

Copy

354 Pacific St. 93401

DAVID SANSONE COMPANY INC.
P.O. Box 1429
San Luis Obispo, Ca. 93046

805-549-0667

San Simeon Community Services District
111 Pico Avenue
San Simeon, CA 93452

July 10, 2018

RE: Request to be added to the Districts "Hook Up Waiting List"

Ladies and Gentlemen;

Please accept this letter as a request to be added to the District's 'Hook Up Waiting List' list. As I understand the current situation, the most current list indicates there are currently eight parties waiting for hook up's per your resolution No. 14-369, Page 2 of 2. A copy of is attached as Exhibit A.

I am also aware of a request from a Mrs. Joy Seifert to be added to the list; although she does not specify how many EDU's she may be interested in. This request is slated to be item 6A on your Agenda for the meeting to be held on July 11, 2018. Should the Board elect to add Seifert to the list she would become 'number nine'. A copy of her request letter is attached as Exhibit B.

I am requesting to be added to the 'Hook Up Waiting List' directly behind Mrs. Seifert should she elect to participate. If she does not elect to move forward; I am requesting to be added to the list as number nine, if she does move forward then as number 10.

I own a number of parcels which constitute three separate projects that I want to add to your list:

APN Numbers:	(1 EDU / Residence)	(0.5 EDU per Irrigation Meter)		Exhibit #
	Residential Units	Irrigation Meters	Total EDU's	
031-091-030	28	1	28.5	"D"
013-091-032	64	1	64.5	"E"
013-071-023	(included)			
013-071-024	(included)			
013-071-025	(included)			
013-031-049	10	1	10.5	"F"
<u>Total EDU's requested:</u>			<u>103.5</u>	

Copy

The EDU calculation comes from your 'Chart of Equivalent Dwelling Units' which was a part of Ordinance 115. A copy of this chart has been attached as Exhibit C.

I understand value per EDU to be placed on the Hook Up List is approximately \$2,280.00 per EDU; with 10% of this being required to be placed on the list. A calculation sheet using this value is attached. This calculation indicates the District would require a \$23,598.00 deposit for the 103.5 EDU's requested. In order to allow for 'rounding' we are including a check for \$24,000.00 made out to the District for this deposit. The calculation sheet is attached as Exhibit G.

Thank you for your time and consideration. I have owned most of the land represented in this letter since the early 1980's and I stand ready to work with and aid the District however possible in meeting your goal to ensure the area you serve has adequate resources for all who have an interest in the Community.

Best regards;

A handwritten signature in cursive script that reads "David Sansone". The signature is written in dark ink and is positioned above the typed name.

David Sansone
David Sansone Company Inc.

Enclosures

Copy

APN 013-071-024

RANCHO SAN SIMEON, PTN. LT. A
(ARBUCKLE TRACT)

