

Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

BOARD MEETING AGENDA

Wednesday, March 11, 2026 6:00 pm

San Miguel Senior Center, San Miguel, California

Board Members:

George Tracy, Vice President

Greg Hamson, President

Bill Mulcahy, Director

Matt Costello, Director

Cinde Stark, 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 February 11, 2025

5. APPROVAL OF THE TREASURER'S REPORT

6. CORRESPONDENCE

A. County of San Luis Obispo Trail Balance Report

B. Receipt of Deposit from

C. LAFCO 21-day Notice of Public Hearing

D. IRS Letter for EIN #

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. Web Site – new site is now live.

B. Sam.Gov verbal update

C. Cal-OES/Fema Documents verbal update

D. Budget vs Actual Update

8. UNFINISHED BUSINESS

A. Fema/CAL OES Project Plan - Drawings of projected repair- George to give verbal update

B. Avila Traffic Safety Sign – motion to pay

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- C. Road Maintenance Plan – verbal discussion and consideration of hiring an Engineering firm to assess the roads and give a nonpartisan report

9. NEW BUSINESS

A.

- 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, April 8, 2026



San Luis Obispo Local Agency Formation Commission

1042 Pacific Street, Suite A, San Luis Obispo, CA 93401

Telephone: (805) 781-5795

Notice of Public Hearings – March 19, 2026, at 9:00 AM

Board of Supervisors Chambers

County Government Center

1055 Monterey Street

San Luis Obispo, CA 93408

Hearing Item: Intent to Adopt a Municipal Service Review and Sphere of Influence Study for the Independence Ranch Community Services District | LAFCO File No. 2-S-25

Hearing Notice: Notice is hereby given that the San Luis Obispo Local Agency Formation Commission (LAFCO) will consider adopting the Municipal Service Review (MSR) and Sphere of Influence (SOI) Study for the Independence Ranch Community Services District. The MSR evaluates the District's capability to service existing and future residents and is the basis for SOI decisions. A SOI is defined by Government Code Section 56425 as a plan for the probable physical boundary and service area of a local agency or municipality. The existing SOI is approximately 776 acres beyond the service area boundary and is proposed to be reaffirmed. It has been determined that the MSR and SOI Study is exempt from CEQA pursuant to CEQA Categorical Exemption Section 15306 and CEQA General Rule Exemption Section 15061(b)(3). MSR and SOI factors listed in Government Code Sections 56430(a) and 56425(e) have been analyzed, and determinations have been provided within the Public Review Draft.

Hearing Item: Intent to Adopt a Municipal Service Review and Sphere of Influence Study for the Port San Luis Harbor District | LAFCO File No. 8-S-25

Notice was previously given on February 19, 2026, stating that this item would be considered at the March 19, 2026, hearing. This notice was provided 30 days in advance of the hearing date to allow additional time for public review due to proposed SOI changes.

The notice and the Public Review Drafts for all of the above are currently available on the LAFCO website <https://slo.lafco.ca.gov/>. The Staff Reports will be available on the LAFCO website by Thursday, March 12, 2026. You may submit comments via email to mmorris@slo.lafco.ca.gov, mail written comments to 1042 Pacific St, Ste. A, San Luis Obispo, CA 93401, or provide public comment in person during the public hearing.

If you have questions, please contact:

LAFCO 805-781-5795 or mmorris@slo.lafco.ca.gov

OGDEN UT 84201-0038

In reply refer to: 0448636327
Feb. 10, 2026 LTR 147C 0
77-0317042 000000 00

00005183
BODC: TE

INDEPENDENCE RANCH COMMUNITY
SERVICES DISTRICT
6289 HAWK RIDGE PL
SAN MIGUEL CA 93451-9527

078298

Employer identification number: 77-0317042

Dear Taxpayer:

Thank you for your inquiry of Jan. 30, 2026.

Your employer identification number (EIN) is 77-0317042. Please keep this letter in your permanent records. Enter your name and EIN on all federal business tax returns and on related correspondence.

You can get any of the forms or publications mentioned in this letter by visiting our website at [IRS.gov/forms](https://www.irs.gov/forms) or by calling 800-TAX-FORM (800-829-3676).

If you have questions, you can call 800-829-4933.

If you prefer, you can write to us at the address at the top of the first page of this letter.

When you write, include a copy of this letter, and provide your telephone number and the hours we can reach you in the spaces below.

Telephone number () _____ Hours _____

Keep a copy of this letter for your records.

