



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

27800 STALLION SPRINGS DRIVE, TEHACHAPI, CA 93561  
(661) 822-3268, FAX (661) 822-1878, [sscsd@stallionspringscsd.com](mailto:sscsd@stallionspringscsd.com)

## AGENDA SUPPORTING INFORMATION

Agenda #10

- Subject:** Approval to make adjustments to the Bambi Equestrian Trail.
- Submitted by:** David Aranda, General Manager
- Meeting Date:** May 21, 2019
- Background:** The property at 17480 Bold Venture had a noncompliance lien placed on the property due to an encroachment on the equestrian easement. The background for this issue involves the fact that new owners bought the property and through a dispute on where the Bambi Trail was in relation to the property, the District had the equestrian trail surveyed. It was then duly noted that a portion of the patio and sheds were on the trail which had occurred with the prior owner.
- The owner of the property failed to resolve the problem in a timely manner so the noncompliance lien was placed on the property. A few months ago, I was contacted by an attorney representing the Title Company who wished to resolve the problem. I presented all the information to the attorney and received a response that is attached.
- The District has taken the position of NOT ABANDONING EQUESTRIAN EASEMENTS unless there is a compelling reason to. In this case I believe that there is a compelling reason to abandon the small portion of the equestrian easement as noted on the map attached. First, that portion of the trail is not rideable because of the patio and the terrain, and second, there is an adjoining 25-foot easement that borders the area we are talking about that would still allow room for equestrian riders and hikers to travel safely through the Bambi Trail System.
- Recommendation:** Motion to sell the portion of the trail for \$5000 plus all expenses to the owner of 17480 Bold Venture and the owner agrees to see that the Bambi Trail is clear of anything that impedes the trail system around their property.

## Vanessa Stevens

---

**From:** David Aranda <daranda@stallionspringscsd.com>  
**Sent:** Tuesday, April 30, 2019 1:20 PM  
**To:** vstevens@stallionspringscsd.com  
**Subject:** Fwd: Barnes S023-0304915-18  
**Attachments:** StallionSpringsFinal.pdf; Untitled attachment 00004.htm

Based on purchase price  
pic

Sent from my iPhone

Begin forwarded message:

**From:** "Richard D. Marks" <rdmarks@rdmpc.com>  
**Date:** April 30, 2019 at 12:55:12 PM PDT  
**To:** daranda@StallionSpringscsd.com  
**Cc:** Kyle Barnes <kylebarnes7348@icloud.com>, Eleanor Sharoe <esharpe@stewart.com>  
**Subject:** Barnes S023-0304915-18  
**Reply-To:** RDMarks@rdmpc.com

120 x 25  
3125 ÷ 5000  
1.6 A

Mr. Aranda:

Following up on our conversation of a few weeks ago, we have reviewed the county's survey, had our own surveyor review same, and have received authority to resolve the matter.

In return for a payment to the Stallion Springs Community Services Agency ("the agency") of the sum of \$5,000.00, the agency would:

1. Provide a recordable Resolution from the Board approving the relinquishment of the easement that encumbers the rear portion of the Barnes' property as described and depicted in the attached;
2. Execute either a revocation of the dedicated easement that encumbers the Barnes' property or a Quitclaim Deed executed by the appropriate member of the Board quit claiming to Mr. Barnes the area described.

The survey you commissioned was very helpful and our research and investigation revealed that the 25 feet of the easement that encumbers Lot 88, Block "EE" , TR. 3445, immediately adjacent to and behind Lot 75, is greater than required for horses to use the trail. Fifty feet was very large and, as you already know, when Mr. Barnes purchased his property, the wrought iron fences and metal shed on the slab already existed as well as the gravel driveway.

Please review the offer contained herein and get back to me at your earliest reasonable convenience.

And thank you for your cooperation and assistance in attempting to resolve the matter. We appreciate your courtesy.

