

# Independence Ranch Community Service District

6289 Hawk Ridge Pl., San Miguel, California 93451

## BOARD MEETING AGENDA

Wednesday, February 11, 2026 6:00 pm

San Miguel Senior Center, San Miguel, California

### Board Members:

George Tracy, Vice President

Bill Mulcahy, Director

Cinde Stark, Director

Greg Hamson, 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 January 14, 2025

### 5. APPROVAL OF THE TREASURER'S REPORT

### 6. CORRESPONDENCE

- a. Fema/Cal OES document request forms
- d. USDA Quarterly Statement
- c. Fetcher & Company, CPA Invoice
- d. Kari – San Luis Obispo Co Audit
- e. Avila Traffic Safety – Quote for Culvert Markers

### 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. Bylaws – review revisions and adoption
- C. Policies
- D. Local Roads First Initiative

### 8. UNFINISHED BUSINESS

- A. Bylaws – Resolution to Approve & Adopt
- B. Avila Traffic Safety – culvert markers
- C. Cal OES/Fema – verbal update
- D. LAFCO MSR & SOI Study Questions

# **Independence Ranch Community Service District**

6289 Hawk Ridge Pl., San Miguel, California 93451

## **9. NEW BUSINESS**

- A. Road repair plan - discussion
- B. Dumpsters/Trash cans in Right-of-way
- C. Address 3-minute Public Comment from Mr. Miller & Ms. Claude.
- D. Ramsey letter and invoice attached stating what was done and how many tons of asphalt was place.

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

RE: Document Request for: DR 4683 Independence Ranch Community Services District 079-91024 AMD 1929 PW-2178-0

**Subject:** RE: Document Request for: DR 4683 Independence Ranch Community Services District 079-91024 AMD 1929 PW-2178-0  
**From:** "Moore, Molly (Contractor)@CalOES" <ContractorMolly.Moore@caloes.ca.gov>  
**Date:** 2/2/2026, 6:17 AM  
**To:** 'Debbie' <debbiethompson65@gmail.com>  
**CC:** CalOES Public Assistance Financial Processing <RecoveryPayments@caloes.ca.gov>, "Owen, Mari@CalOES" <Mari.Owen@CalOES.ca.gov>, "Guima, Huiyan@CalOES" <Huiyan.Guima@CalOES.ca.gov>, gwtjun50 <gwtracy@aol.com>

Hi Debbie,

Thank you for reaching out and for the continued effort in getting the needed documentation; it is much appreciated. You'll need to submit a new form STD 204 with the correct FEIN (that's your Federal Employer ID from the IRS) and let us know the Unique Entity ID (UEI) that is assigned from SAM.gov when your application is complete. The UEI from SAM.gov should be used in the upper right of the FFATA and the form 89. Also, unrelated to the FEIN and UEI, the Form 130 needs to be corrected to have a different certifier than the previously submitted documentation. If you have any further questions or need clarification, please don't hesitate to reach out. Thank you.

Best regards,

**Molly Moore**

Disaster Assistance Program Specialist  
California Governor's Office of Emergency Services (Cal OES)  
10370 Peter A McCuen Blvd, Bldg. E  
Mather, CA 95655  
Mobile telephone: (916) 247-8685  
[moorem@caloes.ca.gov](mailto:moorem@caloes.ca.gov)

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**From:** Debbie <debbiethompson65@gmail.com>  
**Sent:** Friday, January 30, 2026 9:19 PM  
**To:** Guima, Huiyan@CalOES <Huiyan.Guima@CalOES.ca.gov>; gwtjun50 <gwtracy@aol.com>  
**Cc:** CalOES Public Assistance Financial Processing <RecoveryPayments@caloes.ca.gov>; Moore, Molly (Contractor)@CalOES <ContractorMolly.Moore@caloes.ca.gov>; Owen, Mari@CalOES <Mari.Owen@CalOES.ca.gov>  
**Subject:** Re: Document Request for: DR 4683 Independence Ranch Community Services District 079-91024 AMD 1929 PW-2178-0

**This Message is From an External Sender**

This message came from outside your organization.

Good Evening Molly & Huiyan,

It has been a day! First, I almost completed the Sam.Gov sign in until I needed to upload documents which I do not have. I needed a EIN confirmation letter, since we do not have one I called the IRS. After a hour or so on the phone with the IRS, it appears that we have two (2) different EIN #'s. Apparently, during multiple transitions with different boards and lost documents someone applied for a new EIN # which now I have to deactivate, that would be the newest one according to the IRS agent. The number which needs to be deactivated is under Independence Ranch CSD, EIN # 92-2256695.

The IRS agent told me that our official name is: Independence Ranch Community Service District and our correct EIN # is 77-0317042. We should be receiving the confirmation number stating the correct information within 10-15 days at which time upon receipt I will finish SAM.Gov.

I am not sure what you will need to correct the information. George Tracy is copied in this email. Please advise on what you will need from us to clear this up and move forward on our documents,

If you have any questions, please feel free to reach out.

Thank you,  
Debbie Thompson  
GM, Independence Ranch Community Services District

On 1/29/2026 8:04 AM, Guima, Huiyan@CalOES wrote:

Good morning George,

Please see the attached guidance documents on how to contact and register for a SAM.gov Registration.

Best Regards,

**Huiyan Guima**  
**Analyst II, Financial Processing Unit I**  
California Governor's Office of Emergency Services  
3650 Schriever Avenue, Mather, CA 95655  
**Phone: 916.328.7762**  
**Email: [Huiyan.Guima@Caloes.ca.gov](mailto:Huiyan.Guima@Caloes.ca.gov)**

**CONFIDENTIALITY NOTICE:** This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use, forwarding, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.



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From: gwtjun50 <[gwtracy@aol.com](mailto:gwtracy@aol.com)>

**Community Facility Loan**  
**Statement of Loan Account and Transactions for Three Month Period Ending December 31, 2025**

Account Number	Interest Rate	Date of Transaction	Event Name	Paid/Applied	Outstanding Balances		
					Interest	Deferred Principal	Principal
1-1	3.5000	09/30/25	Beginning Balance				
1-1		10/01/25	Interest Rate		\$ .00	\$ .00	\$267,000.00
1-1		12/31/25	Ending Balance		\$ .00	\$ .00	\$267,000.00
Balance as of December 31, 2025				\$ .00	\$ .00	\$ .00	\$267,000.00



3445 American River Drive, Suite A  
Sacramento, CA 95864

Phone: (916) 333-5360  
E-mail: Adminstaff@fechtercpa.com  
Web: www.FechterCPA.com

Independence Ranch Community Service District

Invoice: 4298

Debbie Thompson  
6289 Hawk Ridge Pl

Date: 01/28/2026  
Due Date: 01/28/2026

San Miguel, CA 93451

ID: F0984

FOR PROFESSIONAL SERVICES RENDERED AS FOLLOWS:

Progress Invoice for the 2024 year end Financial Audit:

Due with signed Engagement Letter 2,000.00

Billed Time & Expenses \$2,000.00

Invoice Total \$2,000.00

Invoice payable upon receipt. Accounts more than 60 days overdue will be assessed a \$10 administrative fee, and be charged interest at 1.5% per month (18% per annum).

Please return this portion with payment.

ID: F0984

Invoice: 4298

Independence Ranch Community Service District

Date: 01/28/2026

Due Date: 01/28/2026

Amount Due: \$2,000.00

Amount Enclosed: \$ \_\_\_\_\_

Payment is due upon receipt. Checks to be mailed to address above, credit card payments can be online through our website, or by calling our office line. It was our pleasure to provide you with the above services and we thank you for your business.

**Subject:** Re: [EXT]Information on CSD Audits - Independence Ranch  
**From:** Kari Lekvold <klekvold@co.slo.ca.us>  
**Date:** 1/29/2026, 11:00 AM  
**To:** Deborah Thompson <debbiethompson65@gmail.com>

Hello again Debbie,

It looks like the attached financials are for FY 2020-21. Can you please send a copy of the audit covering FY 2021-22?

Thanks,

Kari

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**From:** Deborah Thompson <debbiethompson65@gmail.com>  
**Sent:** Wednesday, January 28, 2026 8:11 PM  
**To:** Kari Lekvold <klekvold@co.slo.ca.us>  
**Subject:** Re: [EXT]Information on CSD Audits - Independence Ranch

Thank you so much for the info.

Debbie

On Wed, Jan 28, 2026, 7:27 PM Kari Lekvold <klekvold@co.slo.ca.us> wrote:

Hi Debbie,

I was able to dig up some paperwork from 2002 😊 Please see screenshot below. Also, I do not expect that your EIN would have changed, however it is possible. I'd also recommend reaching out to the IRS to confirm if you are not able to confirm it on old tax returns, etc.

Here is what I found on the IRS website:

*If you've lost your Employer Identification Number (EIN), you can retrieve it by checking old tax returns, IRS correspondence, or bank statements. Alternatively, you can call the IRS Business & Specialty Tax Line at 1-800-829-4933 for assistance.*

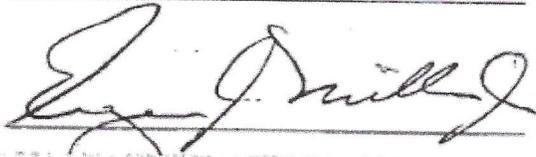
Hope that helps. Take care,

Kari

Independence Ranch CSD-TCP

Company IRCSA

Fed ID # 77-0317042

Signature 



**INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT  
BOARD OF DIRECTORS' BY-LAWS**

**1. OFFICERS OF THE BOARD OF DIRECTORS**

- 1.1 The officers of the Board of Directors are the President and the Vice President
- 1.2 The President of the Board of Directors shall serve as chairperson at all Board meetings. The President 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.
- 1.3 In the absence of the President, the Vice President of the Board of Directors shall serve as chairperson over all meetings of the Board. If the President and Vice President are both absent, the remaining members shall select one among themselves to act as chairperson for the meeting.
- 1.4 The President and Vice President of the Board shall be elected annually at the first regular meeting in December and the term of office shall commence on January 1 of the year immediately following their election.
- 1.5 ~~The Board President shall appoint such standing and ad hoc committees as may be deemed necessary or advisable by himself/herself and/or the Board. The duties of the committees shall be outlined at the time of appointment.~~
- 1.6 ~~Only Independence Ranch Residents may apply.~~

**2. MEETINGS**

- 2.1 Regular meetings of the Board of Directors shall be held at 6:00 p.m. on the second Wednesday of each calendar month at the San Miguel Senior Center located at 601 12<sup>th</sup> Street, San Miguel, California. The date, time and place of regular Board meetings may be reconsidered by the Board at any regular meeting. ~~monthly (January-December) at a reasonable time and place determined by the Board of Directors.~~
- 2.2 Special Meetings of the Board of Directors may be called by the Board President or by a majority of the Board.
- 2.3 Members of the Board of Directors should attend all regular and special meetings of the Board unless there is good cause for their absence.

