

Independence Ranch Community Services District

Regular Board Meeting

July 9, 2025 6:00P.M.

San Miguel Senior Center

Agenda

1. Open Meeting/Pledge of Allegiance/Roll Call
2. Public Comment/ Owners may address the Board on items not on the agenda. Discussions are limited to 3 minute unless approved by chair.-
3. Approval of Agenda
4. Approval of Minutes of the June 11, 2025 and June 30 meetings-
6. Approval of the Financials
7. New Manager- 4 candidates resume enclosed. President to interview all and report at meeting
8. Information requests and ability to respond. Need assistance
9. FPPC form 700 and information from an unknown claimant.
10. road repairs Potholes, drains and swales- Greg Hamson
11. SDRMA alternatives-Cinde Stark report – see e-mail
12. Comments from the Board
13. Next Meeting August 13, 2025 and Adjournment

Subject: **California Public Records Act Request – Missing Meeting Minutes, Financials, and Report by P.E.**

Date: 7/1/2025 4:53:11 PM Pacific Daylight Time

From: ircsdinfomationrequests@gmail.com

To: gwtracy@aol.com, ircsd2022@gmail.com

George Tracy

President and Acting General Manager

Independence Ranch Community Services District

Re: California Public Records Act Request – Missing Meeting Minutes, Financials, and Report by P.E.

Dear Mr. Tracy:

Pursuant to the California Public Records Act (Government Code § 6250 et seq.), the Concerned Residents of Independence Ranch hereby submit this formal request for the following public records that are either missing or inaccessible on the official website of the Independence Ranch Community Services District (<https://www.iranchcsd.org>):

1. Approved Meeting Minutes for the following Board meetings:

- March 10, 2025
- April 9, 2025
- May 21, 2025

2. Monthly Financial Reports for:

- March 2025
- May 2025 (The listed hyperlink on the website is inoperative and returns an error.)

3. With respect to the May 21, 2025 Board Meeting Agenda, under Item 6b (noting that “Item 6” is duplicated on the agenda), the description reads: “Approval of report by PE.” The identity of the “PE” (Professional Engineer) and the contents of the referenced report are not provided, nor is the context of the approval clear.

Therefore, we request the following additional information related to this agenda item:

- A complete copy of the “report by PE” presented or discussed;
- The identity of the individual or firm that authored the report;
- The names of Board members who moved and seconded the motion to approve the report;
- The final recorded vote of each Board member (i.e., who voted Yea, Nay, or Abstained).

Please provide all requested documents in electronic format if available. If any portion of the records is being withheld or redacted, please state the specific legal basis for the exemption and identify the official responsible for the decision, as required under Government Code § 6253(c).

We appreciate your attention to this matter and respectfully request a response within the time period prescribed by statute.

Sincerely,

Concerned Residents of the Independence Ranch Community Services District

Subject: **California Public Records Act Request – Resolution and Records Pertaining to June 11, 2025 Proposition 218 Proceedings**
Date: 7/1/2025 4:24:46 PM Pacific Daylight Time
From: ircsdinfomationrequests@gmail.com
To: gwtracy@aol.com, ircsd2022@gmail.com

George Tracy
President and Acting General Manager
Independence Ranch Community Services District

Re: California Public Records Act Request – Resolution and Records Pertaining to June 11, 2025 Proposition 218 Proceedings

Dear Mr. Tracy:

On behalf of the Concerned Residents of Independence Ranch and pursuant to the California Public Records Act (Gov. Code § 6250 et seq.), we hereby submit this written request for the following public records held by the Independence Ranch Community Services District (“IRCSD”):

1. The June 11, 2025 Board packet posted to the official IRCSD website (https://www.iranchcsd.org/_files/ugd/ec5ccd_9aa5e92a1d6a4598bb231deaa6a387ac.pdf) includes Resolution 2024-1, passed and signed by a prior IRCSD Board. That resolution references a hearing date of May 24, 2024 (see Resolution 2024-1, Item 4), and therefore is not legally applicable to the Proposition 218 proceeding conducted on June 11, 2025. (see attachments for reference)
Accordingly, we request a copy of the valid 2025 resolution that satisfies the notice and procedural requirements of Government Code § 61115(b) authorizing the June 11, 2025 public hearing and vote.
2. A copy of the Board agenda item and the full text of the motion approving the correct 2025 resolution, including a record of the vote by each Board member—specifying who voted yes, no, or abstained.