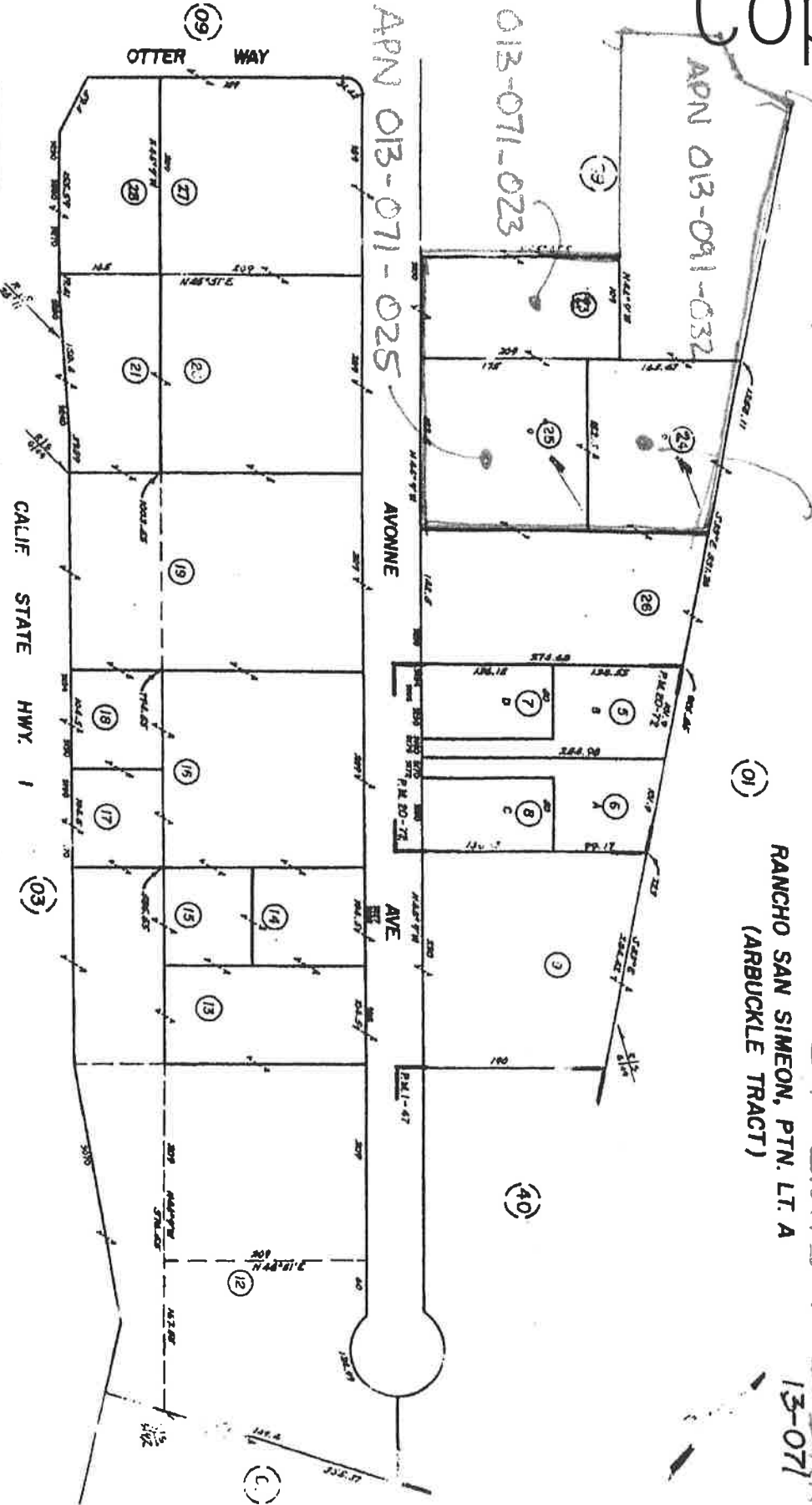
64 UNITS + 4 IRRIG. 13-071

SANSONE 4 APN'S

APN 013-071-023

APN 013-091-032

APN 013-071-025



REVISIONS	NO.	DATE
	1	11-27-43
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	
	13	
	14	
	15	
	16	
	17	
	18	
	19	
	20	
	21	
	22	
	23	
	24	
	25	
	26	
	27	
	28	
	29	

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

Van Gordon Partition of part of Rancho San Simeon, R.M. Bk. B, Pg. 108
Arbuckle Tr., Recorded Survey Bk. 6, Pg. 49

