

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

BOARD MEETING AGENDA

Wednesday, January 14, 2026 6:00 pm

San Miguel Senior Center, San Miguel, California

Board Members:

George Tracy, President

Bill Mulcahy, Director

Cinde Stark, Director

Greg Hamson, Vice President

Matt Costello, Director

1. CALL TO ORDER / FLAG SALUTE

2. ROLL CALL

3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

This Public comment period provides an opportunity for members of the Public to address the Board on matters of interest within the jurisdiction of the district that are not listed on the agenda. If a member of the public wishes to speak at this time. Public comment is limited to three (3) minutes. When recognized by the Presiding Officer, please proceed, and state your name and address.

4. APPROVAL OF THE MINUTES

Regular meeting of November 12, 2025

5. APPROVAL OF THE TREASURER'S REPORT

6. CORRESPONDENCE

- a. County Of San Luis Obispo – Balance sheet – funds received to date
- b. RWG Law - Billing Statements for November and December
- c. Cal OES Extension Request Letter
- d. FPPC – Complaint George Tracy
- e, Office of the District Attorney – Letter of Public Integrity Investigation
- f. Email received – Board for Professional Engineers, Land Surveyors and Geologist
- g. Local Roads First Initiative

7. MANAGER'S REPORT

The general manager will report on any items pertinent to the operation of the CSD and will update the board on any new or ongoing business.

- A. Verbal update on finding a CPA to do our 2024 & 2025 Fiscal Year Audits
- B. Web Site
- C. Bylaws – revision and adoption at the February Meeting

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

8. UNFINISHED BUSINESS

- A. Election of President & Vice President – election was tabled until the January meeting due to miss understood Bylaws
- B. RWG Law - Billing Statements for November and December– vote to pay
- C. Missing Signage – update, discussion, and vote to replace
- D. Email received from Mr. Miller – Consideration and Direction to draft a resolution to review the censure of President Tracy & to suspend any further road-related benefits to him or his road Bald Eagle pending the completion of all conflict-of-interest investigations.

9. NEW BUSINESS

- A. Discussion on drainage repair and removal of bushes

10. **DIRECTOR COMMENTS:** This is the opportunity for the board members to make brief comments or suggestions.

11. ADJOURNMENT

The next regular Board of Directors meeting is Wednesday, February 11, 2026



independence ranch <ircsd2022@gmail.com>

Payment Advice -INDEPENDENCE RANCH CSD TCF
1 message

Auditor AP <AuditorAP@co.slo.ca.us>

Mon, Dec 8, 2025 at 9:39 AM

ACH Direct Deposit 2001802214
=====

County of San Luis Obispo
Office of the Auditor-Controller
1055 Monterey St Rm D220
San Luis Obispo, CA 93408

INDEPENDENCE RANCH CSD TCF
Vendor Number : 3100000019
Total Deposit Amount: 6,889.00

Invoice Date	Description	Amount
12/03/2025	TCF FY 26 NOV ME	
	NOV MONTH-END BALANCE PAYMENT	
	4350670 Road/Street Svc Chg	6,889.00
Total:		6,889.00

Please expect the Total Deposit Amount presented above to be settled to your account within 48 hours of receiving this payment advice. If you have any further questions regarding this payment, contact the Accounts Payable staff in the Auditor-Controller's Office at (805) 781-5040.

County of San Luis Obispo
Trial Balance-Native

Criteria or Characteristic	Selection Criteria	Filter in Current View	Description
Fiscal Year	2026		
Beg Bal Period Range	0 to 5		
Actuals Period Range	6 to 6		
End Bal Period	0 to 6		
BusArea/Group	*	*	
Fund/Group	*	3119500000	Independence Rch CSD

Account	Beg Bal	Actuals	End Bal
1000000 Equity in Pooled Cash	6,889.00	37,700.00	44,589.00
* Cash in Treasury	6,889.00	37,700.00	44,589.00
** Assets	6,889.00	37,700.00	44,589.00
2000012 AP Recon-Agency			
* Accounts Payable			
** Liabilities			
3350000 Fund Balance Available	17,544.43	6,889.00	24,433.43
* Fund Balance Available	17,544.43	6,889.00	24,433.43
** Fund Balance	17,544.43	6,889.00	24,433.43
4150000 Interest Revenue	9.43-		9.43-
* Revenue-Use of Money and Property	9.43-		9.43-
4350670 Road/Street Service Charges	24,424.00-	44,589.00-	69,013.00-
* Charges for Current Service	24,424.00-	44,589.00-	69,013.00-
** Revenues	24,433.43-	44,589.00-	69,022.43-
*** Trial Balance			