~~If a Board member misses 4 board meetings in a calendar year, automatic termination may take effect immediately. State law allows for termination if a Board member misses three consecutive meetings. The board will vote if one member deems appropriate that a missing member is impacting the operation of the board and should be removed. A super majority is required to remove a sitting board member.~~

- 2.4 No Board action may be taken on an item not on the posted agenda; provided, however, matters deemed to be emergencies or of an urgent nature may be added to the agenda under the procedures of the Brown Act.
- 2.5 Pursuant to the Brown Act:
- a. Board Members may briefly respond to statements or questions from the public; and
  - b. Board Members may, on their own initiative or in response to public questions, ask questions for clarification, references to staff or other resources for factual information, or request staff to report back at a subsequent meeting; and
  - c. The President of the Board or a Board member in open session may take action to direct staff to place a matter on a future agenda.
- 2.6 The General Manager in cooperation with the Board President shall prepare an agenda for each regular and special meeting of the Board. Any Director may request an item to be placed on the agenda.
- 2.7 The President shall conduct all meetings in a manner consistent with the policies of the district. All comments shall be directed to the President. The President shall determine the order in which agenda items shall be considered for discussion and/or actions taken by the Board and shall announce the Board's decision on all subjects. The President shall vote on all motions except in the case of a conflict of interest. On roll call the maker of the motion shall be called first, the Board member seconding the motion shall be called second, and remainder are polled with the President voting last, unless the President made the motion or seconded the motion.
- 2.8 A majority of the Board shall constitute a quorum (3) three for the transaction of business. A majority of the Board is sufficient to do business; however, motions must be passed unanimously if only (3) three members attend. When there is no quorum for a ~~special~~ regular meeting the President, Vice President, or any Board

member shall adjourn such meeting, or if no Board member is present, the General Manager shall adjourn the meeting.

2.9 A roll call vote if required by law or contract shall be taken upon votes on ordinances and resolutions, and shall be entered in the minutes of the Board showing those Board members voting aye, voting no, and those abstaining or absent. Unless a Board member states that he/she is not voting because of a conflict of interest, his or her silence shall be recorded as an abstaining vote.

2.10 Any person attending a public meeting of the Board of Directors may record the proceedings with an audio or video recorder or a still or motion picture camera in the absence of a reasonable finding that the recording cannot continue without noise, illumination, or obstruction of view that constitutes or would constitute a disruption of the proceedings.

2.11 All video tape recorders, and/or motion picture cameras shall remain stationary and be located and operated in an unobtrusive manner when the meeting begins.

2.12 Public comment and public testimony shall be directed to the President and be limited to (3) three minutes unless extended or shortened by the President at his/her discretion.

~~2.13 Zoom meetings have been conducted in the past. Currently none are conducted as the wireless communications are unavailable.~~

### **3. PREPARATION OF MINUTES AND MAINTENANCE OF TAPES**

3.1 The minutes of the Board shall be kept by the General Manager ~~or Secretary of the Board~~ and shall be neatly produced and kept in a file for that purpose, with a record of each particular type of business transaction in paragraphs with proper subheadings.

3.2 The General Manager shall be required to make record only of such business as was actually passed upon by a vote of the Board and, except as provided in Section 3.3 below, shall not be required to record any remarks of Board Members or any other person.

~~3.3~~ Any Director may request for inclusion into the minutes brief comments pertinent to an agenda item, but only at the meeting in which the item is discussed. ~~or the one that includes a review of the minutes for approval by the Board of Directors.~~

- 3.4 Written material delivered to the Board at the meeting that were not contained in the Board Agenda Packets for review by the Board prior to the meeting shall be included in the meeting minutes.
- 3.5 The General Manager shall attempt to record the names and the general place of residence of persons addressing the Board, the title of the subject matter to which their remarks relate, and whether they spoke in support or opposition to such matter.
- 3.6 Whenever the Board acts in a quasi-judicial proceeding such as in assessment matters, the General Manager shall compile a summary of testimony of the witnesses.

Any electronic media of a District meeting made for whatever purpose at the direction of the district shall be subject to inspection pursuant to the California Public Records Act. District tape and film records may be erased one hundred and eighty (180) days after the taping or recording.

**Agendas and Information Available** ~~remove entire section in its entirety and replace~~

#### **4. AGENDAS**

- 4.1 The General Manager, in cooperation with the Board President, shall prepare an agenda for each regular and special meeting of the Board of Directors in accordance the Ralph M. Brown Act (California Government Code Section 54950). Any Director may contact the General Manager and request any item to be placed on the agenda no later than 5:00 p.m. on the day that is at least 72 hours prior to the closing of the agenda for the next meeting date (per section 4.4).
- 4.2 Any member of the public may request that a matter directly related to District business be place on the agenda of a regularly scheduled meeting of the Board of Directors, subject to the following conditions.
  - a. The request must be writing and be submitted to the General Manager or Board Secretary together with supporting documents and information, if any, at least seven business day prior to the date of the meeting.
  - b. The General Manager shall be the sole judge of whether the public request is or is not a "matter directly related to District business." The public member requesting the agenda item may appeal the General Manager's decision at the

next regular meeting of the Board of Directors. Any Director may request that the item be placed on the agenda of the Board's next regular meeting.

c. No matter which is legally a proper subject for consideration by the Board in closed session will be accepted under this policy.

d. The Board of Directors may place limitations on the total time to be devoted to a public request issue at any meeting, and may limit the time allowed for any one person to speak on the issue at the meeting.

4.3 This policy does not prevent the Board from taking testimony at regular and special meetings of the Board on matters which are not on the agenda which a member of the public may wish to bring before the Board. However, the Board shall not discuss or take action on such matters at that meeting.

4.4 At least 72 hours prior to the time to all regular meetings, an agenda, which includes but is not limited to all matters on which there may be discussion and/or action by the Board, shall be posted in a place that is freely accessible to members of the public (California Government Code 54954.2 (a)(1)). The agenda shall be posted on the website for public information at the same time. All information made available to the Board of Directors (except confidential information allowed by State law per legal counsel authority) shall be available for public review prior to the board meeting.

a. The agenda for a special meeting shall be posted at least 24 hours before the meeting in the same location as for Regular Meeting agendas (California Government Code Section 54956).

## **5. MEMBERS OF THE BOARD OF DIRECTORS**

5.1 Directors shall thoroughly prepare themselves to discuss agenda items at meetings of the Board of Directors. Information may be requested.

a. Information exchanged before meetings shall be distributed through the General Manager, and all Directors will receive all information being distributed.

b. Subject to confidential attorney/client privileged communications, copies of information distributed in Board packets for Board meetings or discussed at



Avila Traffic Safety 805-461-1600

Walk In\_1

Customer code  
Email

Walk In\_1-4F9V  
Anthony@avilatrafic.com

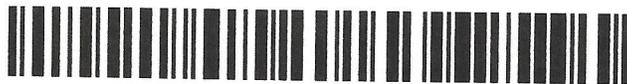
Quote #1212

27 Jan 2026 3:11pm | Main Outlet

50	<b>Carsonite Roadmarkers</b> SKU: 11195 / 66 in carsonite / White Stripe (type F)	@ \$25.00	\$1,250.00
1	<b>Equipment Rental</b> SKU: 15635 / Misc.  Note: Post Pounder & Pilot Hole Driver  Rates  Daily\$15	@ \$15.00	\$15.00
1	<b>Damage Waiver</b> 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
<b>TOTAL 52 items</b>	<b>\$1,454.38</b>
<b>TO PAY</b>	<b>\$1,454.38</b>



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.

LAFCO MSR & SOI Study Questions

1. Question to the District | Please add anyone else that has helped in reviewing and preparing this MSR. Pg 8

Debbie Thompson, Independence Ranch Community Services District, General Manager

George Tracy, Independence Ranch Community Services District, Board President

2. Question for the District | Please indicate how many full-time and par-time employees the District has. Pg 10

Full-time and  Part-time

3. Question for the District | Please clarify whether this is the standard day and time for regular meetings. Pg 10

Meetings are held on the <sup>2</sup><sup>nd</sup> Wednesday of each month at 6:00 PM

**Commented [IM1]:** Question for the District | Please indicate how many full-time and par-time employees the District has.

**Commented [IM2]:** Question for the District | Please clarify whether this is the standard day and time for regular meetings.

Note for LAFCO Staff | Waiting for updated number from County Clerk Recorder. Pg. 14

238 registered voters within IRCSD.<sup>1</sup>

**Commented [IM3]:** Note for LAFCO Staff | Waiting for updated number from County Clerk Recorder.

4. Question to the District | Please confirm regular meeting schedule and location of meetings. Pg. 15

5.

second Wednesday of the month at the San Miguel Senior Center located at 601 Twelfth Street, San Miguel, CA 93451.

