394



Michael Stevens, Deputy
Justin Cooley, Deputy

January 6, 2026

Mr. Richard Koon
District Manager
Cayucos Sanitary District
P.O. Box 333
Cayucos, CA 93430

Ms. Lisa Howe
Administrative Analyst
County Administrative Office
(on behalf of County General Fund
and Dependent Districts)
1055 Monterey St. Room D430
San Luis Obispo, CA 93408

RE: Property Taxes associated with Local Agency Formation Commission (LAFCO) Proposal:
1-R-25 Annexation No. 21 to Cayucos Sanitary District

Pursuant to Revenue and Taxation Code §99(b)(3), this office has been asked to furnish your agency with the attached data that defines the property tax revenues available for a negotiated exchange of property taxes. School taxes are not subject to negotiation per Section §99.02(f)(4).

Upon receipt of this information, the negotiation period of 60 days has commenced per Section §99(b)(4). If your agency elects to negotiate a property tax revenue exchange, please notify the County Administrative Office at 1055 Monterey Street, Room D430, San Luis Obispo, CA 93408 within ten (10) days of the receipt of this letter. If an agreement is reached, the jurisdictional change cannot become effective until a resolution to accept the negotiated exchange of property tax revenues is adopted by both governing boards and forwarded to this office.

To complete LAFCO proceedings, each agency shall also immediately transmit to the LAFCO Executive Officer a certified copy of the resolution setting forth the amount of the property tax revenue to be transferred. For dependent districts, the Clerk of the Board of Supervisors shall transmit a certified copy of the Board's resolution adopted on behalf of both parties. This will allow LAFCO to commence processing of the jurisdictional change.

If you should have any questions regarding this matter, contact me at (805) 788-2968.

Sincerely,

[Handwritten signature of Aaronne Stoddard]

Aaronne Stoddard
Manager, Property Tax Allocation

Enclosure

cc: Rob Fitzroy, LAFCO Executive Officer
Matt Pontes, County Administrative Office CAO
Katie Franco, Public Works Department Administrator
James Hamilton, San Luis Obispo County Auditor-Controller

COUNTY OF SAN LUIS OBISPO

Proposed Jurisdictional Change: ANX No. 21 to Cayucos Sanitary District (Steinmann)
LAFCO File No: 1-R-25
Purpose of Proposal: Annex single property to Cayucos Sanitary District to provide sewer to property proposed

Negotiating Agencies:

**Cayucos Sanitary District
 County of San Luis Obispo**

Subject Property:

<u>Tax Rate Area</u>	<u>Parcel Nos.</u>	<u>2025/2026 TOTAL ASSESSED VALUE</u>	<u>1% OF VALUE</u>
063-002	064-481-005	1,298,917	\$ 12,989

Values are Land and Improved values excluding HOX, but including other exemptions.

Estimated property tax revenue generated within subject property:

Only the annual growth in excess of this base revenue is negotiable.

FUND	Taxing Agency	ALLOCATED PERCENT	ALLOCATED TAXES	
0001	SLO COUNTY GENERAL FUND	29.183694	3,792	Funds under B.O.S.
0002	ROADS	0.648844	84	
0026	COUNTY LIBRARY	2.132880	277	
0643	SLO CO FLOOD CONTROL	0.325954	42	
0647	NACIMIENTO WTR SVC	0.346489	45	
0755	CSA #10	2.151387	279	
0007	AIR POLLUTION CNTRL	0.064250	8	
0845	CAYUCOS-MB CEMETERY	1.128818	147	
1205	CAYUCOS ELEMENTARY	22.645500	2,941	School Districts
1223	COAST UNIFIED	14.497350	1,883	
1303	SLO CO COMM COLLEGE	8.359790	1,086	
1308	CO SCHOOL SERVICE	4.973540	646	
0115	ERAF	13.541503	1,759	
TOTALS		100.0	12,989	

School Taxes are not subject to negotiation per R&T Code Section 99.02(f)(4)

TRCT TRA ALLOCATION INFORMATION			
FUND	Annexing District	District Weighted Average Allocation %	TRA
0223	Cayucos Sanitary District	6.78368	063-020