T 213.626.8484
F 213.626.0078
Fed. I.D. No. 95-3292015

350 South Grand Avenue
37th Floor
Los Angeles, CA 90071

CONFIDENTIAL

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INDEPENDENCE RANCH COMMUNITY SERVICES
DISTRICT
6289 HAWK RIDGE PLACE
SAN MIGUEL, CA 93451

Invoice Date: December 16, 2025
Invoice Number: 256391
Matter Number: 13184-0002

Re: 13184-0002 CONFLICTS OF INTEREST

For professional services rendered through November 30, 2025

Time Detail

<u>Date</u>	<u>Initials</u>	<u>Description</u>	<u>Hours</u>
11/02/25	CAS	E-MAIL FROM MS. THOMPSON REGARDING PRA REQUEST	0.10
11/03/25	CAS	EXCHANGE E-MAILS WITH MS. THOMPSON REGARDING MILLER PRA REQUEST	0.20
11/03/25	CEO	CONFERENCE WITH MR. STEELE REGARDING CONFLICT OF INTEREST ISSUES	0.20
11/04/25	CAS	REVIEW DOCUMENTS AND RESPOND TO MS. THOMPSON REGARDING PUBLIC RECORDS REQUEST	0.30
11/06/25	CAS	EXCHANGE E-MAILS WITH MS. THOMPSON AND DRAFT RESPONSE TO PRA REQUEST	0.20
11/06/25	CAS	E-MAIL FROM MR. MILLER REGARDING PRA RESPONSE	0.10
11/07/25	CAS	REVIEW E-MAILS FROM MS. THOMPSON REGARDING MILLER PRA REQUEST AND RESPOND	0.10
11/07/25	CAS	REVIEW MULTIPLE E-MAILS FROM MS. THOMPSON TO MR. MILLER REGARDING ROAD PROJECT	0.20
11/16/25	CAS	REVIEW E-MAILS FROM MS. THOMPSON AND RESPOND	0.20
11/17/25	CAS	E-MAILS FROM MS. THOMPSON, AND BOARD MEMBER	0.10
11/19/25	CAS	DRAFT FPPC LETTER AND QUESTIONS FOR THE DISTRICT	0.70
11/19/25	CEO	RECEIPT AND RESPONSE TO E-MAIL CORRESPONDENCE REGARDING FPPC COMPLAINT	0.10

Client: INDEPENDENCE RANCH COMMUNITY
SERVICES DISTRICT
Matter: CONFLICTS OF INTEREST

Invoice Date:
Invoice Number:
Matter Number:

December 16, 2025
256391
13184-0002

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<u>Date</u>	<u>Initials</u>	<u>Description</u>	<u>Hours</u>
11/20/25	CAS	DRAFT AND REVISE FPPC LETTER, DRAFT LIST OF QUESTIONS REGARDING PROCEEDINGS, RESEARCH REGARDING CONFLICT ISSUE	2.10
11/20/25	CAS	FURTHER E-MAILS FROM MS. THOMPSON	0.20
11/26/25	CAS	RESEARCH REGARDING CONFLICT ISSUES, EXCHANGE E-MAILS WITH MS. THOMPSON, REVIEW LETTER FROM FPPC	1.20
Total			6.00

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
CHELSEA E. O'SULLIVAN	0.30	295.00	88.50
CRAIG A. STEELE	5.70	295.00	1,681.50
Total	6.00		\$1,770.00



T 213.626.8484
F 213.626.0078
Fed. I.D. No. 95-3292015

350 South Grand Avenue
37th Floor
Los Angeles, CA 90071

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INDEPENDENCE RANCH COMMUNITY SERVICES
DISTRICT
6289 HAWK RIDGE PLACE
SAN MIGUEL, CA 93451