**Commented [IM4]:** Question to the District | Please confirm regular meeting schedule and location of meetings.

6. Question to the District | Please confirm whether the following is true: pg. 15

7. Does the District posts agendas at the district office? Pg 15

8. Does the District send agendas via email to those that request to be on a mailing/email list? Pg 15

Agendas are officially posted on the IRCSD website, the District's office window, at the entrance to the Ranch near Hog Canyon road, and sent via email to those who sign up through the District website. Board packets are also made available on the website. Every agenda for a regular meeting provides an opportunity for members of the public to directly address the board.

**Commented [IM5]:** Question to the District | Please confirm whether the following is true:

Does the District posts agendas at the district office?

Does the District send agendas via email to those that request to be on a mailing/email list?

LAFCO MSR & SOI Study Questions

9. Question to the District | Please fill out Director terms as applicable. Pg 16

Board Member	Title	Term Expiration
George Tracy	Vice President	2026
Greg Hamson	President	2028
Bill Mulchay	Director	2028
Matt Costello	Director	2028
Cinde Stark	Director	2026

**Commented [IM6]:** Question to the District | Please fill out Director terms as applicable.

10. Question for the District | Please provide number of full time and part time employees. Are staffing levels considered adequate to support service delivery? Pg 16

The District currently employs \_\_ full-time and \_\_ part-time staff, including key positions such as General Manager, \_\_\_\_, and \_\_\_\_\_. Full-time staffing levels are considered adequate to support service delivery within the District's service area.

**Commented [IM7]:** Question for the District | Please provide number of full time and part time employees. Are staffing levels considered adequate to support service delivery?

11. Question for the District | Website/available docs do not speak to staff and Board members being required to file Form 700 financial disclosure statements, please confirm whether the district requires this or not. LAFCO staff will change this sentence accordingly. Pg. 16

The District also reports that all Form 700 financial disclosure statements are current and in compliance with state requirements

12. Question to the District | Please provide a date for when the website revamp is expected to be complete. Pg. 16

The website is expected to relaunch in February 7, 2026.

**Commented [IM8]:** Question to the District | Please provide a date for when the website revamp is expected to be complete.

13. Question to District | Does the district have a map that can be added here that shows all the CSD maintained roads? Pg 18

14. Question to the District | The "about us" tab of the website mentioned that funding was secured through FEMA, CALEMA, and USDA. Can you provide more clarity and context as to whether this was referring to the same improvements that occurred in 2014. If so, was USDA the only loan and FEMA/CALEMA grants? Pg 19

LAFCO MSR & SOI Study Questions

15. Question for the District | Additionally, the Audits state the \$500,000 loan was obtained from the "Public Property Financing Corporation of California transferred to the USA through the Rural Housing Service" while the Proposition 218 docs mentioned it was from the USDA. Can you provide clarity on the source of the loan and indicate if there was more than one loan obtained? Pg. 19

16. Question to the District | Can you please provide a status of any road improvements that are in progress or any updates with regard to capital planning as a result of the revenue increase? Pg 19

17. Question for the District | Are there any other efforts the District has undergone that are worth mentioning here? Pg 19

18. Question for IRCSD | Can you provide any updates on if/how this program could affect the District? Is there anything else the District would like us to daylight here. Pg 20

Coordination with the County and San Luis Obispo Council of Governments (SLOCOG) on "Local Roads First"<sup>2</sup> initiative to collaborate and identify opportunities to secure new funding source for roads maintenance services

19. Question to the District | It is our understanding that FY 2021-2022 should have been included in the FY 2022-2023 biennial audit covering a two-year period. Could the District help us understand if FY 2021-2022 was audited at a later time or is the District planning to audit FY2021-2022? Pg 22

The IRCSD failed to audit FY 2021-2022 in either a biennial or annual financial audit. It is anticipated that FY 2023-2024 will be accounted for in the FY 2024-2025 biennial financial audit.

**Commented [IM9]:** Question to the District | It is our understanding that FY 2021-2022 should have been included in the FY 2022-2023 biennial audit covering a two-year period. Could the District help us understand if FY 2021-2022 was audited at a later time or is the District planning to audit FY2021-2022?

20. Question to the District | Does the District have established policies in procedures for how to handle it's finances? How does the District determine what to allocate to its reserves? LAFCO Staff will change the following statement as necessary. Pg 22

**Commented [IM10]:** Question to the District | Can you please confirm whether this is the case?

The IRCSD's budget implements the District's budget and reserve policies, which were adopted in \_\_\_\_\_ to ensure the sustainability of the District's operations and programs.

**Commented [IM11]:** Question to the District | Does the District have established policies in procedures for how to handle it's finances? How does the District determine what to allocate to its reserves? LAFCO Staff will change the following statement as necessary.

<sup>2</sup> 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.

LAFCO MSR & SOI Study Questions

21. Question to the District | Please add/make changes as needed to help explain the reason for the decline in expenditures between FY 2018-2019 and FY 2022-2023. Pg23

Between FY 2019-2020 through FY 2022-2023 expenditures declined. Expenditures fluctuate based on need, since revenues only cover loan payment obligations and administrative costs, not leaving enough funds for road improvements

22. Question to the District | This was what we gathered based on the documents we used but please confirm or make changes as seen necessary. Pg 23

This suggests stable financial performance with positive operating margins for years when road maintenance improvements were not needed.

23. Question to the District | Please share any additional information that could be added here. Pg 27

The IRCS D has expressed interest in pursuing annexation of the SOI area in the future. The lots in the SOI are predominantly built out and obtain access to their properties via County maintained roads (primarily Hog Canyon Road) and may also access their property using District maintained roads. The lots in the SOI that are located furthest east must use some District maintained roads to access their property using Lazy Hill Road and Sweetie Lane to reach their properties. Areas in the SOI are not charged District assessment fees for road maintenance. However, the District has a vested interest in annexing the SOI area to generate additional revenue for road maintenance.

**Commented [IM12]:** Question to the District | This was what we gathered based on the documents we used but please confirm or make changes as seen necessary

**Commented [IM13]:** Question to the District | Please share any additional information that could be added here.

Note for LAFCO | Come back to this and add/ make changes based on IRCS D input on status of any road improvements that are in progress or any updates with regard to capital planning as a result of the revenue increase. Pg 34

These road improvements and revenue increases will be incorporated into the District's budgets, scheduled audits, and capital improvement planning beginning in FY 2025–2026.

**Commented [IM14]:** Note for LAFCO | Come back to this and add/ make changes based on IRCS D input on status of any road improvements that are in progress or any updates with regard to capital planning as a result of the revenue increase.

**Subject:** Three minute comment from today's January 14, 2026 IRCSD meeting

**From:** Charles Miller <chasmillier@gmail.com>

**Date:** 1/14/2026, 6:37 PM

**To:** Debbie <debbiethompson65@gmail.com>

Members of the Board, thank you.

I want to be very clear at the outset: my goal tonight is resolution, not litigation. However, after twelve years of paying road assessments with no meaningful maintenance on Valle Mirada Way, the issue before you is no longer discretionary.

Under Proposition 218, the District may collect road-related fees or assessments only so long as a special benefit is actually provided to the parcels being charged. Twelve years of non-maintenance is not a delay; it is a failure of benefit. At that point, continued collection becomes unlawful.

This is not an abstract concern. Valle Mirada Way has been identified by the District itself as one of the worst roads in the Ranch, including in your February 12, 2025 meeting. Despite that acknowledgment, it was excluded from recent projects, and there is still no adopted maintenance schedule or proportional allocation showing when service will occur.

The legal risk here is straightforward. Courts do not require proof of bad intent. They look at results. If a road receives no maintenance for over a decade while fees continue to be collected, that is strong evidence of a Proposition 218 violation, abuse of discretion, and breach of fiduciary duty.

The financial risk to the District is also straightforward. Litigation costs — even before trial — will far exceed the cost of patching or repairing this road. Add to that the risk of an injunction stopping fee collection, forced reassessment, and reimbursement exposure, and the economics become obvious.

I want to emphasize: this is entirely avoidable. The Board has the authority right now to suspend assessments for Valle Mirada Way, adopt a written maintenance plan that includes it on a defined schedule, and cure the constitutional defect without a courtroom involved.

No one here benefits from spending community money on lawyers when the same funds could restore compliance by fixing the road itself. That is the fiscally responsible and legally sound choice.

I am formally asking the Board to place this issue on the next agenda, consult counsel with the goal of compliance and take corrective action before residents are forced to seek relief in Superior Court.

Thank you.

----- Forwarded message -----

From: **Charles Miller** <[chasmiller@gmail.com](mailto:chasmiller@gmail.com)>

Date: Thu, Jan 15, 2026, 9:56 AM

Subject: Your statement last night

To: Patti Claude <[patticlaude7777@gmail.com](mailto:patticlaude7777@gmail.com)>

Members of the Board, this comment is made for the record and with notice to District counsel.

I am addressing a specific factual issue regarding the recent asphalt patching on Bald Eagle Road that raises serious concerns about accuracy, transparency, and potential misrepresentation to the community.

The District publicly stated that approximately 10 tons of asphalt material were used on Bald Eagle Road. Based on physical measurement of the work performed — including 41 individual patches totaling approximately 2,272 square feet — and based on independent confirmation from two licensed asphalt contractors, that figure is not plausible.

Both contractors independently confirmed that the work completed on Bald Eagle would have required no less than 20 to 22 tons of material, depending on lift depth and compaction. That estimate aligns with standard industry calculations and observable conditions on the road.

If the community was told that only 10 tons were used, when the actual quantity was roughly double that amount, then the public record is materially inaccurate. Whether that inaccuracy was intentional or negligent is not for me to decide — but it does matter legally, particularly given that this work occurred while the road served one of only three parcel owners, one of whom is the District President, and while multiple conflict-of-interest investigations were pending.

Misstating material quantities has real consequences. It affects how residents understand prioritization, proportionality, and benefit — all of which are central to Proposition 218 compliance and to public trust.

Let me be clear: Ramsey Asphalt Construction will be given an opportunity to correct or clarify the record regarding the actual tonnage delivered and placed on Bald Eagle Road. That opportunity is appropriate and fair. However, absent a correction, this discrepancy — including the independent contractor estimates — will be included in our pending filings as evidence of misleading public representations regarding the scope of work performed.