EXHIBIT "A"

Legal Description of Equestrian Easement to be Quitclaimed

All of that certain 25 foot wide Equestrian Easement over Lot 75, Block EE of Tract No. 3445, in the County of Kern, State of California, as dedicated to the Stallion Springs Community Services District on map recorded in Book 20, pages 166 through 200, inclusive, and in Book 21, pages 1 to 61, inclusive, of Maps, in the Office of the County Recorder of said county.

*As shown on Exhibit "B" attached hereto*

Prepared under my supervision:

David O. Knell      4-24-2019

David O. Knell PLS 5301

Date



# EXHIBIT "B"

¢ BOLD

VENTURE

DRIVE



AREA DESCRIBED  
IN EXHIBIT 'A'

TR. NO. 3445  
BLOCK EE  
LOT 75



SCALE: 1"=50'

25.00'  
25.00'  
25.00'

TR. NO. 3445  
BLOCK EE  
LOT 68



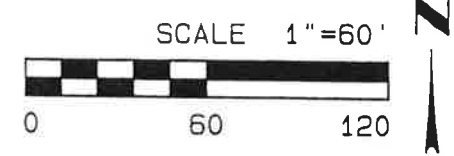
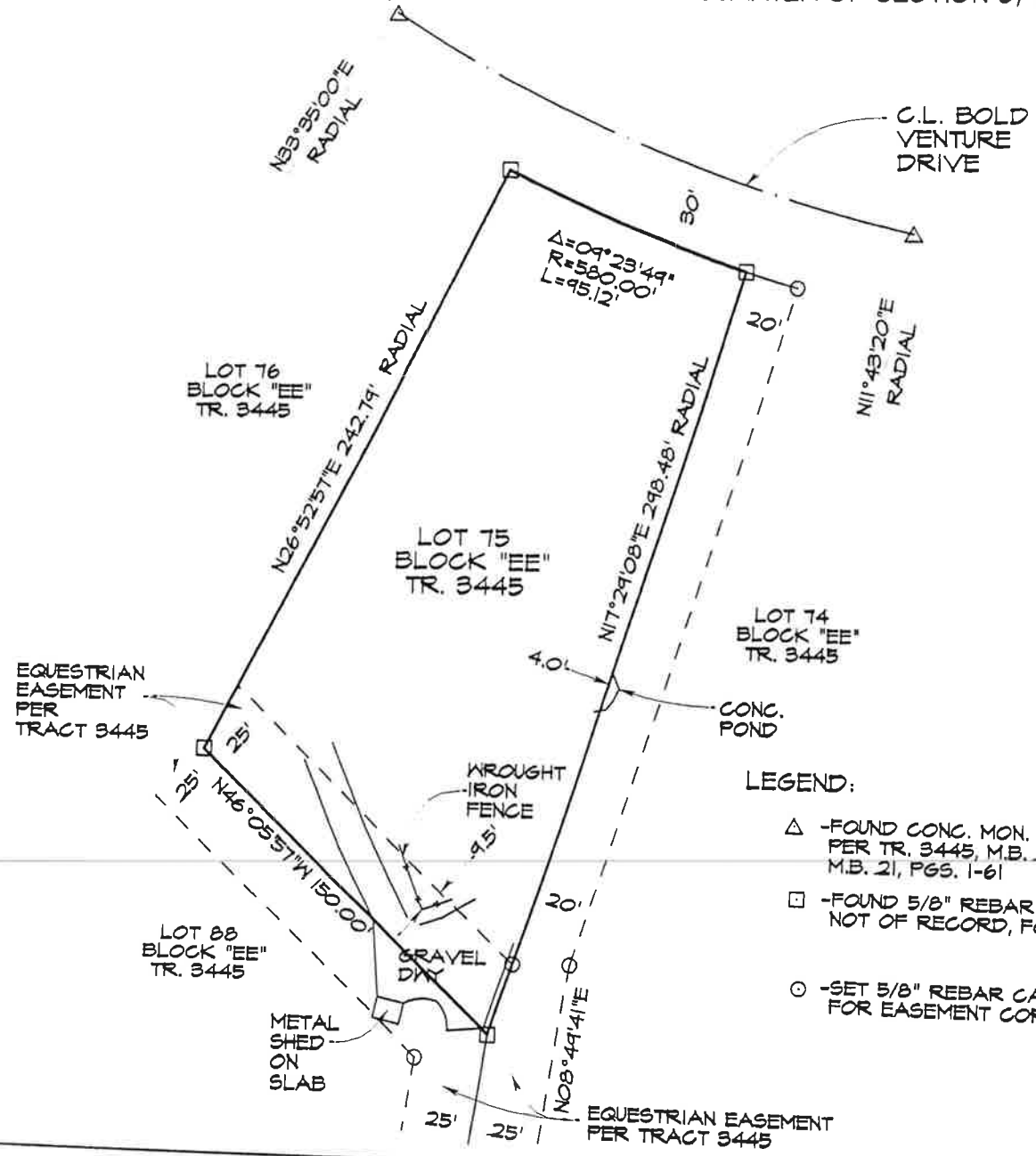
13191 CROSSROADS PARKWAY NORTH, SUITE 405  
INDUSTRY, CA. 91746-3467  
(562) 908-8200