Invoice Date: January 09, 2026
Invoice Number: 256668
Matter Number: 13184-0002

Re: 13184-0002 CONFLICTS OF INTEREST

For professional services rendered through December 31, 2025

Time Detail

<u>Date</u>	<u>Initials</u>	<u>Description</u>	<u>Hours</u>
12/15/25	CAS	EXCHANGE E-MAILS WITH BOARD MEMBERS, REVIEW LETTER AND E-MAIL FROM DISTRICT ATTORNEY	0.60
12/16/25	CAS	EXCHANGE E-MAILS WITH BOARD MEMBERS, MS. THOMPSON	0.30
12/17/25	CAS	PREPARE QUESTIONS FOR BOARD MEMBER INTERVIEWS	0.70
12/18/25	CAS	PREPARE FOR BOARD MEMBER INTERVIEWS	0.70
12/18/25	CAS	INTERVIEW TWO BOARD MEMBERS, INDIVIDUALLY, VIA ZOOM	1.90
12/18/25	CAS	EXCHANGE E-MAILS WITH MS. HARRIS REGARDING ASSESSMENT ENGINEER ISSUES	0.20
12/18/25	RDH	RESEARCH AND CORRESPOND WITH MR. STEELE REGARDING ASSESSMENT ENGINEER REQUIREMENTS	0.20
Total			4.60

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
CRAIG A. STEELE	4.40	295.00	1,298.00
ROBIN D. HARRIS	0.20	295.00	59.00
Total	4.60		\$1,357.00

Client: INDEPENDENCE RANCH COMMUNITY
SERVICES DISTRICT
Matter: CONFLICTS OF INTEREST

Invoice Date: January 09, 2026
Invoice Number: 256668
Matter Number: 13184-0002

CONFIDENTIAL

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Current Legal Fees\$1,357.00
Current Client Costs Advanced\$0.00
Total Current Fees and Costs.....\$1,357.00



STATE OF CALIFORNIA
FAIR POLITICAL PRACTICES COMMISSION
1102 Q Street • Suite 3050 • Sacramento, CA 95811

December 29, 2025

George Tracy
Via email: ircsd2022@gmail.com

Re: FPPC Complaint No. COM-07022025-02015; George Tracy

Dear George Tracy:

The Enforcement Division of the Fair Political Practices Commission enforces the provisions of the Political Reform Act¹ (the "Act"). As you are aware, the Enforcement Division informed you that we had received a complaint regarding a possible violation of the Act's conflict of interest provisions. However, based on a review of the complaint, the evidence provided, and your response, the Enforcement Division will not pursue an enforcement action in this matter.

Thank you for providing a response to our letter of inquiry. If you have any questions regarding this letter, please contact Franceska Gonzalez at the address shown above or by email to fgonzalez@fppc.ca.gov. If you need forms, a manual, or guidance regarding the Committee's filing or reporting obligations, please call the Commission's Toll-Free Advice Line at 1-866-275-3772 or visit our website at www.fppc.ca.gov.

Sincerely,

Christopher B. Burton

Christopher B. Burton, Assistant Chief
Enforcement Division

CBB:fg

¹ The Political Reform Act is contained in Government Code sections 81000 through 91014, and all statutory references are to this code. The regulations of the Fair Political Practices Commission are contained in Sections 18104 through 18998 of Title 2 of the California Code of Regulations, and all regulatory references are to this source.

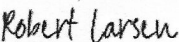
Mr. Charles Miller

Page 2

If the Subrecipient needs an additional time extension, 44 CFR § 206.204(c)(2)(ii) states time extensions will be granted only for projects in which the subrecipient can demonstrate "extenuating circumstances or unusual project requirements beyond the control of the subrecipient." Since the Federal Emergency Management Agency (FEMA) will reimburse only for eligible project costs incurred up to the latest approved completion date, Cal OES recommends any requests for additional time extensions be submitted to FEMA through Cal OES before the last approved completion date. As provided in 44 CFR § 206.204(d), written requests for time extensions are required to include a detailed justification for the delay and a projected completion date. Subrecipients must also include the PW number, category of work, construction schedule, percentage of work completed, and if applicable, permitting progress and any dates and provisions of previously approved time extensions.

If you require additional information related to this correspondence, please contact Mr. Joey Renert, Program Manager, at (714) 708-1235 or Mr. Jeremiah Wade, Disaster Assistance Programs Specialist, at (916) 621-8488.

Sincerely,

DocuSigned by:

7D184EE38D6D4C5...