This Board should understand that minimizing or misstating the extent of work on Bald Eagle does not reduce exposure — it increases it. Accurate records and prompt correction are the only defensible path forward.

I urge the Board to formally request a written clarification from the contractor, correct the public record if necessary, and disclose the actual quantities used. Failure to do so will be understood as acquiescence in an inaccurate narrative presented to the community.

Thank you.



**RAMSEY ASPHALT**  
CONSTRUCTION

11/14/2025

To Whom it May Concern,

We placed 10 tons of asphalt on Golden Eagle & Bald Eagle & Gray Hawk streets, and the remaining 40 tons were placed ranch wide all streets were cleaned. Any questions and concerns feel free to contact us 8059289583. Thank you.

Scott Ramsey  
President/CEO

**SANTA MARIA**

P.O. Box 8115  
Santa Maria, CA 93456  
ph: 805.928.9583  
fax: 805.435.3748

**SANTA BARBARA**

La Arcada Plaza  
1114 State St. Suite 317  
Santa Barbara, CA 93101  
ph: 805.896.7443  
fax: 805.435.3748

hello@ramseyasphalt.com  
www.ramseyasphalt.com

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LIC# 881030 C12/C32  
CA 360054

**The Paving & Maintenance Specialist.**

Revised Rec'd 10/31/25



**RAMSEY ASPHALT**  
CONSTRUCTION

**Invoice**  
11834

Date  
10/30/2025

**Customer**

Independence Ranch Community Service  
6289 Hawkridge Pl.  
San Miguel, CA 934  
Ph: 896-4699 Attn: Greg  
greghamson57@gmail.com

**Company Rep.**

Scott

**Payment Terms**

Due Upon Completion

**Due Date**

11/4/2025

**Project**

Ranch Wide Maintenance/Oct 2025

DESCRIPTION	QTY	UNIT	COST	TOTAL
We will complete job as follows:	1			0.00
Thorough cleaning, pulling weeds in cracks, power blow asphalt with 11h.p. Billy Goat blowers, & scrubbing asphalt with wire brooms until a clean asphalt surface is achieved. All oil spots will be treated with oil spot primer. 50 tons Various Asphalt patching	1	L.S	19,990.00	19,990.00
Preserve, Protect & beautify is what we do best. Ramsey Asphalt Construction provides all customers with a 3 YEAR WARRANTY on all work. This warranty does not include oil spots, cracks or structurally damaged areas. As for paving projects warranty is void if any other company does any kind of work or repairs to new paving other than RACC. This proposal excludes permits, engineering, architectural plans & soil testing. Excludes altering electric gates, setting loops or replacing loops. Per section 4777 of California Civil code RACC is not licensed to apply ground sterilant. Please contact a qualified pesticide applicator if concerned with weeds growing through new surface.	1			0.00
RAMSEY ASPHALT IS TO BE NOT HELD RESPONSIBLE FOR WATER PIPES, ELECTRICAL LINE, GAS LINES OR ANY BURIED UTILITY THAT IS NOT INSTALLED PER CODE A MINIMUM 18" IN DEPTH.	1			0.00
We hereby propose to furnish labor & materials to complete in accordance with the above specifications.				

**Please Make Checks Payable to  
Ramsey Asphalt Construction**

**Subtotal \$19,990.00**  
**Payments \$0.00**  
**Balance Due \$19,990.00**

**Ramsey Asphalt**  
P.O. Box 8115  
Santa Maria, CA 93456

805.928.9583  
FAX: 805.435.3748  
Lic# 881030 A/C12/C32

ramseyasphalt.com

**Thank you  
For Your Business!**

# Status of road conditions and repairs January 2023

On January 17, 2023 Greg Hansom and I rode the Independence Ranch roads and the following comments and repairs were noted. This report will be on a street by street basis starting with Rancho Lomas Way and ending on Bald Eagle.

## Rancho Lomas- Avenida Trinidad to end

The Property at 1819 Initiated an impediment to normal flow blocking the swale which would normally carry water and debris flow out of the ranch through the creek. Trees and bushes have been allowed to grow in the area at the fence line. The culvert is blocked and road base, vegetation and weeds formed a dam backing up the water flow past 1829 upstream, spilling material onto the road. Remove the vegetation, regrade the swale.

The culvert (# 37) at 1830 to 1819 in the same area is plugged. Needs to be cleaned. The culvert is under sized for the flow that initiated during the storm. Flow patterns indicated over arching flow across the road. Perhaps a larger (18") culvert is needed. County specs require a minimum of that size. Replacing the culvert is a major rework . Estimate is 3 man crew, a week with backhoe, Backfill with pea gravel and native soil plus 25 feet of 18 " culvert.

Several new potholes appear on the stretch from Valle Mirada to 1860. We suspect here will be an area 18 feet wide by 4400 feet long for new chip seal and at least 8 new potholes 8 feet wide by 100 feet long. ( 800 ft2).

Culvert #41 at 6255 Avenida Trinidad goes under Rancho Lomas. The culvert is blocked by bushes which caused debris flow over the Ranch Lomas road. The bushes need to be removed and the culvert cleaned. This starts and ends on the property of the owner. They are responsible for clearing the access and establishing drainage.

## Valle Mirada

There are two culverts at the intersection of Ranch Lomas and Valle Mirada (#38 &39). #39 is under Rancho Lomas, #38 is under Valle Mirada. Both have overgrown bushes blocking the entry to the culverts. The approach to #38 is silted over pushing the water flow across Rancho Lomas to #39 and across the street to an arroyo. The approach to these two have to be reworked and the drainage ditches have to be re-established. The Culverts have to be cleaned. We estimate two days of laborers and equipment are needed for this repair.

Valle Mirada needs to be chip sealed as the surface eroded and the crown has to be replaced. Drainage to the Culvert on the west side is acceptable. East side is acceptable as it drains into the arroyo.

## Presidio

The culvert at 2120 is plugged. Water and debris flowed over the road and down into the arroyo. The Culvert needs to be cleaned and reshaped. The driveway at 2120 has a gate access station blocking the

drainage from the drive and impacts the access to Culvert #40. The area has to be reworked. One person with a shovel and pry bar can accomplish the repairs in 2 days.

Avenida Trinidad- Rancho Lomas to end.

There are three Culverts (# 33, 34, 35) that are plugged and show material overflows. They need to be cleaned. Three areas on the risers between 6250 and 6235 have potholes. Area estimated at 80 Ft<sup>2</sup>.

Avenida Trinidad –Rancho Lomas to Cerros Pioneros

There is a culvert between 6255 and 6180 which is plugged and needs to be cleaned. At the junction of Avenida Trinidad and Ojas Azul there are two culverts (#30&29) that need to be cleaned as they are both plugged. There is a bush blocking culver #62 at 6180 that needs to be removed and cleaned out. There are several areas where bushes are impeding on the right of way and need to be removed or trimmed way back.

There are several areas on Avenida Trinidad with Potholes and washouts of the chip seal are evident. One section of chip seal is large at 50 feet long and 18 feet wide. Several other smaller areas bring the total to 400 ft<sup>2</sup>. Plus potholes that need to be repaired.

Cerros Pioneros –Independence Ranch to end

The road in this area is in reasonable shape. The one area where debris and road base was seen was between 6355 and 6460 (#46). The Culvert needs cleaned out. There is a pipe barrier at 6148 at the top of the hill which intrudes on the road which needs removal or repair.

Culvert #51 which goes under Cerros Pioneros at the junction with Independence Place is 36 “. The flow of water and debris was such that the drainage overcame the largest culvert on the Ranch even with it clear. Erosion occurred at the entrance to 51 at that intersection and flowed over the road junction. Some mud and road base appeared on the road but the drain is intact.

Independence Ranch Place- Hog Canyon to Hawk Ridge

The area at the old entrance to the Ranch and the area at the mailboxes has several potholes. The area needs to be chip sealed. The edges of the road in this area were severely on both sides. These areas eroded as much as 2 feet wide for over 1000 ft, the average is about 9 inches. The Road crossing at 6434 (#52) was buried in Road base from that parcel's drive. Road crossing at 6410 (#53) is the source of the majority of flow to Hog Canyon. The Winery fence was a significant filter of debris in that flow. Parcel 6420 had a significant mud slide that blocked over 50% of the road. Vegetation along the road from 6148 and 6335 blocked flow as it intrudes on the right of way pushing the flow out onto the pavement. This must be removed.

Several potholes developed during this series of storms. They are small with total area about 100ft<sup>2</sup>.

#### Independence Ranch Place – Hawk Ridge to end

The Culvert between 6340 and 6335 is buried by bushes. These need to be removed by the owners as they are on Private property. Road Crossings at 6280 and 6260 need to be cleaned. The discharge areas for those two road crossings need to be reworked to allow flow as they both have discharge growth and/or upheaval blocking their flow. Bushes along this section of road are impeding into the roadway and have to be removed.

The road is eroded at the edges by recent flow similar to the areas between Hawk Ridge and Cerros Pioneros. The eroded area is an average of 9 inches wide by 750 feet long on the hillsides of 6420 to 6450. In addition where the mud flowed from 6420 the hillside slide wiped out the drainage and flowed across the street and into Hog Canyon. This plugged the drainage ditch on the street. There are numerous bushes that need to be removed along 6148 which contributed to the blockage of the drainage ditch.

#### Hawk Ridge Place

There were mud flows from 6380, 6340, 6172, 6063 and 6061 on to roads. Major erosion occurred along the side of the road and into the road base at 6172 and 6196. The depth was as deep as 18 inches and the width as wide as 12 inches. We recommend a curb in this area to replace the eroded edge and the chip seal where it is impacted. Culverts #15, 17 were severely plugged and will have to be cleaned and or replaced with a larger culvert or a road crossing.

Drains 9 and 10 at the intersection of Hawk Ridge and Sweetie Lane need to be cleaned. The chip seal should be installed at this intersection.