SCALE: 1"=50' DATE: 4-23-2019

DRAWN BY: SCB CHECKED BY: DOK

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

**SURVEY PLAT OF LOT 75, BLOCK "EE", TRACT 3445,**  
 MAP BOOK 20, PAGES 166-200 & MAP BOOK 21, PAGES 1-61, OFFICE OF THE RECORDER, COUNTY OF KERN,  
 STATE OF CALIFORNIA, LYING WITHIN THE S.E. QUARTER OF SECTION 6, T.11 N., R.16 W., S.B.M.



PREPARED BY:  
 ROBERT G. HOGUE, L.S. 4744  
 P.O. BOX 664  
 TEHACHAPI, CA. 93581  
 DATE OF FIELDWORK: 6-05-18

NOTE: EASEMENTS, ENCROACHMENTS  
 AND/OR OVERLAPS MAY EXIST AND  
 NOT BE SHOWN HEREON.



6-16-18

**LEGEND:**

- △ - FOUND CONC. MON. TAGGED RCE 5853 PER TR. 3445, M.B. 20, PGS. 166-200 & M.B. 21, PGS. 1-61
- - FOUND 5/8" REBAR CAPPED LS 2863 NOT OF RECORD, FOR PROP. CORNER
- - SET 5/8" REBAR CAPPED LS 4744 FOR EASEMENT CORNER



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## AGENDA SUPPORTING INFORMATION

Agenda #11

**Subject:** Approval to expend \$3,100 for QK to meet with Kern County and prepare a conceptual plan for a new solid waste transfer site.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** May 21, 2019

**Background:** About one month ago the County performed an inspection of the District's solid waste site along with an inspection of the green waste site that District had established off Jack's Hill. The County then shut the Green Waste site down because the District did not have a permit to operate the site and because upon inspection of the site they found treated wood in the green waste.

This incident allowed me to meet with various representatives from Kern County in regard to our overall solid waste site. The meeting revealed that Stallion is not in violation of the permit in regard to the amount of solid waste it is sending to the land fill but Stallion is in gross violation of the items that are being placed in the 50-yard bins and going to the landfill. The county is spending a good amount of time removing items from out bins when the bins reach the landfill.

With that said it is a matter of time before the District will be cited for various violations in regard to what is being hauled out of Stallion Springs. The District has attempted to contact and fine people that are violating the law by placing non approved items in the bins but we are still finding the problem continues.

With this issue, the possibility of significant fines along with the fact that the District now owns property outside of Stallion on Pelliser Rd. I am recommending that the District explore the possibility of developing a new solid waste transfer site. What we envision at this time is dumpsters for household waste, specific bins for recyclable items along with a site for e-waste, mattresses and other material that should be separated. The site would be gated and manned with certain hours that it would be open to accept solid waste.

This is a big change to the current method of handling our community's solid waste but if we do not start pursuing this method, I believe there will be financial consequences for numerous violations in the future.

**Recommendation:** Approve expending \$3,100 for a conceptual plan of a new solid waste site located on Highline and Pelliser Rd.