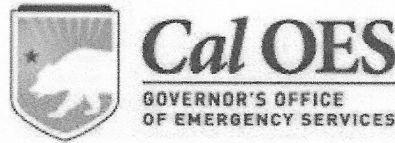
ROBERT LARSEN
State Public Assistance Officer

Enclosure

cc: Michael Gayrard, Public Assistance Branch Chief, FEMA Region IX

jc

GAVIN NEWSOM
GOVERNOR



NANCY WARD
DIRECTOR

October 27, 2025

Mr. Charles Miller
Board President
Independence Ranch Community Service District
Postal Office Box 1070
Paso Robles, California 93447

Subject: Response to Time Extension Request – Project Worksheet 2178
FEMA-4683-DR-CA, 2022-2023 Early Winter Storms
Cal OES ID: 079-91024 FEMA ID: 079-UVCFO-00
Subrecipient: Independence Ranch Community Service District
Cal OES Log: COR-009526 FEMA Log: None

Dear Mr. Miller:

On October 23, 2025, the California Governor's Office of Emergency Services (Cal OES) received the enclosed letter dated October 21, 2025, from Independence Ranch Community Service District (Subrecipient). The letter requests a time extension for the following Project Worksheet (PW) 2178.

PW No.	Category	Subrecipient Requested Date	Cal OES Approved Date	Reason for Delay
2178	C	July 31, 2026	July 31, 2026	Late obligation and board elections

PW 2178 was awarded \$119,369.65 on September 22, 2025, to fund repairs to roads at Independence Ranch. The Subrecipient states a time extension is necessary due to late obligation in September 2025 and dissolution of the Board until new elections could be held.

The Subrecipient provided information required by Title 44 of the Code of Federal Regulations (44 CFR) § 206.204. Based on information provided, Cal OES believes project delays are due to extenuating circumstances beyond the control of Subrecipient. Therefore, Cal OES approves the Subrecipient's time extension request to July 31, 2026, which is within the authority of Cal OES.



3650 SCHRIEVER AVENUE • MATHER, CA 95655
RECOVERY SECTION • PUBLIC ASSISTANCE
PHONE: (916) 845-8200 • FAX: (916) 845-8387
www.CalOES.ca.gov

Independence Ranch Community Service District

6289 Hawk Ridge Place

San Miguel, CA 93451

October 21, 2025

Robert Larsen

State Public Assistance Officer

California Governor's Office of Emergency Services

Recovery Section, Public Assistance Division

Received

COR-009526

October 23, 2025

PUBLIC ASSISTANCE

Subject: Time Extension Request, Project 711368, PW 2178

Disaster Number: FEMA- 4683DR

FEMA FIPS # 079-UVCFO-00

Dear Mr. Larsen:

On behalf of the District I would like to request a time extension for Project Worksheet (PW) 2178 until 7/31/2026. This PW was written in the amount of \$119,369.65 to repair Independence Ranch Community Roads, which were damaged in the 4683DRpCA Winter storm.

<u>PW</u>	<u>Category</u>	<u>Last Approved Extension</u>	<u>Project Completion Date</u>
2178	C	NA	7/31/26

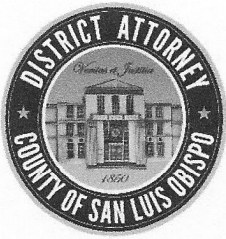
We were unable to complete the work within the authorized time due to Board deaths, suspension of the Board due to lack of a quorum and subsequent dissolution of the Board until elections could be held. The previous Board reduced the number of directors to 3 from the normal 5 in March 2023 due to resignations. They decided as this was a minimum allowable board members they would continue and not replace the remaining positions. In December of 2023 a death occurred reducing the number of directors to 2. The District activities were suspended until February 2024 when a third member was appointed by the County Supervisors. In June the General Manager and two of the Board Members resigned. From then until December, 2024 the district was unable to function.

In November, 2024 four new Directors were elected. They held the first meeting as a group in December to elect a new President and try to organize as a District again. The new Board focused on establishing a fee increase via a proposition 218 vote which passed in June 2025. These jolts to the District made it unable to plan or to complete the work. These extenuating circumstances made an attempt to complete the projects not possible. It was not until August of this year that the District heard that the project was still under consideration for approval. In the last few months we are again able to plan and execute repairs and rework of the roads in the district.

If you need additional information please contact me at my cell number, 714 612 5635 or my e-mail gwtracy@aol.com. We will be glad to provide additional information that we have.

Sincerely,

George W. Tracy President



OFFICE OF THE DISTRICT ATTORNEY

COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

DAN DOW
District Attorney

SPECIAL PROSECUTIONS UNIT
KENNETH JORGENSEN
Deputy District Attorney

December 15, 2025

Concerned Citizens of Independence Ranch and
Former IRCSD Board Members;
Charles Miller
Mr. George Tracy; and
Mr. Greg Hamson

By Electronic Mail: patticlaude7777@gmail.com
Tangledvinefarm@gmail.com
kldpr04@aol.com
chasmiller@gmail.com

Subject: Public Integrity Investigations regarding IRCSD, Mr. George Tracy, and
Mr. Greg Hanson

Dear Concerned Citizens and Mr. Miller:

This letter responds to your conflict-of-interest complaints concerning Mr. George Tracy and Mr. Greg Hamson. After a thorough investigation, our office has concluded that no enforcement action will be taken.