#### Gray Hawk Way – Hawk Ridge to Bald Eagle/ Lazy Hill

The hill next to 6063 Hawk Ridge and opposite 2680 has severe erosion/ mud flow. Recommend installing Rip-Rap in the ditch approximately 350 long by up to 18 inches deep and 10 inches wide. Two patches to the road have to be made one 10 feet long by 10 inches wide. One at the corner was washed away 3 feet by 20 feet. The Erosion at 2630 caused by culvert 12 will have to be repaired. A new drain to spread the flow over a larger area will be needed.

#### Gray Hawk Way –Bald Eagle/ Lazy Hill to end

Most of this area is fine except at 2620. This is a new residence which blocked flow because of the construction of a driveway with no culvert causing mud flow across the street. The culvert next to the driveway was blocked during construction. This flow caused severe erosion on 2555 leading to the exposure of a well casing and displacement of the well pump. This merits further investigation.

The mud flow noted above caused a flow down to Bald eagle plugging the natural swale. This flow proceeded down bald Eagle and caused severe erosion in multiple places on Bald Eagle as noted below.

## Bald Eagle

As noted above the erosion that occurred on Bald Eagle originated from two spots on Gray Hawk. There are 20 spots where pot holes were created with severe erosion and partial collapse of the berm on the east side of the road near 2555 Gray hawk. The slide has created a delta of the material which has plugged the drainage forcing liquid on to the road. The ditch will have to be trenched again with material reinstalled at the fissures caused by the rain on 2555 Gray Hawk..

We recommend that this road be retrenched and Chip Sealed the full length. There are deep erosion ditches on the west side for 500 feet in spots that need to be repaired. Excessive material was deposited here along the sides of the road. Culvert 3 and 4 will have to be repaired as there is debris plugging them partially. The fence at 6294 and 6290 Bald eagle will have to be replaced as it was washed away.

## Summary

The Ranch did not have a pass from the storms. The damage included here needs to be addressed. The owners of property who have drainage issues caused by bushes or other impediments on their property will need letters from the CSD asking them to remove the impediments to drainage.

Estimates of costs are included in the Excel File.

## Status of Fema Claim 3-8-23

On March 8 I had a discussion with the FEMA coordinator Lawrence Johnson- our FEMA contact, Dan Ruben Bernaldez-Cal OES, Allan Sanders- Environmental coordinator FEMA, Cynthe Ellerbe-FEMA supervisor concerning our claim. I explained who we are as a CSD and what are base claim is for the roads.

I was told that the Erosion of the well has to be claimed by Mr. Hall the homeowner under a separate program similarly under way. I told Mr Hall that back in February and he said he would.

They said it might be possible to claim costs for volunteer hours spent cleaning the roads of Debris. We need hours, dates and material costs to support this. I will need the hours Terry and the other volunteers spent to date. I have spent over 80 hours myself. I will ask Greg Hamson to document his time (Estimated 12 hrs). If anyone else has any others they know of who did work please let me know.

They asked for our Policy for Purchases. They need the insurance policy number- a copy of the cover page of the policy would be best. They are trying to schedule a scoping meeting to be held in SLO to discuss our claim to be followed by an on-sight review by one of their inspectors. When we know more we will so advise.

3

**Subject: FEMA PA Notification - CONFIRMED - SI Work Order #85969 on Thursday, April 13, 2023 9:00 AM PDT associated with Independence Ranch Community Service District (Disaster - 4683DR-CA)**

Date: 4/10/2023 12:42:12 PM Pacific Standard Time

From: support.pagrants@fema.gov

To: gwtracy@aol.com

Hello george,

This email is to notify you that the below Site Inspection Work Order has been confirmed as a scheduled site inspection by BLADOW, TODD M..

Site Inspection Work Order Details:

**Event:** 4683DR-CA (4683DR)  
**Applicant:** Independence Ranch Community Service District (079-UVCFO-00)  
**SI Work Order #:** 85969  
**Meeting Location:** 6311 Hog Canyon Road , San Miguel, California 93451  
**Meeting Time:** Thursday, April 13, 2023 9:00 AM PDT  
**Assigned PDMG:** RIVERA DIAZ, GERARD D.; gerard.rivera.diaz@fema.dhs.gov; (202) 717-1796

Site Inspector(s) Attending:

- FRONK, ALAN; alan.fronk@fema.dhs.gov; (202) 716-4962

This site inspection is scheduled for the following damage location(s):

- #1312091 - Avenida Trinidad to Rancho Lomas Way (Category C)
- #1312092 - Presidio (Category C)
- #1312093 - Independence Ranch Place (Category C)
- #1312094 - Hawk Ridge Place at Falcon Way (Category C)
- #1312095 - Hawk Ridge Place at Golden Eagle (Category C)
- #1312096 - Bald Eagle at Gray Hawk Way (Category C)
- #1312097 - Independence Ranch Road at Hog Canyon Road (Category C)

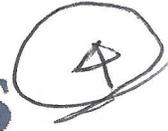
<https://grantee.fema.gov/#workorders/details/65440>

**NOTE: Canceling or otherwise changing the attached .ics meeting file may not be visible to persons outside your organization.** Please coordinate with the assigned PDMG for any needed changes or inquiries concerning this meeting, to ensure all parties are informed.

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If you require additional assistance with the [FEMA Grants Portal](#), please contact the Grants Portal Hotline at (866) 337-8448 or [FEMA-Recovery-PA-Grants@fema.dhs.gov](mailto:FEMA-Recovery-PA-Grants@fema.dhs.gov)

*Please do not respond to this e-mail. This mailbox is not monitored, and you will not receive a response.*



August 2, 2023

Terry Leezer, Board Member  
Independence Ranch Community Service District  
2370 Bald Eagle  
san miguel, California 93451

Subject: Approval of Request for Public Assistance  
FEMA-4683-DR-CA, California Severe Winter Storms, Flooding,  
Landslides, and Mudslides  
Cal OES ID: 079-91024 FEMA ID: 079-UVCFO-00  
Subrecipient: Independence Ranch Community Service District  
Cal OES Log: COR-000801 FEMA Log: None

Dear Terry Leezer:

The California Governor's Office of Emergency Services (Cal OES) is pleased to inform the Independence Ranch Community Service District (Subrecipient) its Request for Public Assistance (RPA) for the California Severe Winter Storms, Flooding, Landslides, and Mudslides has been approved by the Federal Emergency Management Agency (FEMA). You should have been notified of your RPA Approval by a system-generated email from FEMA's web-based Grants Portal system (support.pagrants@fema.gov). This letter contains additional helpful information. Cal OES requests you use the Cal OES ID number noted above (if applicable) when corresponding with Cal OES for this disaster. All correspondence should be addressed to:

Mr. Robert Larsen, State Public Assistance Officer  
California Governor's Office of Emergency Services  
Recovery Section, Public Assistance Division  
3650 Schriever Avenue  
Mather, California 95655  
ATTN: FEMA-4683-DR-CA

**Incident Period**

Eligibility of Public Assistance costs, as a result of the California Severe Winter Storms, Flooding, Landslides, and Mudslides, will be based on events that occurred within the incident period of December 27, 2022, through January 31,



2023. Pursuant to Title 44 of the Code of Federal Regulations (44 CFR) section 206.202(d)(1)(ii), any known damage that occurred within the incident period must be reported to FEMA/Cal OES within 60 days of the Recovery Scoping Meeting, via Grants Portal - Damage Inventory, to be eligible for federal assistance.

**Deadline to Identify Projects**

Project Worksheets (PW) are the reimbursement vehicles used to fund disaster projects. PWs are used to document the location, damage description and dimensions, scope of work, and cost estimate for each project. The PW is the basis for funding and all cost estimates and damage must be identified within 60 days following the Recovery Scoping Meeting for each of those projects identified on the subrecipient's Damage Inventory via Grants Portal. Damages and costs must be estimated when final supporting documents are not yet available. As the subrecipient, you are strongly encouraged to submit PW information as soon as possible to expedite the assistance and funding process. Failure to identify and submit PW information in accordance with these parameters may jeopardize project funding, or place additional work requirements on subrecipients to ensure reimbursement of all project costs. Project funding or payment is not available for a PW until it is obligated by FEMA.

**Project Completion Deadlines**

In accordance with 44 CFR section 206.204(c)(1), FEMA requires all projects be completed within approved timeframes or funding may be jeopardized. It is imperative subrecipients submit a time extension request for any project that will not be completed by the current approved project deadline. Further, time extensions will be granted by Cal OES or FEMA only if the subrecipient can demonstrate extenuating circumstances or unusual project requirements beyond its control that prevent the successful completion of the approved scope of work by the current approved project deadline. Please be advised FEMA and Cal OES will examine these requests closely and time extensions will only be approved for extenuating circumstances. To assist you in determining whether your agency requires a time extension, please refer to the following time limitations for the completion of work associated with this disaster:

DR-4683 Emergency Work Deadlines (Categories A and B)		DR-4683 Permanent Work Deadlines (Categories C-G)	
Regulatory Deadline	Cal OES Time Extension Authority	Regulatory Deadline	Cal OES Time Extension Authority
July 14, 2023	January 14, 2024	July 14, 2024	January 14, 2027

As delineated in the table above, Cal OES is able to grant time extensions for approved (obligated) projects through January 14, 2024, for emergency work and January 14, 2027, for permanent work. FEMA must approve time extensions for any project that will be completed after these dates. Time extension requests must include a full explanation of the extenuating circumstances causing the delay, PW number, category of work, construction schedule, estimated project completion date, as well as dates and provision of previously approved time extensions. Time extension requests should be submitted to Cal OES prior to the established deadline.

### **Compliance with Federal, State, and Local Environmental and Historical Laws**

Initiating a project prior to FEMA's review for compliance with federal environmental and historic laws and executive orders may result in jeopardizing funding. FEMA will complete any required documentation and interagency consultations. Subrecipients must obtain all necessary permits required for all projects, and must comply with any federal, state, or local environmental and historic laws or permit requirements.