We request these documents in digital format, if available. If any record or portion of a record is withheld, we request that you provide the legal justification for the withholding or redaction in accordance with Gov. Code § 6253(c), along with the name and title of the official responsible for the decision.

Please respond within the timelines prescribed by law, and inform us if additional time is needed to locate or compile the requested records.

Thank you for your attention and compliance.

Sincerely,

Concerned Residents of the Independence Ranch Community Services District

Subject: **Public Records Act Request – February 12, 2026 Meeting Minutes, Item 9 – Contractor Estimate & Road Report**

Date: 6/28/2025 9:57:31 AM Pacific Daylight Time

From: ircsdinfomationrequests@gmail.com

To: gwtracy@aol.com, ircsd2022@gmail.com

Subject: Public Records Act Request – February 12, 2026 Meeting Minutes, Item 9 – Contractor Estimate & Road Report

To: George Tracy, President and Acting General Manager, Independence Ranch Community Services District

Dear Mr Tracy,

Pursuant to the California Public Records Act (Government Code § 6250 et seq.), I am requesting access to the following public records related to Item 9 of the Independence Ranch Community Services District Board Meeting held on February 12, 2026:

Requested Records:

1. Identification of the contractor referenced in Item 9, including:
 - Full name, business name, and contact information;
 - Any written proposals, estimates, bids, invoices, or documents the contractor submitted to the District.
2. A complete copy of the contractor's written estimate, referenced during the meeting, including all pages or supporting documentation. This estimate reportedly exceeds one million dollars in projected road work costs.
3. Any report or engineering documentation that identifies Bald Eagle and Valle Mirada Way as the two worst roads in the District, including the page or section where this conclusion is made.
4. Any agendas, meeting packets, or attachments provided to the Board or the public in advance or during the February 12, 2026 meeting that contain or reference this estimate, road evaluation, or contractor selection.

5. Any related emails, notes, or correspondence between Board Members, staff, and the contractor discussing the scope, terms, or timing of the estimate.
6. A copy of the meeting minutes obtained from the District website is attached for your reference

Delivery Preferences:

Please provide the records electronically via email at if possible. If the records are not available digitally or if the cost to produce them will exceed \$20, please notify us before incurring any fees.

If you intend to withhold any records in whole or in part, please provide a written justification citing the specific exemption(s) under Government Code § 6254 or other applicable law, and include the name and title of the person responsible for the decision.

Response Timeline:

Under Government Code § 6253(c), I request a response within the statutory 10 calendar days.

Thank you for your time and cooperation. Please do not hesitate to contact me with any questions or clarifications needed to fulfill this request.

Concerned residents of the Independence Ranch Community Services District

Subject: **Public Records Act Request – Road Work Expenditures and Chip Sealing Records for Independence Ranch Community Services District**

Date: 6/27/2025 11:32:13 AM Pacific Daylight Time

From: ircsdinfomationrequests@gmail.com

To: gwtracy@aol.com, ircsd2022@gmail.com

To: George Tracy, President and Acting General Manager, Independence Ranch Community Services District

Dear Mr. Tracy,

This letter constitutes a formal request under the California Public Records Act (Gov. Code § 6250 et seq.) for access to public records relating to road maintenance, repair, patching, and improvement expenditures within the Independence Ranch Community Services District (IRCSd) for the past ten (10) fiscal years. This request is specific to the following roads under the District's jurisdiction:

- Golden Eagle Way
- Falcon Way
- Bald Eagle Way
- Ojas Azules Place
- Presidio Way
- Valle Mirada Way

Please provide the following records:

1. All invoices, purchase orders, contracts, and payment records associated with road repair, resurfacing, patching, and chip sealing performed on the roads listed above from January 1, 2015 through the present.
2. Any internal reports, maintenance logs, engineering evaluations, or staff notes documenting the scope, scheduling, or justification for work completed on the identified roads during that period.
3. Any state, county, or grant-related funding documents tied to improvements or maintenance activities on these roads.