You alleged that Mr. Tracy held two incompatible public offices by serving simultaneously as a board member and the “acting” general manager of the Independence Ranch Community Services District (IRCSD), in violation of Government Code section 1099. This statute prohibits holding incompatible offices unless the official is legally compelled to do so. In this case, IRCSD lacked administrative staff when Mr. Tracy and other new board members assumed office in December 2024. The District had ceased functioning as of August 2024, following the resignation of its general manager and most board members. Under these circumstances, our office finds that Mr. Tracy did not violate section 1099, as the newly constituted board was required to assume general manager responsibilities until a replacement could be appointed.

You also alleged that Mr. Tracy violated Government Code section 1090 by performing engineering tasks for the District he served as its President. Section 1090 prohibits public officials from being financially interested in contracts they make in their official capacity. However, this provision applies only when a contract is approved and executed between the parties. Our investigation found no evidence of a contract

between Mr. Tracy and the District, nor any indication that Mr. Tracy received compensation. Therefore, without a contract, there is no violation of section 1090.

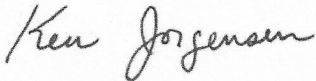
Finally, you alleged that Mr. Tracy and Mr. Hamson had unlawful financial conflicts of interest when they approved road repairs benefiting their residences, under the Political Reform Act (Government Code section 81000 et seq.). For a violation to occur under this Act, the financial interest must have a material effect on the official's personal finances. According to Title 2, section 18702.2(d)(1) of the California Code of Regulations, "repairs, replacement, or maintenance of existing streets" are not considered to have a material financial effect. Accordingly, our office finds no violation of the Political Reform Act.

If you have any questions regarding this matter, please contact me.

Very truly yours,

DAN DOW
DISTRICT ATTORNEY

By:



KENNETH JORGENSEN
Deputy District Attorney
Consumer Protection Unit

Cc:

Mr. George Tracy
Mr. Greg Hamson
Ms. Debbie Thompson, IRCSD General Manager
Craig A. Steele, Esq., attorney for IRCSD

Subject: Fwd: Board Case No. 2025-423
From: gwtjun50 <gwtracy@aol.com>
Date: 12/12/2025, 8:28 AM
To: debbiethompson65@gmail.com
CC: kjorgensen@co.slo.ca.us

This closes the Miller complaint. Never was a problem

From: Julie.Baker@dca.ca.gov
To: gwtracy@aol.com
Sent: 12/11/2025 1:31:11 PM Pacific Standard Time
Subject: Board Case No. 2025-423

Mr. Tracy,

The Board's Enforcement Unit received a complaint alleging violations of the Professional Engineers Act (Business and Professions Code §6700, et seq.) related to your capacity as the President of the Independence Ranch Community Services District.

The complaint alleged that you had engaged in professional engineering services that directly influenced the ballot measure Proposition 218 tax initiative for the District and assessment amounts. However, after a thorough review of the information it was concluded that no professional engineering was practiced, and the Board has no jurisdiction in the matter. As a result, the case was closed.

If you have any questions regarding this matter, I can be reached at 916.999.3582 or by e-mail at Julie.Baker@dca.ca.gov.

Regards,

Julie A. Baker | Enforcement Analyst

Board for Professional Engineers, Land Surveyors, and Geologists

2535 Capitol Oaks Drive, Suite 300 | Sacramento, CA 95833

916.999.3582 | www.bpelsg.ca.gov

**BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS**

2535 Capitol Oaks Drive, Suite 300, Sacramento, California, 95833-2944

Telephone: (916) 999-3600 – Toll Free: 1-866-780-5370

www.bpelsg.ca.gov

**POLICY OF THE BOARD FOR PROFESSIONAL
ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS
ON DISCLOSURE OF COMPLAINTS AND ENFORCEMENT ACTIONS**

It is the policy of the Board for Professional Engineers, Land Surveyors, and Geologists to provide information to all interested parties regarding complaints and enforcement actions resulting from violations of the Professional Engineers Act (Business and Professions Code section 6700, et seq.), the Geologist & Geophysicist Act (Business and Professions Code section 7800, et seq.), the Professional Land Surveyors' Act (Business and Professions Code section 8700, et seq.), the Board Rules and Regulations Relating to the Practices of Engineering and Land Surveying (Division 5 of Title 16 of the California Code of Regulations), and/or the Regulations Relating to the Practices of Geology and Geophysics (Division 29 of Title 16 of the California Code of Regulations).