Assessor's Map Bk. 13-Pg. 07
County of San Luis Obispo, Calif.
DEC 0 2 2010

Ex. E

EXHIBIT "A"
HOOK UP WAITING LIST

Priority	Name	Deposits		Description
		Paid	Date	
1	Cavalier Inn Inc. APN#	\$0.00	01/25/1972	145 Motel 2400 sq ft restaurant
2	Evans APN# 013-071-018	\$425	11/16/1975	Retail
3	Mouchawar APN# 013-391-001	\$30,445	06/01/1979	35 Motel 1 Apartment 2000 sq ft Restaurant
4	V& H Holdings APN# 013-031-022	\$1,200	11/213/2013	1 Residence
5	Hurlbert for The Tides of San Simeon APN# 013-402-012	\$2,280	09/06/1990	6 Condos 1 Irrigation
6	Ramirez APN# 013-402-013	\$2,280	03/09/2001	6 Condos
7	Tyo APN# 013-402-006	\$6,840	12/11/2013	3 Residences
8	Hather and/or Hulbert APN# 013-071-009	\$2,280	10/8/2014	10 Residences

- 1 Cavalier Inn Inc. acquired the rights and obligations of Dalton through bankruptcy proceedings in July 1989.
- 2 The deposit of Dalton was forfeited when he failed to comply with the Terms of Agreement with the District.
- 3 The Date of the agreement between the District and Dalton.
- 4 Per agreement, remaining balance of project after Mouchawar foreclosure on 105 units.
- 5 V&H Holdings purchased property and wait list position #4 From Raymond Long.
- 6 John & Ann Tyo Purchased property and wait list position #7 from Eva Redwood-Chavez

Ex. B
Copy

Mrs. Joy Seifert
[REDACTED]
[REDACTED]
[REDACTED]

March 23, 2018

San Simeon Community Services District
Mr. Charles Grace
111 Pico Avenue
San Simeon, CA 93452

RE: Water wait list for vacant properties

Dear Mr. Grace,

I own the property on Balboa Street at Vista Del Mar Ave., APN #013-402-013. I have owned this property for a number of years and have been patiently wanting for the community to solve the water situation in order for owners like myself to build a home.

My representative had a chat with your office last week to get an update on the Districts progress for water. She told me that the District is making headway on the wastewater treatment plant and the necessary fire suppression water reserve that is so critically needed for the community.

She also inquired about the water wait list and was informed that I should contact you regarding the process to officially get on the list. I am certainly interested in doing that so will you please let me know what exactly I need to do for the list. I would be so happy if this situation can resolve itself and I would have the opportunity to submit for a home on my property.

You can contact me at the information above. My representative is Cathy Novak and you can reach her as well to help answer any questions. Her contact information is:

Cathy Novak
[REDACTED]
[REDACTED]
[REDACTED]

Thank you for all your efforts to help the community. I'll look forward to hearing from you soon.

Regards,

Joy Seifert

Joy Seifert

cc: Cathy Novak

Ex. Copy

EXHIBIT "A"

CHART OF EQUIVALENT DWELLING UNITS

<u>Land Use</u>	<u>Equivalent Dwelling Units</u>
Motels (per unit)	.7
Motels (managers apartment)	1.0
Restaurant	1.0/184 sq. ft. of total area
Service Stations	2.3/2 restrooms
Residence (single family, Condominium and mobile home)	1.0 ✓
Retail Shops	.4/950 sq. ft.
Public Restrooms	.9/restroom
Commercial Laundries	.4/washing machine
Irrigation	.5/meter ✓
CDF Approved Fire Protection/Sprinkler Systems	0