Thank you for your cooperation.

Independence Ranch CSD
2025-2026 Budget

Carry over from 2024-2025	\$ 44,000.00
Property Tax Assessment	\$ 62,500.00
Tax Assessment increase	\$ 62,000.00
Grants	\$
Interest Income	\$ <u>6.00</u>
Total Income	\$169,006.00

Expenses

Administrative and Other Fees	\$
LAFCO & CSDA	\$ 600.00
Election Fees	\$
General Manager	\$ 6,000.00
State Fees	\$ 2,000.00
SDRMA Insurance	\$ 3,000.00
Website Maintenance	\$ 360.00
Utilities – Pacific Power	\$ 150.00
Weed Abatement	\$
Reimbursement – Gas	\$
Office Expense	\$ 360.00
USDA Loan	\$ 36,000.00
Legal Counsel	\$
Audit	\$ 6,000.00
Meeting Rental	\$ <u>1,200.00</u>
Total Expenses	\$ 54,710.00

Reserve for USDA	\$ 3,500.00
New Reserve	\$ 10,000.00
Proposed Road Repairs	\$134,500.00
Proposed Drainage Repair	\$ 26,500.00

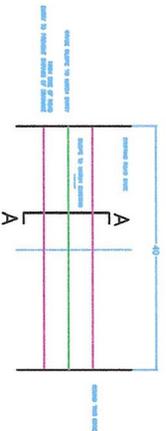
Budget vs Actual 2025-2026

Line item	Budget	Actual	Difference +/-
Carryover from Previous year	\$44,000.00	\$41,154.00	-\$2,846.00
Tax Assessment	\$125,000.00	\$80,286.00	-\$44,714.00
Grants			
Interest	\$6.00	\$0.90	-\$5.10
Other Income		\$0.30	\$0.30
Total Income	\$169,006.00	\$121,441.20	-\$47,564.80
Expenses			
Administrative and Other Fees			
LAFCO & CSDA	\$600.00	\$573.49	\$26.51
Election Cost	\$0.00		
General manager	\$6,000.00	\$5,000.00	\$1,000.00
State Fees	\$2,000.00		
SDRMA General Liability Ins	\$3,000.00	\$3,280.29	-\$280.29
Internet expense	\$360.00	\$372.00	-\$12.00
Website		\$740.00	-\$740.00
Utilities	\$150.00		
Weed Abatement			
Office expenses/Bulletin Board	\$360.00	\$161.81	\$187.19
USDA loan	\$36,000.00	\$30,672.50	\$645.50
USDA Interest		\$4,672.00	
Legal		\$3,333.50	-\$3,333.50
Audit	\$6,000.00	\$2,000.00	\$4,000.00
Meeting rental	\$1,200.00	\$1,200.00	
Road Repair		\$20,248.60	
Drainage Repair			
Gas reimbursement	\$0.00		
TOTAL	\$55,670.00	\$72,254.19	\$1,493.41
Savings Acct	\$3,500.00	\$3,548.00	\$48.00
New Reserve Proposed	\$10,000.00		
Proposed Drainage Repair	\$26,500.00		
Proposed Road Repair	\$134,500.00		

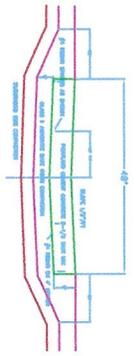
Red – Income is under budget

Red – Expenses is over budget

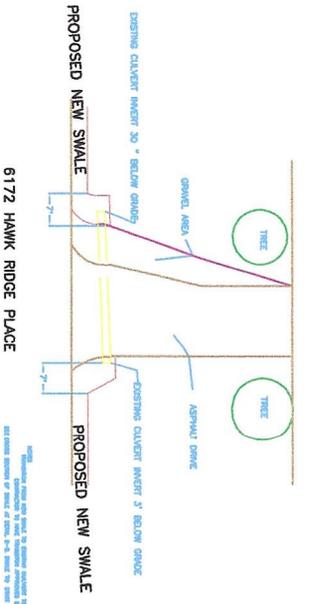
ROAD CROSSING DETAILS.