### **Change in Scope of Work or Additional Funding**

Any change to the scope of work and/or significant increase in project funding must be requested in writing through Cal OES. A version to the original PW may be prepared by Cal OES based on the eligible work in the documentation provided with the request. The draft PW will be transmitted by Cal OES to FEMA for approval. It is imperative subrecipients wait for FEMA's approval before initiating any changes to the approved scope of work. Such work may be subject to review for compliance with various federal environmental and historic preservation laws and regulations. Any additional work performed prior to approval by FEMA and completion of these reviews may jeopardize funding for the entire project.

### **Management Costs**

In accordance with FEMA Recovery Policy FP 104-11-2, subrecipients can claim management costs through the PW process for those disasters declared on or after August 1, 2017, for five percent of the total award amount. Management costs include indirect costs, direct administrative costs, and any other administrative expense associated with a specific project under a major disaster. These expenses can include, but are not limited to, staff time spent to complete initial, interim, and final inspections; preparing PWs; collecting and organizing documentation; and attending certain meetings with Cal OES and FEMA. In addition, Cal OES will continue to provide a 10 percent administrative allowance on the Cal OES cost-share amount.

### **Net Small Project Overrun (NSPO) Guidelines**

Pursuant to 44 CFR section 206.204(e)(2), a Public Assistance subrecipient may appeal for additional small project funding within 60 days of the completion of work on its last small project. The small project threshold for this event is \$1,000,000. When submitting an appeal for an NSPO, you must include a cost overrun summary listing all small project PWs, actual costs to complete the approved scope of work, and project completion dates. Further, you must be prepared to supply all required supporting documentation upon request.

### **Appeal Process**

In accordance with 44 CFR section 206.206, you have the right to appeal any determination made by FEMA. Subrecipients must submit an appeal through Grants Portal, within 60 days from the date that FEMA electronically transmits the determination via Grants Portal. Cal OES then has an additional 60 days to review the appeal, make a recommendation, and transmit the appeal to FEMA. FEMA regulations require the subrecipient to provide a documented justification in support of its position; the monetary figure in dispute; and the provision of federal law and the regulation or policy with which the subrecipient believes the initial action was inconsistent. At a minimum, subrecipients are encouraged to submit the above documentation, as well as any additional documentation needed to best support the appeal argument. All known relevant information must be submitted with the first appeal. Additional information may not be submitted later. Failure to provide this information will affect Cal OES' ability to support the appeal and still meet FEMA's regulatory deadlines.

### **Funding Process**

Upon obligation of federal and state funds, you will be notified by Cal OES via grant obligation notification letters. These obligation letters will describe the state and federal funding processes. Questions regarding payments of approved funding should be directed to the Cal OES Financial Processing Division at (916) 845-8110 or via email at [RecoveryPayments@caloes.ca.gov](mailto:RecoveryPayments@caloes.ca.gov).

### **Insurance**

Pursuant to 44 CFR section 206.252, a subrecipient is required to obtain and maintain insurance on insurable facilities as a condition of receiving Public Assistance funding from FEMA. This requirement is waived when eligible costs for an insurable facility do not exceed \$5,000. FEMA will notify the subrecipient of the type and amount of insurance required. However, FEMA cannot require greater types and extent of insurance than is certified as reasonable by the State Insurance Commissioner. FEMA Policy 206-086-1, Public Assistance Policy on Insurance, describes these requirements in detail. Please note, failure to obtain and maintain insurance as prescribed could jeopardize future disaster funding.

**Procurement**

For all approved, federally funded and/or federally financed projects, subrecipients are required to follow the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, at 2 CFR Part 200, as adopted by the Department of Homeland Security at 2 CFR Part 3002, when using the federal financial assistance to procure property and/or services.

In conclusion, expediting the processing of project worksheets and reimbursements involves a high level of proactive participation. It is imperative you coordinate with your staff and designated Cal OES/FEMA personnel to submit the Damage Inventory and supporting documentation, and conduct site inspections in a timely manner to avoid unnecessary delays in reimbursements, which can ultimately affect your jurisdiction's recovery. If you have any questions related to this correspondence, please contact us at (916) 845-8200 or via email at [DisasterRecovery@caloes.ca.gov](mailto:DisasterRecovery@caloes.ca.gov).

Sincerely,

THE CAL OES RECOVERY TEAM  
(916) 845-8200  
[DisasterRecovery@caloes.ca.gov](mailto:DisasterRecovery@caloes.ca.gov)

cc: Financial Processing Division

kmh



Home

Dashboard

My Organization

Independence Ranch Community Service District (079-UVCFO-00)

Profile

Personnel

Applicant Event Profiles

Exploratory Calls

Recovery Scoping

Meetings

Impacts

Work Order Requests

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# Project Applicant Project Review

SUBMIT

CANCEL

4683DR-CA (4683DR) / Independence Ranch Community Service District (079-UVCFO-00) / [711368] Independence Ranch Community Roads / Applicant Project Review

Project Information

Sign

## General Information

v0

711368

PROJECT #

C - Roads and Bridges

PROJECT CATEGORY

Independence Ranch Community Roads

PROJECT TITLE

Estimated Costs

PROJECT TYPE

Independence Ranch Community Service District (079-UVCFO-00)

APPLICANT

4683DR-CA (4683DR)

EVENT

## Scope

Final Scope

Intended Scope

Scope to Restore to Pre-Disaster Condition

HMP Scope

## 1312094 Hawk Ridge Place at Falcon Way

### Work to be Completed.

The applicant will utilize contracts or force accounts to restore Hawk Ridge place at Falcon Way, back to its pre-disaster design, function, and capacity within existing footprint.

- A. Replace, Culvert CMP 50 FT long 12".

Work to be Completed Total: \$13,097.50

Project Notes:

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1. In accordance with FEMA's Simplified Procedures, the project scope and cost were developed from Caltrans and will be certified by the Applicant using the small Permanent Work Project Certification and Acknowledgements form, See attachment labeled. '711368-4686DR-CA-CRC-Costingspreadsheet.

2. All borrow or fill material must come from pre-existing stockpiles, material reclaimed from maintained roadside ditches (provided the designed width or depth of the ditch is not increased), or commercially procured material from a source existing prior to the event. For any FEMA-funded project requiring the use of a non-commercial source or a commercial source that was not permitted to operate prior to the event (e.g., a new pit, agricultural fields, road ROWs, etc.) in whole or in part, regardless of cost, the Applicant must notify FEMA and the Recipient prior to extracting material. FEMA must review the source for compliance with all applicable federal environmental planning and historic preservation laws and executive orders prior to a subrecipient or their contractor commencing borrow extraction. Consultation and regulatory permitting may be required. Non-compliance with this requirement may jeopardize receipt of federal funding. Documentation of borrow sources utilized is required at closeout.

3. All work will be completed within the applicants ROW, if staging of equipment and materials would be needed, they will be staged within the applicants ROW.

4. All roads on this project have been reviewed for FHWA status and none were found.

### 406 HMP Scope

Public Assistance

Hazard Mitigation Proposal

For template instructions, turn paragraph marks on. Press "¶" or "Ctrl/Shift/+8"

Applicant Name	Independence Ranch Community Service District	GM Project #	711368	HMP Date	May 21, 2024
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Site Name Independence Ranch Community Roads

DR-	711368	- CA	DI#	1312094
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HMP Writer and Title: Anthony L Eaton Jr

This HMP is based on the following Grants Manager project report, see attachment.

PRJ\_Report\_711368\_20242105.pdf

Select Work Completed Status: Work to be Completed

## I. Related Damaged Items to be Protected

During the declared incident period of December 27, 2022, through January 31, 2023, the Independence Ranch Community Services v impacted by Server Storms resulting in CMP Culvert 50 FT long 12" in diameter. As a direct result of this event, Hawk Ridge Place at f Way.

Total repair cost of damaged elements being protected by the HMP at this site\*=\$ 13,097.50

\*Before Cost Estimating Format (CEF) factors if a large project.

Comments: n/a



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## II. Hazard Mitigation Proposal (HMP) Scope of Work

Mitigation consists of Concrete Swale 40 L 5W and 6" D.

The mitigation measures will reduce the risk of future damage by: Erosion control.

## III. Hazard Mitigation Proposal (HMP) Cost: Worksheet

- Reference and attach a detailed, itemized cost estimate and/or CEF.

A. Cost of items if the HMP is approved=	5208.97
B. Cost of items deducted from the repair scope of work (SOW)=	0
C. Net Hazard Mitigation Cost (before CEF factors) =	5208.97
D. Is there a CEF?	No
E. Net Hazard Mitigation Cost (after CEF factors)=	n/a.
F. What is the CEF ratio (CEF Total Cost/Base Cost)?	n/a

Comments: n/a

### Hazard Mitigation Proposal Cost: Summary

Net Hazard Mitigation Cost = \$ 5208.97

See attachment(s). 711368-4686DR-CA-CRC-COSTINGSPREADSHEET.XLSX

Comments: n/a

## IV. Cost Effectiveness Calculation

(Net HMP Cost/Total Repair Cost of the damaged portions of the facility for which the mitigation measure applies) x 100

$$\$ 5208.97 \quad / \quad \$ 13,097.50 \quad \times 100 = \quad 39.77 \% \quad = 100\%$$

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The Benefit-Cost Analysis (BCA) ratio is

N/A

= 1.0

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## V. HMP Cost-Effectiveness

The mitigation measures meet the cost effectiveness criteria based on:

a)

In accordance with FEMA Public Assistance Program and Policy Guide (PAPPG) V4 June 2020, Chapter 8. Section IV and Appendix J. Section appropriate text from Appendix J, this mitigation measure does not exceed 100 percent of the eligible repair cost and is considered to be cost effective.

## VI. Compliances and Assurances

For 'work to be completed,' this HMP is for estimating purposes only. If the site's final placement and configuration are different than the preliminary estimate, the Applicant should submit a change in scope request. This HMP is subject to further review prior to award.

The Applicant is responsible for final design, placement, configuration, procurement, permits and compliance with all regulatory codes and standards.