Additionally, please provide:

- The original Board-approved list of roads designated for inclusion in the initial chip sealing project undertaken by the District; and
- The final invoice or billing statement from the contractor or vendor who completed that project, clearly identifying which roads were serviced and the respective charges.

This request is made in the interest of public accountability.

Interviews with current and long-term residents have been conducted to establish known instances of work performed or omitted.

Current and historical satellite imagery will also be reviewed to verify the presence, scope, or absence of road improvements as disclosed.

If invoices or records are incomplete or unavailable, all provided materials may be forwarded to an independent evaluator to assess the likely cost and condition impact over time using satellite imagery available from the County of San Luis Obispo and or publicly available imagery.

If any part of this request is unclear or may require refinement to expedite production, I am available for clarification. If any documents are withheld, please provide a detailed response pursuant to Gov. Code § 6255(a) citing the legal basis for each exemption and describing how it applies.

Please confirm receipt of this request and provide an anticipated date of completion in accordance with the timelines set by Gov. Code § 6253(c).

Thank you for your prompt attention to this matter.

Concerned residents of the Independence Ranch Community Services District


Subject: **RE: [External Email]Re: Independence Ranch CSD**
Date: 6/20/2025 3:35:47 PM Pacific Daylight Time
From: al.correale@usda.gov
To: gwtracy@aol.com

Hi George. Thx for the Insurance Certificate. However, it expires in a couple of weeks. Kindly provide the renewal ASAP. I printed out the last information for you. As you may know, there are 2 payments to be made each year. The next one due in August is the smaller one.

I read your email below. Missing a payment or making a late payment for a Special District is a big deal. Because the security for your project was a bond, it would attract unwanted attention from your own members, the County, and State.

What is the status of your 2023 Audit ??

Al Correale
Community Programs Specialist
Santa Maria, CA Office

 U.S. DEPARTMENT OF AGRICULTURE
Rural Development
920 E Stowell Rd Santa Maria, CA 93454
805-863-9938

Independence Ranch CSD - 2013 Chip Seal Project

Customer ID [04-040-861424734](#)

Section

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Application

Environmental

Historical Financial

Underwriting

Obligation

Loan Grant

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Notes And Attachments

Print Forms

Construction

Validations [4 Errors](#) [No Concerns](#)

Type of Assistance

Enter Type of Assistance

Loan	Grant	Type of Assistance
500,000		075 Community Facility (Direct And Guaranteed Loans)

\$500,000

(Double Click to Edit Type of Assistance)

075

Dates & Status

1940-1

Obligation

Loan

Financial Info

Disaster

OEA

Financial Information (as of 6/18/2025)

Financial Information is current. However you should always check the proper financial system to obtain the correct financial data.

Financial System - PLAS

Last Loan Advance	7/17/2014	Loan Closed	3/1/2014
Total Loan Advance	\$500,000.00	Loan Closed Amount	\$500,000.00
Unliquidated Loan	\$0.00	Closed Interest Rate	3.5000%
Last Payment	2/1/2025		
Next Payment Due	8/1/2025		
Next Payment Amount	\$4,672.50		
Unpaid Principal	\$267,000.00		
Unpaid Interest	\$3,087.61		
Loan Balance	\$270,087.61		
Daily Interest Accrual	\$25.6000		
Payment Status Amount	Current		
Classification Code	Standard		
Document Type	Original Bond		
Debt Instrument	Registered Bond		
Settlement Code			
Principal Schedule Status	\$0.00		
Interest Schedule Status	\$0.00		
Loan Number	01	Grant Number	

Create Recipient Reporting Spreadsheet

From: gwtjun50 <gwtracy@aol.com>
Sent: Wednesday, June 18, 2025 1:20 PM
To: Correale, Al - RD, CA <al.correale@usda.gov>; ircsd2022@gmail.com
Subject: Re: [External Email]Re: Independence Ranch CSD

Al,
I have obtained our latest insurance certificate. It is enclosed/ The last Audit I can find is dated June 30, 2021. We are due for a new Audit this year and we have just been able to increase our fees. I know you want to visit so tell me when. Our next two meetings are on July 9 and August 13, 2025. At our last meeting I was asked if we could suspend our Loan

RE: [External Email]Re: Independence Ranch CSD

Payments to build a chunk of money to resurface some roads? I looked at the contract but it has no such clause in it or anything else like it so I am reluctant to pursue such a task. I expect it would take a major revision and with the passing of our 218 vote we have doubled the fees stating in December.