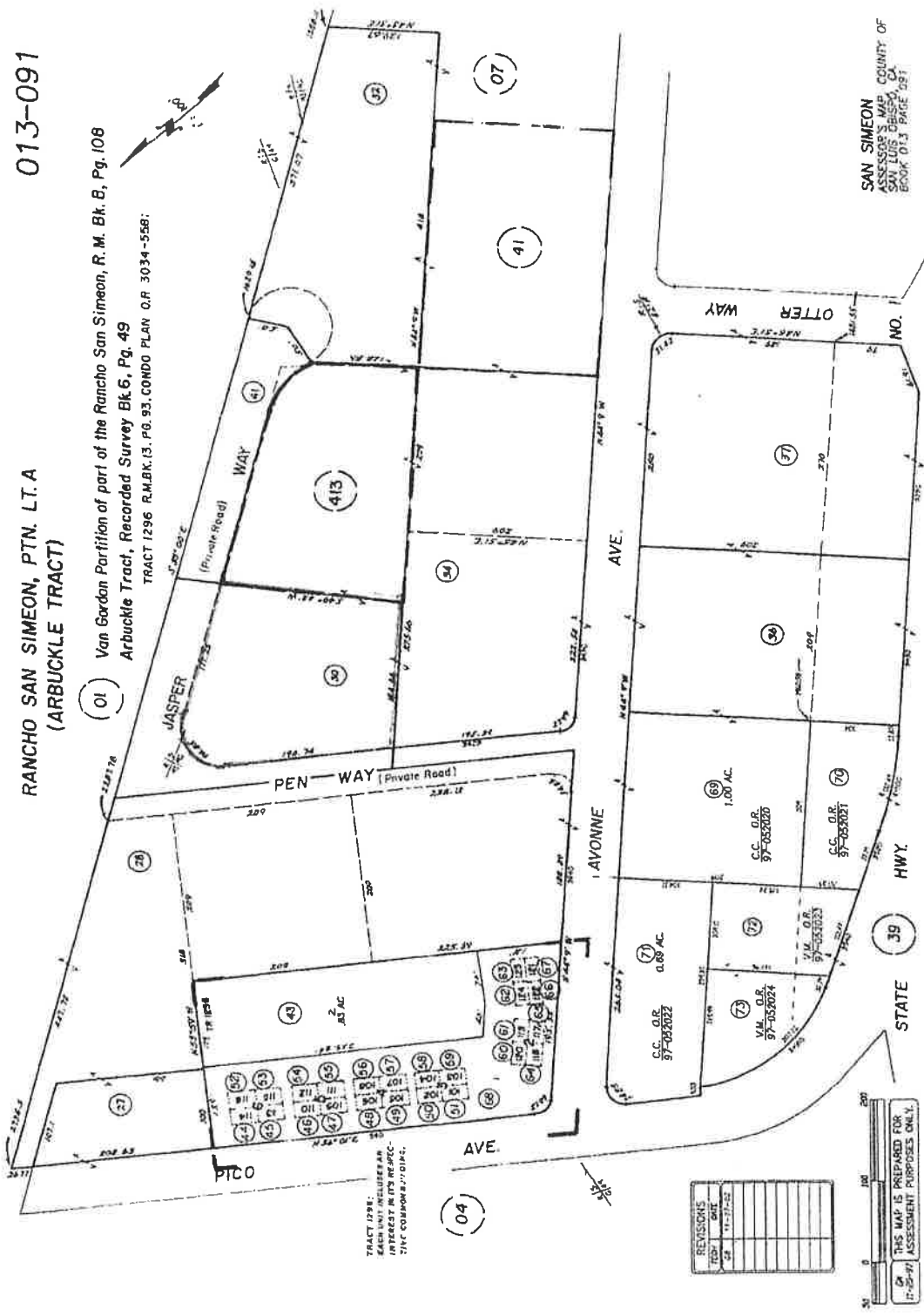
Sansone APN 031-091-030
 28 UNITS + IRRIGATION

Copy

Order Number: 4001-4461639
 Page Number: 6

RANCHO SAN SIMEON, PTN. LT. A
 (ARBUCKLE TRACT) 013-091

(01) Van Gordon Partition of part of the Rancho San Simeon, R. M. Bk. B, Pg. 108
 Arbutle Tract, Recorded Survey Bk. 6, Pg. 49
 TRACT 1296 R.M.BK.(3, PG. 93, CONDO PLAN O.R. 3034-558:

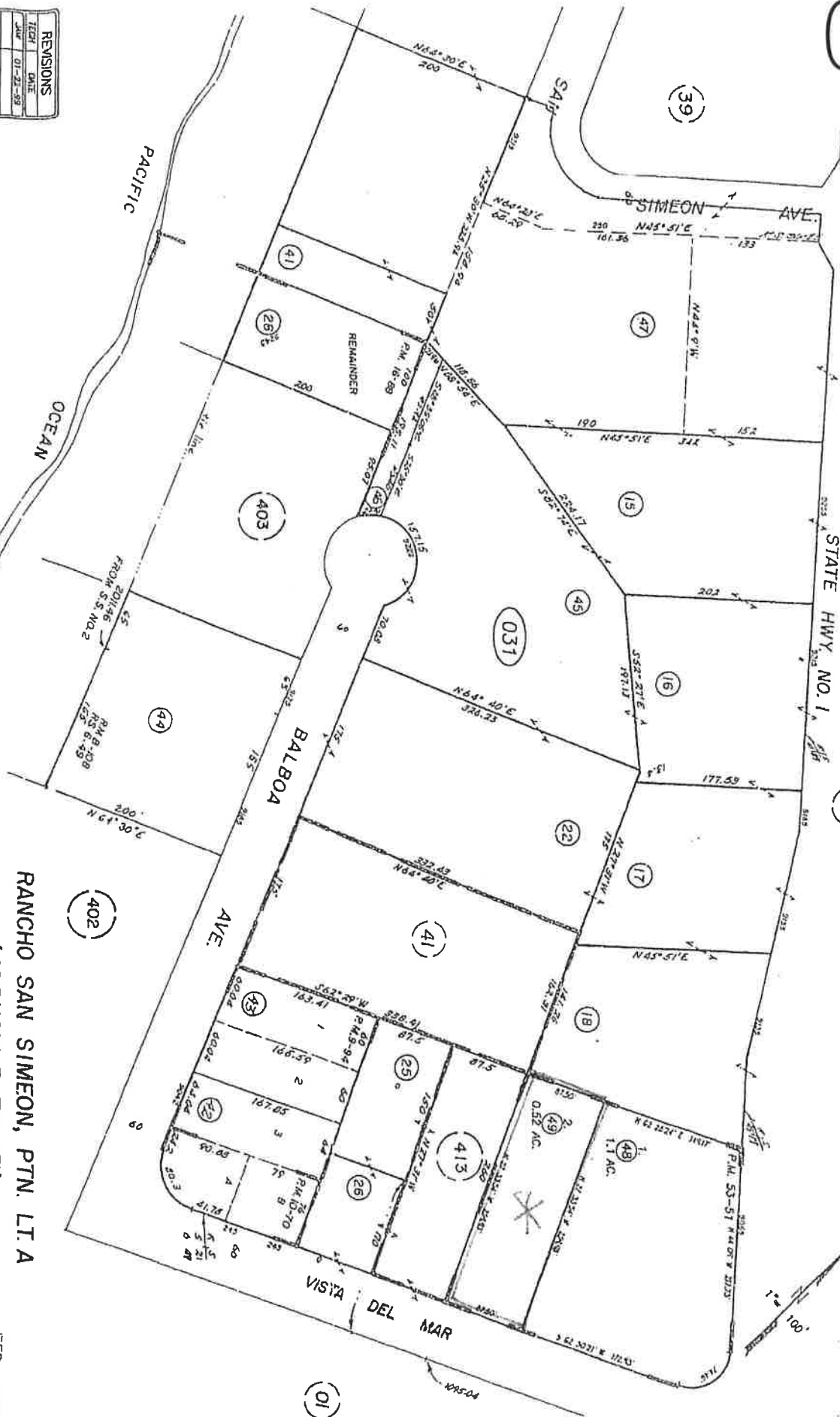


SAN SIMEON COUNTY OF
 SAN JUAN BASSA CO
 BOOK 013 PAGE 081

Copy

Sunsonne APN 013-031-049

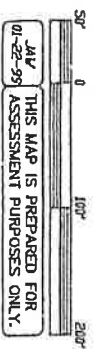
10 UNITS + 1 IRRIGATION 013-



RANCHO SAN SIMEON, PTN. LT. A
(ARBUCKLE TRACT)