Eligibility and funding for the mitigation at this site on this project will be subject to the compliance of all environmental laws, regulations, and executive orders applicable to the site(s).

### HMP Notes

- The mitigation proposal estimates were generated using Insert Text. See attachment labeled DR4683 independence ranch community services\_CA 711368\_DI 1312094\_Document Type.pdf

## 1312095 Hawk Ridge Place at Golden Eagle

### Work to be Completed.

The applicant will utilize contracts or force accounts restore Hawk Ridge Place at Golden Eagle, back to its pre-disaster design, function, and capacity within existing footprint.

- Replace, Subbase utilizing 79 CY of clay.
- Replace, Base utilizing 17.6 CY of gravel.
- Replace, Surface utilizing 1,422 SF of chip and seal.

Work to be Completed Total: \$41,516.39

### 406 HMP Scope

Public Assistance

Hazard Mitigation Proposal

For template instructions, turn paragraph marks on. Press "¶" or "Ctrl/Shift/+8"

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Applicant Name Independence Ranch Community GM Project # 711368  
Service District

HMP Date May 21, 2024

Site Name Independence Ranch Community Roads

DR- 711368 - CA DI# 1312095

HMP Writer and Title: Anthony L Eaton Jr

This HMP is based on the following Grants Manager project report, see attachment.

PRJ\_Report\_711368\_20242105.pdf

Select Work Completed Status: Work to be Completed

## I. Related Damaged Items to be Protected

During the declared incident period of December 27, 2022, through January 31, 2023, the Independence Ranch Community Services v impacted by Server Storms resulting in Subbase 79 CY, BASE 17.6 CY AND Surface 1422 SF. As a direct result of this event, Hawk Rid at Golden Eagle.

Total repair cost of damaged elements being protected by the HMP at this site\*= \$ 41,516.39

\*Before Cost Estimating Format (CEF) factors if a large project.

Comments: n/a

## II. Hazard Mitigation Proposal (HMP) Scope of Work

Mitigation consists of cut and removal of 12" of road edge 600 L 1W 2.5'D on the north side of Hawk Ridge Place from Golden Eagle (35.7225733, -120.5633912) to Falcon Way (35.7218830, -120.5655631) and install asphalt 600 L 1W 2.5'D as a base for a new asph 600' L 8" W x 7" H installed on top of the asphalt road edge (35.7225733, -120.5633912) to (35.7218830, -120.5655631).

The mitigation measures will reduce the risk of future damage by: This mitigation will redirect excess rainwater to a new swale instal Falcon Way to mitigate future road damage and erosion claims.

## III. Hazard Mitigation Proposal (HMP) Cost: Work

- Reference and attach a detailed, itemized cost estimate and/or CEF.

A. Cost of items if the HMP is approved= 9455.66

B. Cost of items deducted from the repair scope of work (SOW)= 0

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C. Net Hazard Mitigation Cost (before CEF factors) = 9455.66

D. Is there a CEF? ?No

E. Net Hazard Mitigation Cost (after CEF factors)= n/a.

F. What is the CEF ratio (CEF Total Cost/Base Cost)? n/a

Comments: n/a

Hazard Mitigation Proposal Cost: Summary

Net Hazard Mitigation Cost = \$ 9,455.66

See attachment(s). 711368-4686DR-CA-CRC-COSTINGSPREADSHEET.XLSX

Comments: n/a

### IV. Cost Effectiveness Calculation

(Net HMP Cost/Total Repair Cost of the damaged portions of the facility for which the mitigation measure applies) x 100

$$\$ 9,455.66 / \$ 41,516.39 \times 100 = 22.77 \% = 100\%$$

The Benefit-Cost Analysis (BCA) ratio is N/A = 1.0

### V. HMP Cost-Effectiveness

The mitigation measures meet the cost effectiveness criteria based on:

a)

In accordance with FEMA Public Assistance Program and Policy Guide (PAPPG) V4 June 2020, Chapter 8. Section IV and Appendix J. Section appropriate text from Appendix J, this mitigation measure does not exceed 100 percent of the eligible repair cost and is considered to be cost effective.

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## VI. Compliances and Assurances

For 'work to be completed,' this HMP is for estimating purposes only. If the site's final placement and configuration are different than the pre-estimate, the Applicant should submit a change in scope request. This HMP is subject to further review prior to award.

The Applicant is responsible for final design, placement, configuration, procurement, permits and compliance with all regulatory codes and standards.

Eligibility and funding for the mitigation at this site on this project will be subject to the compliance of all environmental laws, regulations, an executive orders applicable to the site(s).

### HMP Notes

1. The mitigation proposal estimates were generated using Insert Text. See attachment labeled DR4683 independence ranch comm services\_CA 711368\_DI 1312095\_Document Type.pdf

## 1312096 Bald Eagle at Gray Hawk Way

### Work to be Completed.

The applicant will utilize contracts or force accounts restore Bald Eagle at Gray Hawk Way, back to its pre-disaster design, function, and capacity within existing footprint.

- A. Replace, Surface utilizing 1,312 SF of Chip and seal.
- B. Replace, Base utilizing 16.2 CY of gravel.
- C. Replace, Subbase utilizing 72.9 CY of fill clay.

**Work to be Completed Total: \$36,164.30.**

## 406 HMP Scope

Public Assistance

Hazard Mitigation Proposal

For template instructions, turn paragraph marks on. Press "¶" or "Ctrl/Shift+/8"

Applicant Name	Independence Ranch Community Service District	GM Project #	711368	HMP Date	May 21, 2024
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Site Name Bald Eagle at Gray Hawk Way

DR-	711368	- CA	DI#	1312096
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HMP Writer and Title: Anthony L Eaton Jr

This HMP is based on the following Grants Manager project report, see attachment.

PRJ\_Report\_711368\_20242105.pdf

Select Work Completed Status:  Work to be Completed  Processing

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# I. Related Damaged Items to be Protected

During the declared incident period of December 27, 2022, through January 31, 2023, the Independence Ranch Community Services v impacted by Server Storms resulting in Surface 1,312SF, BASE 16.2 CY and Subbase 72.9 CY. As a direct result of this event, Bald Ea Hawk Way.

Total repair cost of damaged elements being protected by the HMP at this site\*= \$ 36,164.30

\*Before Cost Estimating Format (CEF) factors if a large project.

Comments: n/a

# II. Hazard Mitigation Proposal (HMP) Scope of Work

Mitigation consists of Install Concrete Swale.

The mitigation measures will reduce the risk of future damage by: Erosion control.

# III. Hazard Mitigation Proposal (HMP) Cost: Worksheet

- Reference and attach a detailed, itemized cost estimate and/or CEF.

A. Cost of items if the HMP is approved= 3252.09

B. Cost of items deducted from the repair scope of work (SOW)= 0

C. Net Hazard Mitigation Cost (before CEF factors) = 3252.09

D. Is there a CEF? ?No

E. Net Hazard Mitigation Cost (after CEF factors)= n/a.

F. What is the CEF ratio (CEF Total Cost/Base Cost)? n/a

Comments: n/a

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### Hazard Mitigation Proposal Cost: Summary

Net Hazard Mitigation Cost = \$ 3,252.09

See attachment(s). 711368-4686DR-CA-CRC-COSTINGSPREADSHEET.XLSX

Comments: n/a

## IV. Cost Effectiveness Calculation

(Net HMP Cost/Total Repair Cost of the damaged portions of the facility for which the mitigation measure applies) x 100

$$\$ 3,252.09 / \$ 36,164.30 \times 100 = 8.99 \% = 15\%$$

The Benefit-Cost Analysis (BCA) ratio is N/A = 1.0

## V. HMP Cost-Effectiveness

The mitigation measures meet the cost effectiveness criteria based on:

a) Mitigation cost is within 15% of the total eligible repair cost of the facility or facilities for which the mitigation measure applies. In accordance with FEMA Public Assistance Program and Policy Guide (PAPPG) V4 June 2020, Chapter 8. Section IV. A, this mitigation measure does not exceed 15 percent of the eligible repair cost and is considered to be cost-effective.

## VI. Compliances and Assurances

For 'work to be completed,' this HMP is for estimating purposes only. If the site's final placement and configuration are different than the preliminary estimate, the Applicant should submit a change in scope request. This HMP is subject to further review prior to award.

The Applicant is responsible for final design, placement, configuration, procurement, permits and compliance with all regulatory codes and standards.

Eligibility and funding for the mitigation at this site on this project will be subject to the compliance of all environmental laws, regulations, and executive orders applicable to the site(s).

### HMP Notes

- 1. The mitigation proposal estimates were generated using Insert Text. See attachment labeled DR4683 independence ranch community services\_CA 711368\_DI 1312096\_Document Type.pdf

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# 1312097 Independence Ranch Road at Hog Canyon Road

## Work to be Completed.

The applicant will utilize contracts or force accounts restore Independence Ranch Road at Hog Canyon, back to its pre-disaster design, function, and capacity (in kind) within existing footprint.

A. Replace, Surface utilizing 27.4 CY of Gravel.

**Work to be Completed Total: \$10,674.74.**

## 406 HMP Scope

NO HMP FOR THIS DI.

## \$ Cost

Damage #	Line Item #	Code	Quantity	Unit	Total Cost	Section	Version
1312094	1	9001 (Contract)	1	Lump Sum	\$13,097.50	Uncompleted	0
1312095	1	9001 (Contract)	1	Lump Sum	\$41,516.39	Uncompleted	0
1312096	1	9001 (Contract)	1	Lump Sum	\$36,164.30	Uncompleted	0
1312097	1	9001 (Contract)	1	Lump Sum	\$10,674.74	Uncompleted	0

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CRC GROSS COST **\$101,452.93**

TOTAL 406 HMP COST **\$17,916.72**

TOTAL INSURANCE REDUCTIONS **\$0.00**

CRC NET COST **\$119,369.65**

FEDERAL SHARE (75.00%) **\$89,527.24**

NON-FEDERAL SHARE (25.00%) **\$29,842.41**

## Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f) (1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurement is performed in applicable Federal law) and Federal procurement laws, regulations, and

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procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.