COMPLAINTS

The Board keeps records for five years of complaints against licensees and non-licensees that do not result in enforcement action (see below) involving violations of the Professional Engineers Act, the Geologist & Geophysicist Act, the Professional Land Surveyors' Act, and the Board Rules and Regulations Relating to the Practices of Engineering, Land Surveying, Geology, and Geophysics.

During the investigation, no information concerning the complaint will be disclosed.

If investigation reveals that there has been no violation of the law, no information concerning the complaint will be disclosed.

If investigation reveals that there has been a probable violation of the law, upon written or oral request, information concerning the complaint shall be disclosed as follows:

1. The number of complaints against a specific Board licensee or non-licensee.
2. The date the complaint was received and the date on which final disposition of the complaint was reached.
3. The disposition of the complaint, as follows:
 - a. Compliance obtained.
 - b. Complaint mediated/resolved.
 - c. Complaint referred for legal and/or disciplinary action (i.e., criminal action, citation issuance, and/or accusation filing).
 - d. Any other action taken, formal or informal.

ENFORCEMENT ACTIONS (CRIMINAL ACTIONS, CITATIONS, ACCUSATIONS, AND FINAL ORDERS)

The Board shall keep records of enforcement actions taken, including criminal convictions, citations, accusations, and final orders, as required by law.

Upon written or oral request, information regarding citations issued and accusations filed shall be disclosed as follows:

Citations: A citation shall be disclosed once it is issued along with its procedural status.

Accusations: An accusation shall be disclosed once it is filed along with its procedural status.

Upon written or oral request, information regarding final orders (final citation orders or final disciplinary decisions/orders on accusations) shall be disclosed as follows:

Final Orders: Final orders shall be disclosed once they become final and effective. Additionally, information shall be provided regarding compliance with the order, as applicable at the time of the request.

In addition to providing the information described above regarding final orders upon request, the Board will publicize such final orders in any manner, consistent with the provisions of the Information Practices Act (Civil Code section 1798, et seq.), the Public Records Act (Government Code section 7920.000, et seq.), and other applicable laws, that the Board deems appropriate, including, but not limited to, issuing press releases, publishing articles in Board publications and on the Board's Internet site, and providing information to the regulatory agencies for engineering, land surveying, geology, and/or geophysics in other states.

Upon written or oral request, information regarding criminal actions resulting from Board investigations shall be disclosed as follows:

Criminal Actions: The name and address of the appropriate court which has instituted the criminal proceedings regarding criminal actions resulting from Board investigations, along with the pertinent docket or case number, shall be provided once the Board has received such information from the Division of Investigation, the appropriate District or City Attorney's Office, or the appropriate court.

In addition to providing the information described above regarding criminal actions upon request, the Board will publicize criminal actions in any manner, consistent with the provisions of the Information Practices Act (Civil Code section 1798, et seq.), the Public Records Act (Government Code section 7920.000, et seq.), and other applicable laws, that the Board deems appropriate, including, but not limited to, issuing press releases, publishing articles in Board publications and on the Board's Internet site, and providing information to the regulatory agencies for engineering, land surveying, geology, and/or geophysics in other states.

From: cmf@oasisassoc.com

To: gwtracy@aol.com, ircsdgeneralmanager@gmail.com

Cc: neilhavlik@aol.com

Sent: 1/7/2026 10:59:20 AM Pacific Standard Time

Subject: SLOCOG's LOCAL ROAD FIRST INITIATIVE - INCLUSION OF INDEPENDENCE RANCH CSD

Dear Board President, General Manager & Board Members,

Our firm represents the California Valley Acquisition Implementation Program (CVLAP) Working Group, which is currently focused on implementing the San Luis Obispo County Board of Supervisors' approved *California Valley Land Acquisition Program Strategic Plan* (March 2019). This program was established to provide additional mitigation for impacts to habitat of species of concern resulting from two large-scale solar energy development projects located in the northern Carrizo Plain.