Van Gordon Partition of a part of the Rancho San Simeon, R.M. Bk. B, Pg. 108
Arbuckle Tract, Recorded Survey Bk 6, Pg. 49

REVISIONS	
NO.	DATE
1	01-23-99



SAN SIMEON
ASSESSOR'S MAP COUNTY OF
SAN JUAN
BOOK 913 PAGE 03

FEB 4 1999

Ex. 7

Copy

ORDINANCE NO. 89

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE
SAN SIMEON COMMUNITY SERVICES DISTRICT
ESTABLISHING SERVICE CHARGES AND CONNECTION FEES FOR WATER AND
SEWER SERVICE WITHIN THE DISTRICT

WHEREAS, State law, including, but not limited to, Government Code Section 61621, provides that the San Simeon Community Services District (hereinafter referred to as "District") may prescribe, revise and collect rates or other charges for the services and facilities furnished by it; and

WHEREAS, the District on June 14, 1995, set a public meeting date to revise wastewater, water and refuse disposal rates; and

WHEREAS, said public meeting was properly noticed; and

WHEREAS, the District has on file data indicating the amount of estimated costs required to provide the services for which the fees are levied and the revenue sources anticipated to provide the services, which fees have been determined as not exceeding the cost to provide the services; and

WHEREAS, the District's Board of Directors took testimony from the public and reviewed and evaluated data indicating the estimated cost to provide wastewater and water services; and

WHEREAS, it is necessary to produce additional revenues to offset the annual increases in operating costs due to increases in contractual service costs, utility and equipment maintenance costs and the loss of other revenues which have historically been used to offset the costs of wastewater and water services;

NOW, THEREFORE, BE IT ORDAINED that the Board of Directors of the District hereby revises the wastewater and the water rates as provided in Exhibit "A." Any other structure, business, or private activities, or other use of water not covered herein, or any modification or change in the rates, fees and charges specified herein, may be set by the Board of Directors of the San Simeon Community Services District as authorized by law.

BE IT FURTHER ORDAINED that the rates provided in Exhibit "A" and Exhibit "B" shall be effective as of June 27, 1995; and

Within fifteen (15) days of passage, this Ordinance shall be published one time in a newspaper of general circulation published within the District, together with the names of said Board Members voting for and against the Ordinance.

Copy

On motions of Director de Klerk, seconded by Director

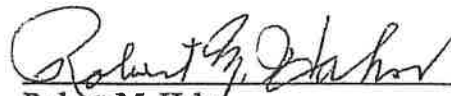
Price, and on the following roll call vote to wit:

AYES: Blankenship, de Klerk, Hahn, Price, Ricci

NOES: None

ABSENT: None

Ordinance No. 89 is hereby adopted this 14th day of June, 1995.



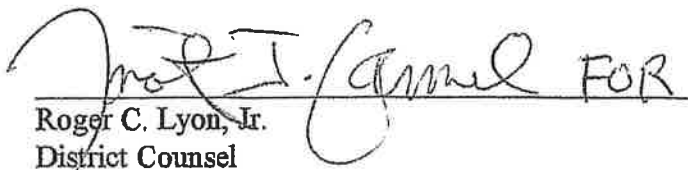
Robert M. Hahn
President, Board of Directors

ATTEST:



Elizabeth O'Leary
District Secretary

APPROVED AS TO FORM



Roger C. Lyon, Jr.
District Counsel

Copy

EXHIBIT A

**SAN SIMON COMMUNITY SERVICES DISTRICT
WATER & SEWER RATES
AS ADOPTED JUNE 14, 1995**

**EFFECTIVE AS JUNE 27, 1995 METER READINGS
ORDINANCE NO. 89**

RATES

Water Charges

Cubic Foot of Water \$3.36 Per 100 cubic feet of water used for all types of users within the District, except irrigation meters.