- The Recipient must submit its certification of the subrecipient's completion of all of its small projects and compliance with all environmental and historic preservation requirements within 180 days of the applicant's completion of its last small project, or the latest approved deadline, whichever is sooner.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding \$5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

## Insurance

# Additional Information

5/27/2025

Property insurance coverage for road(s), road right-of-ways, embankment erosion, bridges or culvert damage represented on this project are not insured or insurable. No insurance relief is anticipated. No Obtain and Maintain requirement will be made.

FEMA requires the Applicant to take reasonable efforts to pursue claims to recover insurance proceeds that it is entitled to receive from its insurer(s). In the event that any insurance proceeds are received for these expenses those proceeds must be reduced from FEMA Public Assistance funding to ensure no duplication of benefits has occurred.

No duplication of benefits from insurance is anticipated for work described in this application. In the event any part or all costs are paid by an insurance policy, a duplication of benefits from insurance will occur. Applicant must notify grantee and FEMA of such recoveries and the Sub-Grant award amount must be reduced by actual insurance proceeds.

No insurance requirements are mandated for the damages included in this project. Insurance requirements are specific to permanent work to replace, restore, repair, reconstruct, or construct buildings, contents, equipment, and vehicles (FEMA Recovery Policy FP 206-086-1).

No insurance Narrative will be produced or uploaded into documents or attachments.

**No O&M is required for the facilities represented on this project.**

Alex Polupan, PA Insurance Specialist



CRC West, Sacramento, CA

# O&M Requirements

There are no Obtain and Maintain Requirements on **Independence Ranch Community Roads**.

## Mitigation

There are no additional mitigation information on **Independence Ranch Community Roads**.

## Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? Yes

### EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.
- NHPA Condition: If borrow material for this project is not disaster-displaced material reclaimed from the immediate area, not obtained from a standard commercial borrow source, not obtained from a permitted borrow-pit (and a permit number is provided), or not obtained from a Subrecipient owned pre-existing stockpile (and the coordinates provided), the Subrecipient must notify FEMA and CalOES prior to commencing borrow extraction, so that compliance with Section 106 of the National Historic Preservation Act can be accomplished. Failure to comply with these conditions may jeopardize FEMA funding; verification of compliance will be required at project closeout.
- CAA Condition: The Subrecipient is responsible for complying with all applicable subparts of the Clean Air Act. Copies of any permits/authorizations, or consultation documentation should be forwarded to FEMA for inclusion in the administrative record. Failure to comply with these conditions may jeopardize the receipt of federal funding.

### EHP Additional Information

There are no additional environmental historical preservation information on **Independence Ranch Community Roads**.

I CONFIRM THAT I HAVE REVIEWED ALL PROJECT INFORMATION AND AM READY TO SIGN THE PROJECT.

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4. All roads on this project have been reviewed for FHWA status and none were found.

1312095 Hawk Ridge Place at Golden Eagle

Work to be Completed.

The applicant will utilize contracts or force accounts restore Hawk Ridge Place at Golden Eagle, back to its pre-disaster design, function, and capacity within existing footprint.

A. Replace, Subbase utilizing 79 CY of clay.

B. Replace, Base utilizing 17.6 CY of gravel.

1312094 Hawk Ridge Place at Falcon Way

Work to be Completed.

The applicant will utilize contracts or force accounts to restore Hawk Ridge place at Falcon Way, back to its pre-disaster design, function, and capacity within existing footprint.

A. Replace, Culvert CMP 50 FT long 12".

Work to be Completed Total: \$13,097.50

C. Replace, Surface utilizing 1,422 SF of chip and seal.

Work to be Completed Total: \$41,516.39

1312096 Bald Eagle at Gray Hawk Way

Work to be Completed.

The applicant will utilize contracts or force accounts restore Bald Eagle at Gray Hawk Way, back to its pre-disaster design, function, and capacity within existing footprint.

A. Replace, Surface utilizing 1,312 SF of Chip and seal.

B. Replace, Base utilizing 16.2 CY of gravel.

C. Replace, Subbase utilizing 72.9 CY of fill clay.

Work to be Completed Total: \$36,164.30.

1312097 Independence Ranch Road at Hog Canyon Road

Work to be Completed.

The applicant will utilize contracts or force accounts restore Independence Ranch Road at Hog Canyon, back to its pre-disaster design, function, and capacity (in kind) within existing footprint.

A. Replace, Surface utilizing 27.4 CY of Gravel.

Work to be Completed Total: \$10,674.74.



Project Notes:

1. In accordance with FEMA's Simplified Procedures, the project scope and cost were developed from Caltrans and will be certified by the Applicant using the small Permanent Work Project Certification and Acknowledgements form, See attachment labeled. '711368-4686DR-CA-CRC-Costingspreadsheet.

2. All borrow or fill material must come from pre-existing stockpiles, material reclaimed from maintained roadside ditches (provided the designed width or depth of the ditch is not increased), or commercially procured material from a source existing prior to the event. For any FEMA-funded project requiring the use of a non-commercial source or a commercial source that was not permitted to operate prior to the event (e.g., a new pit, agricultural fields, road ROWs, etc.) in whole or in part, regardless of cost, the Applicant must notify FEMA and the Recipient prior to extracting material. FEMA must review the source for compliance with all applicable federal environmental planning and historic preservation laws and executive orders prior to a subrecipient or their contractor commencing borrow extraction. Consultation and regulatory permitting may be required. Non-compliance with this requirement may jeopardize receipt of federal funding. Documentation of borrow sources utilized is required at closeout.

3. All work will be completed within the applicants ROW, if staging of equipment and materials would be needed, they will be staged within the applicants ROW.

February 4, 2026

### Status of FEMA/OES Repairs to Areas Approved for IRCSD

In December of 2022 and January of 2023, severe weather hit our Ranch with a monster series of storms. There were impacts to many areas resulting in a report that was authored for use by the CSD.(attached) FEMA and OES declared that as a result of the Governor's disaster declaration, funds would be available to fix certain areas and improve certain areas as a result of the approval by the President of the Governor's declaration processed by FEMA (Federal Emergency Management Agency).

The author was asked to represent the CSD [n January 2023 to push for funds available to do the repairs. After attending several FEMA sponsored meetings and presenting the same report to OES and FEMA and issuing another status report in March 2023(attached) the CSD fired the author because they did not feel, even though I had done the same for disasters in 2011 and 2017, I was not qualified and they did not like what I told the Board. This included, FEMA will only repair or replace what is damaged by the storm. They will pay for improvements if they mitigate a problem that can be fixed so it will not happen again. They will not pay to fix potholes. They will not pay for missed maintenance. There percent of repair is 75%. OES is 18% the rest is paid by the CSD. The district had to prove the repairs were caused by the disaster. The district stopped recording repairs after 2020 and had no records to show what had been done in 2019. Charles Miller assumed the contact role with OES and FEMA in April 2023..

The CSD asked for repairs and rework of 7 areas.(attached) Repairs were requested at Avenida Trinidad, Presidio, Independence Ranch Place, Hawk Ridge @Falcon Way, Hawk Ridge @ Golden Eagle. Bald Eagle @ Gray Hawk and Independence Ranch @ Hog Canyon. In August of 2023, OES Sent Terry Leezer a letter outlining the approval of several projects and the manner these had to be done to get approval and payment. After that letter was received the Board of the CSD did not publicize the fact the letter was valid and in meetings specifically stated they had not been notified by FEMA. Terry died in December, 2023. No further action was released by the 2024 Board. Two of the three Board members and the General Manager resigned in June, 2024. In November 2024 new Board Members were elected. The first Meeting was held In December of 2024. The remaining 2023-2024 Board member told the incoming 2025-2026 Board members the Projects with FEMA were dead no approvals were made.

In August, 2025 FEMA contacted the author saying we could pursue 4 projects. Because the Board had just been successful in passing a Prop 218 Vote of the Residents we brought the news to the Board and the Board voted to pursue the projects. The rest of the report will cover what has to be done to execute the Projects.

The four projects and their final description are listed here.

Project 1 Independence Ranch at Hog Canyon FEMA Number 1312097

Add gravel to existing soils: 27.4 CU. Yds. of gravel/road base between Hog Canyon Road and Mail Boxes between Independence Ranch Road and driveway to Mailboxes.

Estimated Reimbursement \$10,674.74

#### Project 2 Bald Eagle at Gray Hawk Way FEMA 1312096

Replace Chip Seal 1312 Square feet, replace sub base 72.9 cubic feet using clay, replace 16.2 cubic feet of gravel/ road base. Starting at Gray Hawk approximately 262 feet would be repaired on Bald Eagle. Install a swale in the area extending from swale on Golden eagle to first turn on Bald eagle. This is similar to Hawk Ridge repair.

Estimated reimbursement \$36,154.30

#### Project 3 Hawk Ridge Place at Golden Eagle FEMA 1312095

Install 600 feet of 12 inch deep by 2.5 wide of asphalt curb swale from Golden Eagle to Falcon Way on Hawk Ridge. Remove edge of the road except where driveway exists. Material estimated as 79 cubic yards clay sub base, 17.6 cubic yards of Gravel/Road Base, 1422 Cubic Feet Chip seal.

Estimated reimbursement \$41,516.39

Note the owner of the property has installed septic grade granite in the eroded area since the incident which appears to protect the road.

#### Project 4 Hawk Ridge at Falcon Way FEMA project 131209

Abandon existing 12" culvert replace with 40 feet long by 5 feet wide by 6" deep concrete swale.

Estimated reimbursement \$13097.50

Note: The existing culvert is buried on both sides of the culvert. The upstream side is about 4 feet deep and covered by soil. The downstream side is also buried. Alternate repair using a Rural Catch Basin Design is not considered because it was not presented to FEMA three years ago as a way to mitigate this problem.

It is my recommendation that Projects 1 and 2 be done immediately and project 3 and 4 after completion with the property owner acceptance.