Many properties within the Carrizo Plain, including conserved lands acquired and managed pursuant to the CVLAP program, are located within the California Valley Community Services District (CSD). As such, these properties pay district fees that include contributions toward local road repair and maintenance. In furtherance of CVLAP's conservation mission, we continually seek opportunities to increase funding efficiency and reduce long-term operational costs, where possible.

In that context, we wish to draw your attention to a funding initiative currently being advanced by the San Luis Obispo Council of Governments (SLOCOG) known as **Local Roads First (LRF)**. Informational materials regarding the proposal are enclosed for your reference. As you are aware, your district is one of seven (7) Community Services Districts throughout San Luis Obispo County that are responsible for maintaining local roads serving their respective communities – Independence Ranch, San Simeon, Ground Squirrel Hollow, Linne, Squire Canyon, Ca Valley, and Creston Hills.

Based on this responsibility, your district may have a direct interest in seeking inclusion—along with the other road-maintaining CSDs—as an eligible recipient of **LRF** funding, should the initiative be approved by voters in the upcoming election. While passage of the measure is not guaranteed, current **LRF** materials do not appear to include Community Services Districts that

maintain roads among the proposed funding recipients. This omission appears to be an oversight and one that may warrant correction, given the essential role CSDs play in maintaining local transportation infrastructure.

If your district is interested in pursuing inclusion in the Local Roads First funding program, we recommend the following steps:

1. Review the attached Local Roads First materials;
2. Contact SLOCOG directly with any questions or requests for clarification; and
3. Communicate with your District Supervisor to request that road-maintaining Community Services Districts be formally included as eligible recipients under the funding program.

The San Luis Obispo County Board of Supervisors is scheduled to conduct its final review of the **Local Roads First** funding plan at its **Tuesday, January 27, 2026** meeting. Accordingly, timely engagement and support from affected districts is critical if CSDs are to be considered for inclusion prior to final adoption.

We appreciate your consideration of this matter. Please feel free to contact us should you have any questions or wish to discuss this further.

On behalf of the CVLAP Working Group

Yours respectfully,

C.M. Florence, AICP

Principal Planner

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Local Roads First

Keep Local Transportation Funding in SLO County

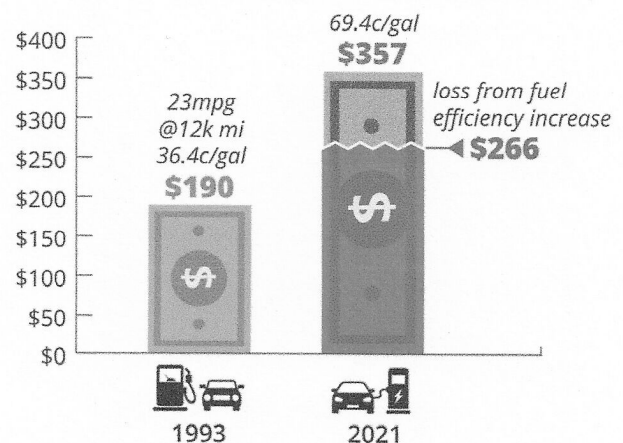
Overview, Goals, and Cost

The Local Roads First: Roadmap to Transportation Independence comes from what are known as “Self-Help Counties”. These counties, twenty-five throughout California, have chosen to fund transportation projects and infrastructure improvements within their local communities by implementing local sales tax measures. These counties have taken the initiative to generate additional revenue specifically for transportation-related needs. Self Help Counties also gain greater access to grant funds From State and Federal entities.

Becoming a Self-Help County and putting Local Roads First will allow SLO County to be less reliant on State and Federal funding while still getting back our fair share, complete projects such as filling potholes and decreasing areas of congestion in a timelier manner, and significantly decrease the amount of differed local projects.

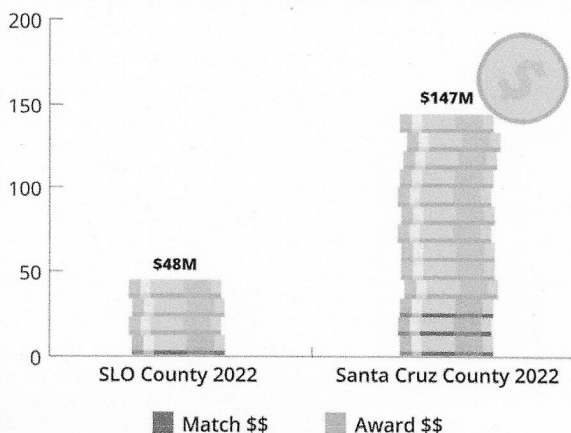
The Local Roads First supplemental funding initiative would add a half-cent sales tax to every dollar spent within the county. All funds generated would be required to stay local and remain directly allocated to community transportation projects with 99% minimum going to improve transportation. In addition, jobs would be created, transit mobility increased, and tourists would pay for the roads they use.