\$6.12 Per 100 cubic feet of water supplied through irrigation meters.

Sewer Charges

Sewer service charges will be set as follows:

Motels	\$4.44	Per 100 Cubic Feet of Water Used
Residences	\$2.76	Per 100 Cubic Feet of Water Used
Restaurants	\$6.91	Per 100 Cubic Feet of Water Used
Commercial	\$2.76	Per 100 Cubic Feet of Water Used

Meter Charges

All users will be charged \$11.00 each month for each meter regardless of the amount of water used.

Copy

EXHIBIT B

SAN SIMEON COMMUNITY SERVICES DISTRICT

**CONNECTION FEES*
AS ADOPTED JUNE 14, 1995
ORDINANCE NO. 89**

Connection Fees

Motels (per unit)	\$1,560.00
Motels (manager's apartment)	2,280.00
Restaurants (based on per sq. ft.)	12.35
Service Stations (w/2 restrooms)	5,230.00
Residence and/or Mobilehome	2,280.00
Retail Shops (each)	950.00
Public Restrooms (each)	1,950.00
Commercial Laundries (per machine)	950.00
Irrigation Meter	1,140.00

* Connection fees remain unchanged from previous rate schedule (Ordinance No. 81) but are due to be updated at the time that major water and sewer projects warrant.

Ex. B
Copy

July 10, 2018

Request by David Sansone Company Inc.
to be placed on the HOOK UP WAITING LIST

APN Numbers:	(1 EDU / Residence) Residential Units	(0.5 EDU per Irrigation Meter) Irrigation Meters	Total EDU's
031-091-030	28	1	28.5
013-091-032	64	1	64.5
013-071-023	(included)	(included)	
013-071-024	(included)	(included)	
013-071-025	(included)	(included)	
013-031-049	10	1	10.5

Total EDU's requested: 103.5

EDU Pricing is approximately \$2,280.00 for each EDU

Total for 103.5 EDU's: \$235,980.00

10% Deposit: \$23,598.00

Our check is attached made out to the District in the amount of \$24,000.00

EXHIBIT "A"
HOOK UP WAITING LIST

Copy

Priority	Name	Deposits		Description
		Paid	Date	
1	1 Cavalier Inn Inc. APN#	2 \$0.00	3 01/25/1972	4 145 Motel 2400 sq ft restaurant
2	Evans APN# 013-071-018	\$425	11/16/1975	Retail
3	Mouchawar APN# 013-391-001	\$30,445	06/01/1979	35 Motel 1 Apartment 2000 sq ft Restaurant
4	5 V& H Holdings APN# 013-031-022	\$1,200	11/213/2013	1 Residence
5	Hurlbert for The Tides of San Simeon APN# 013-402-012	\$2,280	09/06/1990	6 Condos 1 Irrigation
6	Ramirez APN# 013-402-013	\$2,280	03/09/2001	6 Condos
7	6 Tyo APN# 013-402-006	\$6,840	12/11/2013	3 Residences
8	Hather and/or Hulbert APN# 013-071-009	\$2,280	10/8/2014	10 Residences

- 1 Cavalier Inn Inc. acquired the rights and obligations of Dalton through bankruptcy proceedings in July 1989.
- 2 The deposit of Dalton was forfeited when he failed to comply with the Terms of Agreement with the District.
- 3 The Date of the agreement between the District and Dalton.
- 4 Per agreement, remaining balance of project after Mouchawar foreclosure on 105 units.
- 5 V&H Holdings purchased property and wait list position #4 From Raymond Long.
- 6 John & Ann Tyo Purchased property and wait list position #7 from Eva Redwood-Chavez