Respectfully

George Tracy President.

In a message dated 2/14/2025 3:41:16 PM Pacific Standard Time, al.correale@usda.gov writes:

Hi George. I was going through the file. The last audit I have is for 2021. Kindly send for 2022 to date. I realize that you don't do them every year. Also, send a copy of your proof of insurance coverages. Finally, I need to come out to do a security inspection. LMK a convenient time and day. Thx.

Al Correale

Community Programs Specialist

Santa Maria, CA Office



U.S. DEPARTMENT OF AGRICULTURE

Rural Development

920 E Stowell Rd Santa Maria, CA 93454

805-863-9938

From: independence ranch <ircsd2022@gmail.com>
Sent: Friday, January 17, 2025 1:20 PM
To: Correale, Al - RD, CA <al.correale@usda.gov>
Cc: gwtracy@aol.com
Subject: [External Email]Re: Independence Ranch CSD

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;

Use caution before clicking links or opening attachments.

Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Thanks for the information. Hope to see you soon

From: Correale, Al - RD, CA <al.correale@usda.gov>
Sent: Thursday, January 16, 2025 2:46 PM
To: ircsd2022@gmail.com <ircsd2022@gmail.com>
Cc: gwtracy@aol.com <gwtracy@aol.com>
Subject: Independence Ranch CSD

Hi George. Thx for contacting me. Here is the information for the District. I will review the file and see if there are any outstanding issues we need to catch up on. Please reply to this email so I have your contact info. Thx.

Independence Ranch CSD - 2013 Chip Seal Project

Customer ID 04-040-861424734

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Type of Assistance

500,000

075 Community Facility (Direct And Guaranteed Loans)

\$500,000

(Double Click to Edit Type of Assistance)

075

Dates & Status

1940-1

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Financial Information (as of 1/15/2025)

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Last Loan Advance

7/17/2014

Loan Closed

3/1/2014

Total Loan Advance

\$500,000.00

Loan Closed Amount

\$500,000.00

Unliquidated Loan

\$0.00

Closed Interest Rate

3.5000%

Last Payment

8/1/2024

Next Payment Due

2/1/2025

Next Payment Amount

\$30,110.00

Unpaid Principal

\$292,000.00

Unpaid Interest

\$4,214.03

Loan Balance

\$296,214.03

Daily Interest Accrual

\$28.0000

Payment Status Amount

Current

Classification Code

Standard

Document Type

Original Bond

Debt Instrument

Registered Bond

Settlement Code

Principal Schedule Status

\$0.00

Interest Schedule Status

\$0.00

Loan Number

01

Grant Number

Grant Information

Last Grant Advance

Total Grant Advance

\$0.00

Unliquidated Grant

Financial System - PLAS

Validations 4 Errors No Concerns

Type of Assistance

Enter Type of Assistance

Note: Not all CLSS fields are available. The data displayed on this page may not be accurate due to delayed loading time from PLAS/CLSS. For official accounting information, please access PLAS/CLSS

Al Correale
Programs Specialist | San Luis Obispo, Santa Barbara, Ventura Counties
Rural Development
United States Department of Agriculture
920 E Stowell Rd
Santa Maria, CA 93454
805-863-9938
<https://www.rd.usda.gov/ca>

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Re: [External Email]Re: Independence Ranch CSD

Subject: **Re: [External Email]Re: Independence Ranch CSD**
Date: 6/25/2025 9:49:17 AM Pacific Daylight Time
From: cindechris@aol.com
To: gwtracy@aol.com
Cc: greghamson57@gmail.com, mjaslow@hotmail.com, wmulcahy54@gmail.com

Good morning,

So I reached out to the agent suggested by my employer. Their response is below

One of our advisors reviewed your current coverage, and given the rising costs of insurance in California, he believes that the SDRMA risk pool you're currently insured through is likely the best fit for your needs.