The Gas Tax Problem



SLO County is Getting Left Behind on State and Federal Transportation Funding

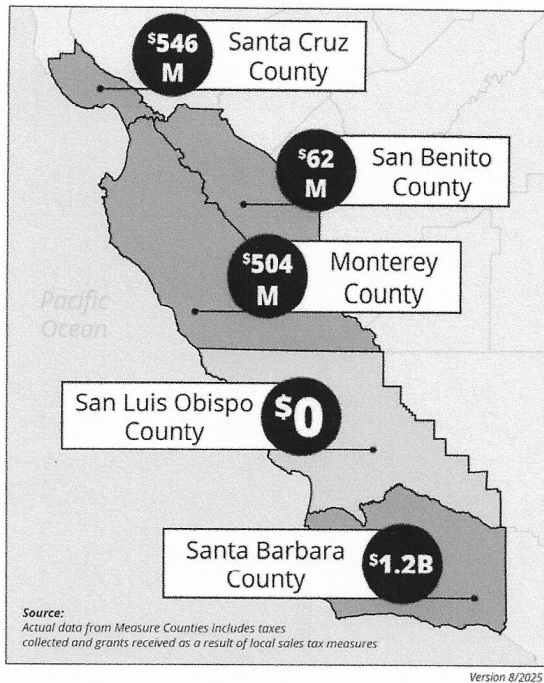
Competitive Grant Funding Comparison (in Millions)



Fewer tax dollars from State and Federal funding grants are returning to SLO County because the county is generating less revenue to match competitive grant funds. This lack of funds is leaving the county behind while also allowing a disproportionate amount of tax revenue to be distributed to other counties throughout California. The twenty-five counties in California that have approved a Self-Help transportation tax ballot measure deliver more projects faster and cheaper than counties solely reliant on State and Federal funds.

Total Transportation Tax Funding Impacts by County (2016-2025)

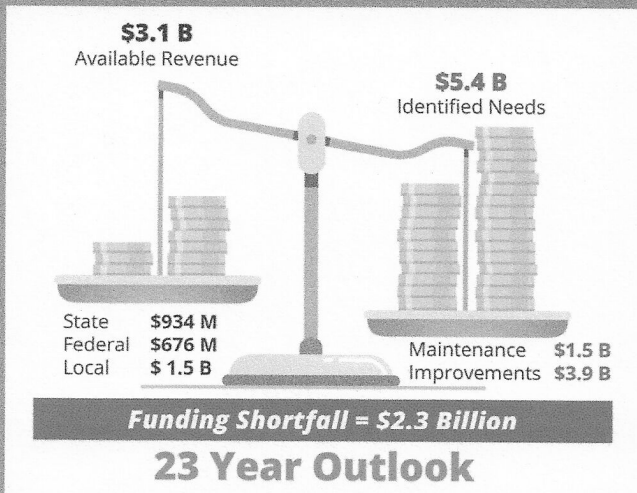
Based on actual sales tax revenue and competitive grants won



How Will Local Roads First Help the SLO County Community?

1. As a Self Help County, Local Roads First ensures local funding collected stays in local communities
2. Local transportation infrastructure jobs will be created and maintained in SLO County
3. A half cent of every dollar will be allocated to local transportation funding
4. SLO County will win more tax dollars back from the state and federal government

What does transportation funding look like at a local level?



- **\$2.3 Billion** projected deficit over the next twenty-three years
- **\$900 Million** additional funding brought in over a twenty-year duration if measure is approved
- **\$5.4 Billion** projected transportation funding need over the next twenty-three years
- **\$1 Billion** estimated match funding won through state and federal grants if a measure is approved
- **\$3.1 Billion** projected available federal, state, and local funding over the next twenty-three years
- **\$1,400** estimated yearly auto repair cost to motorists

Local Roads First: Easily Explained

- LRF ensures local funding collected stays in local communities
- A half cent of every dollar spent on taxable goods will be allocated to local transportation funding
- LRF creates a direct tax for a direct result
- LRF uses a half-cent to make infrastructure whole
- More federal and state tax dollars will come back to the county through Competitive Grants
- LRF means local funds are used for local priorities



Learn more and sign up for a presentation for your community group

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