## **Waste Site Statistics as of 4/29/19**

**14** Warnings were sent on **11/05/18**

**29** Warnings were sent on **11/20/18**

**9** Tickets were sent between **12/12/18 & 1/24/19**

**10** Warnings were sent on **1/24/19**

**1** Ticket and **5** Warnings were sent on **2/19/19**

**4** Tickets and **12** Warnings were sent on **3/1/19**

**7** Tickets and **16** Warnings were sent on **4/25/19**

### **Totals:**

**21** Tickets and **86** Warnings total were sent between **11/5/18** and **4/25/19**

As of **4/29/19** **\$800.00** has been received in fines with **\$1,100.00** in fines outstanding.





5080 California Avenue, Ste. 220 | Bakersfield, CA 93309

May 13, 2019

David Aranda  
Interim General Manager  
Stallion Springs Community Services District  
27800 Stallion Springs Drive  
Tehachapi, CA 93561

**Subject:** Proposed Solid Water Transfer Station Concept Plans

Dear David:

We are pleased to have the opportunity to assist the Stallion Springs Community Service District (District) with evaluating the proposed new waste transfer site. The following proposal is provided for your consideration.

### **PROJECT UNDERSTANDING**

Based on our phone calls and our site visit on May 8, 2019, we understand that the District would like to relocate their waste transfer site to a new site and increase the waste disposal services offered at the site.

Currently, the existing site transfers about 6 bins of residential waste each week. However, the existing site has been experiencing issues with unauthorized waste disposal materials at the site and disposals in the public right of ways within the District. The District staff have met with the Kern County Solid Waste staff to review concerns with the current operation and potential solutions.

The District is looking at a new site that would provide for disposal of residential waste, green waste, e-waste, and appliances. The proposed new site is located on Highline Road just east of Pellisier Road which also includes an existing concrete slab. The existing concrete slab will be incorporated into the new site.

The District has requested that QK provide a proposal to develop a concept plan for the new site.

### **APPROACH/SCOPE OF SERVICES**

The following scope of services, schedule and fee estimate is provided to develop a concept plan for the proposed new waste transfer site.

#### **TASK 1.0 CONCEPT PLAN DEVELOPMENT**

QK will provide the following subtasks in order to develop a concept plan for the project.

##### *Subtask 1.1 Meetings with the Kern County Solid Waste and District staff*

QK will meet with Kern County Planning, Environmental, and Solid Waste (County) staff, SSCSD staff and Waste Management, Inc. staff to review the concerns with the current District operations and recommended solutions and/or services to be provided at the new site. QK will prepare a memo for review by all attendees to confirm services to be provided at the proposed new site.

**Subtask 1.2 Concept Plan**

Following our meeting in Subtask 1.1, QK will develop an initial concept site plan for the District to consider. Based on the input from the District, QK will develop a final concept plan for use by the District. QK will use existing available aerial imagery to develop the concept site plans. The plans will be prepared in AutoCAD Civil 3D 2017 on 24"x36" sheets and also provided in PDF format.

Deliverables:

Notes from meeting with the County (Subtask 1.1); Initial concept plan and final concept plan (Subtask 1.2) on 24"x36" size sheets and in PDF format

**SCHEDULE**

The tasks described above will be provided in accordance with the following schedule.

Task	Description	Duration
1.0	Concept Plan Development	15 working days
<b>Total Duration</b>		<b>15 working days</b>

**FEE ESTIMATE**

The proposed tasks described in the scope of services will be provided for the following estimated fee on a Time and Materials basis.

Task	Description	Fee Type	Fee Amount
1.0	Concept Plan Development	T&M	\$3,100
<b>Total Estimated Fee</b>			<b>\$3,100</b>

**Notes:**

1. Expenses for reproduction, mailing, mileage, etc. are billed separately per our attached Charge Rate Schedule.
2. All fees will be invoiced monthly based on the level of effort in terms of hours relative to our Charge Rate Schedule.
3. When a Task is set on a time-and-materials fee basis, it signifies that it is not possible to accurately predict the amount of work effort required typical of on-call type services. QK will work with the client to set expectations where applicable.