Cinde

Sent from my iPhone

On Jun 24, 2025, at 3:48 PM, gwtjun50 <gwtracy@aol.com> wrote:

Folks, Here is the latest from USDA. Because the loan was turned into a bond, changing our payments would mean the Bond is in default which the government would like to avoid. At our next meeting we have to pay the insurance to SDRMA or if Cinde has a different plan that we like we can switch it and get a new certificate, to send ton Al. FYI to keep you posted.

From: al.correale@usda.gov
To: gwtracy@aol.com
Sent: 6/20/2025 3:35:47 PM Pacific Daylight Time
Subject: RE: [External Email]Re: Independence Ranch CSD

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Next Payment Amount	\$4,672.50	
Unpaid Principal	\$267,000.00	Grant Information
Unpaid Interest	\$3,087.61	Last Grant Advanc
Loan Balance	\$270,087.61	Total Grant Advan
Daily Interest Accrual	\$25.6000	Unliquidated Grant
Payment Status Amount	Current	
Classification Code	Standard	
Document Type	Original Bond	
Debt Instrument	Registered Bond	
Settlement Code		
Principal Schedule Status	\$0.00	
Interest Schedule Status	\$0.00	
Loan Number	01	Grant Number

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Al Correale
Community Programs Specialist
Santa Maria, CA Office

<image002.png>

Rural Development
920 E Stowell Rd Santa Maria, CA 93454
805-863-9938

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Independence Ranch CSD - 2013 Chip Seal Project

Customer ID [04-040-861424734](#)

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Validations [4 Errors](#) [No Concerns](#)

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Enter Type of Assistance

Loan	Grant	Type of Assistance
500,000		075 Community Facility (Direct And Guaranteed Loans

\$500,000

(Double Click to Edit Type of Assistance)

07

Dates & Status

1940-1

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Principal Schedule Status	\$0.00	
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Al Correale
Programs Specialist | San Luis Obispo, Santa Barbara, Ventura Counties
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<image003.png>

<image001.png>



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

July 3, 2025

George Tracy

Via email: ircsd2022@gmail.com

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

Dear George Tracy:

The Enforcement Division of the Fair Political Practices Commission enforces the provisions of the Political Reform Act (PRA) (California Government Code sections 89500-89607). The Enforcement Division received an anonymous

00009776 T228447DDA0701250011 01 000000000 0000000 003



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

Customer Service Information

 Phone: 805-965-5942
 Mailing Address: P.O. Box 329
Santa Barbara, CA 93102
 Visit Us Online: arb.bank/contact
 Email: info@arb.bank
Find Us On:  

IMPORTANT MESSAGE(S)

Effective October 1, 2025, we will be applying a \$25 fee to incoming foreign wires and providing access to the SWIFT network, giving you faster, more accurate international transfers with enhanced tracking and security. You will experience fewer delays, reduced errors, and improved transparency, ensuring your global transactions are smoother than ever before. Please reach out to info@arb.bank with any questions.

PINNACLE CHECKING

Account Number: 40011151

Account Owner(s): INDEPENDENCE RANCH COMMUNITY
SERVICES DISTRICT

Balance Summary

Beginning Balance as of 06/01/2025	\$40,734.19	Service Charges for Period	\$0.00
+ Deposits and Credits (1)	\$502.00	Average Balance for Period	\$41,085
- Withdrawals and Debits (0)	\$0.00	Average Collected for Period	\$41,085
Ending Balance as of 06/30/2025	\$41,236.19	Minimum Balance for Period	\$40,734

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Jun 10	COUNTY OF SAN LU/VENDOR PAY RMR*OI*TCFFY25MAYME**502.00*502.00*0.00\ INDEPENDENCE RANCH CSD	502.00



00002189 T228447SAV0630252348 01 000000000 0000000 003



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

Customer Service Information

 Phone: 805-965-5942
 Mailing Address: P.O. Box 329
Santa Barbara, CA 93102
 Visit Us Online: arb.bank/contact
 Email: info@arb.bank
Find Us On:  

IMPORTANT MESSAGE(S)

Effective October 1, 2025, we will be applying a \$25 fee to incoming foreign wires and providing access to the SWIFT network, giving you faster, more accurate international transfers with enhanced tracking and security. You will experience fewer delays, reduced errors, and improved transparency, ensuring your global transactions are smoother than ever before. Please reach out to info@arb.bank with any questions.