SECTION A-A

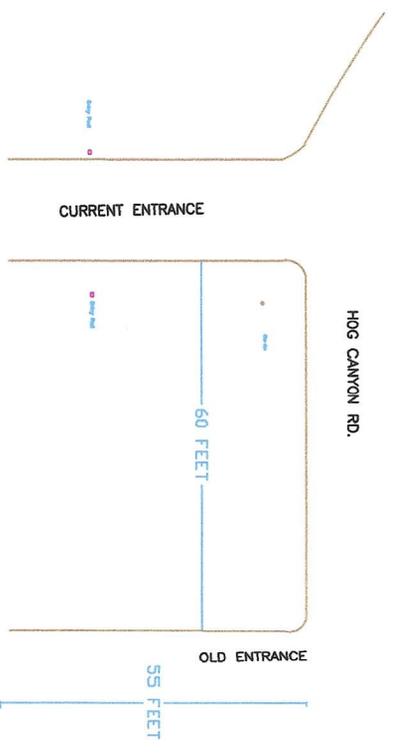
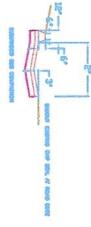


NOTE: THE PROPOSED 16' SECTION IS TO BE OPEN TO TRAFFIC AND ADJACENT TO EXISTING LANE FOR THE 16' SECTION. THE 16' SECTION IS TO BE OPEN TO TRAFFIC AND ADJACENT TO EXISTING LANE FOR THE 16' SECTION. THE 16' SECTION IS TO BE OPEN TO TRAFFIC AND ADJACENT TO EXISTING LANE FOR THE 16' SECTION.



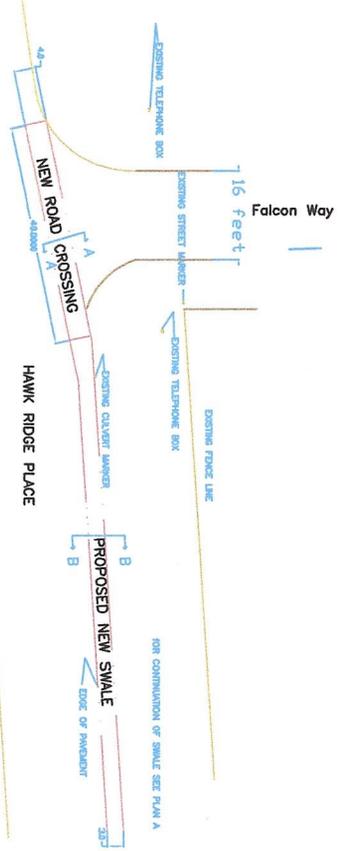
DRAINAGE SWALE AT 6172 HAWK RIDGE DRIVEWAY

SECTION B-B



AREA THAT NEEDS BASE: FEMA ALLOWS 27.4 cu. yds.
ESTIMATE 3300 #12 @ 3/4" INCH DEPTH REQUIRES 825 FT3 = 91 cu. yds.

ROAD CROSSING AT FALCON WAY



REV	DESCRIPTION	DATE	BY	CHKD

THIS DRAWING CONTAINS PROPOSED AND PERMITTED INFORMATION AND SHALL NOT BE DISCLOSED OR USED BY OTHERS WITHOUT PERMISSION OF SST EQUIPMENT.	SST 2370 BIRD BLVD SAN LUIS OBISPO, CA 93451 714 812 8833	ROSD 2023 FEMA ALLOWANCES SECTION 1, 2, 3 GENERAL ARRANGEMENT	DATE: 04/1	SCALE: 1" = 2' 0"
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Avila Traffic Safety 805-461-1600

Walk In_1

Customer code
Email

Walk In_1-4F9V
Anthony@avilatrafic.com

Quote #1212

27 Jan 2026 3:11pm | Main Outlet

50	Carsonite Roadmarkers SKU: 11195 / 66 in carsonite / White Stripe (type F)	@ \$25.00	\$1,250.00
1	Equipment Rental SKU: 15635 / Misc. Note: Post Pounder & Pilot Hole Driver Rates Daily \$15	@ \$15.00	\$15.00
1	Damage Waiver SKU: 12461 Note: Rental Damage Waiver, if damaged. \$80 an hour for repairs on broken rental equipment	@ \$80.00	\$80.00

Note: Independence Ranch CSD
kenttb@yahoo.com

Subtotal	\$1,345.00
Total Tax (8.75% SLO, 8.75%)	\$109.38
TOTAL 52 items	\$1,454.38
TO PAY	\$1,454.38



By signing you agree to all terms and conditions on our rental agreement items 1-17. A copy will be provided upon request.

No returns on specialty items. Each return will be assessed and resolved with the highest degree of effectiveness for both parties.