Relationship Summary

Account Type	Balance
SAVINGS	\$3,547.98

BUSINESS SAVINGS ACCOUNT

Account Number: 46003991

Account Owner(s): INDEPENDENCE RANCH COMMUNITY
SERVICES DISTRICT

Balance Summary

Beginning Balance as of 04/01/2025	\$3,547.54
+ Deposits and Credits (1)	\$0.44
- Withdrawals and Debits (0)	\$0.00
Ending Balance as of 06/30/2025	\$3,547.98
Service Charges for Period	\$0.00
Average Collected for Period	\$3,547
Minimum Balance for Period	\$3,547

Earnings Summary

Interest for Period	\$0.44
Interest Paid Year to Date	\$0.88
Annual Percentage Yield Earned (APYE)	0.05%
Average Balance for APYE	\$3,547.54
Number of Days for APYE	91



Subject: RE: [External Email]Re: Independence Ranch CSD
Date: 6/20/2025 3:35:47 PM Pacific Daylight Time
From: al.correale@usda.gov
To: gwtracy@aol.com

Hi George. Thx for the Insurance Certificate. However, it expires in a couple of weeks. Kindly provide the renewal ASAP. I printed out the last information for you. As you may know, there are 2 payments to be made each year. The next one due in August is the smaller one.

I read your email below. Missing a payment or making a late payment for a Special District is a big deal. Because the security for your project was a bond, it would attract unwanted attention from your own members, the County, and State.

What is the status of your 2023 Audit ??

Al Correale
Community Programs Specialist
Santa Maria, CA Office

 U.S. DEPARTMENT OF AGRICULTURE
Rural Development
920 E Stowell Rd Santa Maria, CA 93454
805-863-9938

Independence Ranch CSD - 2013 Chip Seal Project

Customer ID 04-040-861424734

Section

Initial Contact

Application

Environmental

Historical Financial

Underwriting

Obligation

Loan Grant

Project Contacts

Notes And Attachments

Print Forms

Construction

Loan	Grant	Type of Assistance
500,000		075 Community Facility (Direct And Guaranteed Loans)

\$500,000 (Double Click to Edit Type of Assistance) 075

Dates & Status 1940-1 Obligation Loan Financial Info Disaster OEA

Financial Information (as of 6/18/2025)

Financial Information is current. However you should always check the proper financial system to obtain the correct financial data.

Financial System - PLAS

Last Loan Advance7/17/2014

Total Loan Advance\$500,000.00

Unliquidated Loan\$0.00

Last Payment2/1/2025

Next Payment Due8/1/2025

Next Payment Amount\$4,672.50

Unpaid Principal\$267,000.00

Unpaid Interest\$3,087.61

Loan Balance\$270,087.61

Daily Interest Accrual\$25.6000

Payment Status AmountCurrent

Classification CodeStandard

Document TypeOriginal Bond

Debt InstrumentRegistered Bond

Securement Code

Principal Schedule Status\$0.00

Interest Schedule Status\$0.00

Loan Number01

Loan Closed3/1/2014

Loan Closed Amount\$500,000.00

Closed Interest Rate3.5000%

Grant Information

Last Grant Advance

Total Grant Advance\$0.00

Unliquidated Grant

Note: Not all CLSS fields are available. The data displayed on this page may not be accurate due to delayed loading time from PLAS/CLSS. For official accounting information, please access PLAS/CLSS

Validations 4 Errors No Concerns

Type of Assistance

Enter Type of Assistance

From: gwtjun50 <gwtracy@aol.com>
Sent: Wednesday, June 18, 2025 1:20 PM
To: Correale, Al - RD, CA <al.correale@usda.gov>; ircsd2022@gmail.com
Subject: Re: [External Email]Re: Independence Ranch CSD

Al,

I have obtained our latest insurance certificate. It is enclosed/ The last Audit I can find is dated June 30, 2021. We are due for a new Audit this year and we have just been able to increase our fees. I know you want to visit so tell me when. Our next two meetings are on July 9 and August 13, 2025. At our last meeting I was asked if we could suspend our Loan

Payments to build a chunk of money to resurface some roads? I looked at the contract but it has no such clause in it or anything else like it so I am reluctant to pursue such a task. I expect it would take a major revision and with the passing of our 218 vote we have doubled the fees stating in December.

Respectfully

George Tracy President.

In a message dated 2/14/2025 3:41:16 PM Pacific Standard Time, al.correale@usda.gov writes:

Hi George. I was going through the file. The last audit I have is for 2021. Kindly send for 2022 to date. I realize that you don't do them every year. Also, send a copy of your proof of insurance coverages. Finally, I need to come out to do a security inspection. LMK a convenient time and day. Thx.

Al Correale

Community Programs Specialist
Santa Maria, CA Office



U.S. DEPARTMENT OF AGRICULTURE

Rural Development
920 E Stowell Rd Santa Maria, CA 93454
805-863-9938

From: independence ranch <ircsd2022@gmail.com>
Sent: Friday, January 17, 2025 1:20 PM
To: Correale, Al - RD, CA <al.correale@usda.gov>
Cc: gwtracy@aol.com
Subject: [External Email]Re: Independence Ranch CSD

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;
Use caution before clicking links or opening attachments.
Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Thanks for the information. Hope to see you soon

From: Correale, Al - RD, CA <al.correale@usda.gov>
Sent: Thursday, January 16, 2025 2:46 PM
To: ircsd2022@gmail.com <ircsd2022@gmail.com>
Cc: gwtracy@aol.com <gwtracy@aol.com>
Subject: Independence Ranch CSD

Hi George. Thx for contacting me. Here is the information for the District. I will review the file and see if there are any outstanding issues we need to catch up on. Please reply to this email so I have your contact info. Thx.

Independence Ranch CSD - 2013 Chip Seal Project

Customer ID [04-040-861424734](#)

Section

- Initial Contact
- Application
- Environmental
- Historical Financial
- Underwriting
- Obligation
- Loan Grant**
- Project Contacts
- Notes And Attachments
- Print Forms
- Construction

Loan	Grant	Type of Assistance
500,000		075 Community Facility (Direct And Guaranteed Loans)

\$500,000 (Double Click to Edit Type of Assistance) **075**

New
Delete

Create Recipient Reporting Spreadsheet

Dates & Status 1940-1 Obligation Loan Financial Info Disaster OEA

Financial Information (as of 1/15/2025)

Financial Information is current. However you should always check the proper financial system to obtain the correct financial data.

Financial System - PLAS

Last Loan Advance	7/17/2014	Loan Closed	3/1/2014
Total Loan Advance	\$500,000.00	Loan Closed Amount	\$500,000.00
Unliquidated Loan	\$0.00	Closed Interest Rate	3.5000%
Last Payment	8/1/2024		
Next Payment Due	2/1/2025		
Next Payment Amount	\$30,110.00		
Unpaid Principal	\$292,000.00		
Unpaid Interest	\$4,214.03		
Loan Balance	\$296,214.03		
Daily Interest Accrual	\$28.0000		
Payment Status Amount	Current		
Classification Code	Standard		
Document Type	Original Bond		
Debt Instrument	Registered Bond		
Settlement Code			
Principal Schedule Status	\$0.00		
Interest Schedule Status	\$0.00		
Loan Number	01		

Grant Information

Last Grant Advance	
Total Grant Advance	\$0.00
Unliquidated Grant	

Enter Type of Assistance

Validations [4 Errors](#) [No Concerns](#)

Type of Assistance

Note: Not all CLSS fields are available. The data displayed on this page may not be accurate due to delayed loading time from PLAS/CLSS. For official accounting information, please access PLAS/CLSS

Al Correale

Programs Specialist | San Luis Obispo, Santa Barbara, Ventura Counties

Rural Development

United States Department of Agriculture

920 E Stowell Rd

Santa Maria, CA 93454

805-863-9938

<https://www.rd.usda.gov/ca>

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