**AUTHORIZATION**

In order to authorize services described herein, please sign the attached Professional Services Agreement and send it back to us. Typically, we can begin our services within 5 business days of the time authorization is received depending on client need and schedule constraints.

**EXCLUSIONS AND ASSUMPTIONS**

This proposal was prepared based on the assumptions and exclusions presented in the above scope of work. Any other services not specifically described in the proposal above are not included in the scope of work.

Stallion Springs Community Services District  
May 13, 2019

Page 3 of 3

Thank you for the opportunity to present this proposal for the District's consideration. If you have any questions or would like to review the proposal with us, please contact Nate Meeks at (661) 616-2600.

Sincerely,



Nathan D. Meeks, PE  
Bakersfield Branch Manager



Jeffery S. Cowart, PE  
VP of Municipal Services & Quality Control

Enclosures: Professional Services Agreement  
Charge Rate Schedule

cc: File

P190317  
JSC/NDM



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## AGENDA SUPPORTING INFORMATION

### Agenda #12

**Subject:** Approval to expend up to \$50,000 to dredge and clean Horsethief Lake.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** May 21, 2019

**Background:** Last summer the Board approved expending \$30,000 to clean up the lake but in contacting a vendor, his fear was that the lake would not have enough time to dry out so that heavy equipment could operate without getting stuck.

It would be my recommendation that in June we attempt to drain a portion of the lake and let it dry out so that we can have a vendor move heavy equipment that would "bowl" out the sand and dirt and remove growth. I am hesitant to say that the entire lake can be done this summer due to timing and costs but we would do as much as possible so that the fall and winter rains would refill the lake.

A project like this was done a number of years ago and was successful. It can be done but what we do not know is the extent of work due to the current disrepair of the lake.

**Recommendation:** Approve expending up to \$50,000 to clean up Horsethief Lake.



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## AGENDA SUPPORTING INFORMATION

### Agenda #13

**Subject:** Board approval of Resolution 2019-13 Establishing Procedures for a Proposition 218 Majority Protest Hearing: Calling for a Majority Protest Hearing on an increase in the District's sewer rates; and the adoption of a policy for future increases in these charges.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** May, 21, 2019

**Background:** The Board approved an engineered study in regard to wastewater rates. Attached is a copy of the study.

As noted in the budget discussion the district is looking to breakeven for the next fiscal year in wastewater operations. Considering the operating costs that include state mandated testing, chemicals, repairs and manpower the cost to operate the wastewater plant will only increase.

The other issue that we are dealing with is an aged wastewater plant that requires improvements, i.e. lift station that required a loan at a cost of over \$500,000, aerators on the plant at \$20,000 and unknown requirements in improvements the State may impose due to the renewal of our NPDES permit which involves the quality of water that the wastewater plant places in Chanac Creek.

This ASI is asking the Board to approve the attached Resolution which will propose rates effective in August of 2019. By the Board approving the Resolution a mailing will go out to wastewater users informing them of the proposed rate increases and allowing them to protest the increases.

A public hearing will be held at the July 16, 2019 Board Meeting and assuming there are not a majority of protests the Board can approve the recommended rate or a rate below the recommended rate increase.

**Recommendation:** Approve Resolution No. 2019-13. (Please read the title of the Resolution as part of the motion).

**BEFORE THE BOARD OF DIRECTORS OF THE  
STALLION SPRINGS COMMUNITY SERVICES DISTRICT**

Resolution No. 2019-13

**RE: RESOLUTION ESTABLISHING PROCEDURES FOR A PROPOSITION 218 MAJORITY PROTEST HEARING; CALLING FOR A MAJORITY PROTEST HEARING ON AN INCREASE IN THE DISTRICT'S SEWER RATES; AND THE ADOPTION OF A POLICY FOR FUTURE INCREASES IN THESE CHARGES**

**WHEREAS**, through the adoption of Proposition 218, which added Article XIID, Section 6 to the State of California's Constitution, public agencies are now required to hold a "majority protest" hearing before they may adopt an increase in certain property related fees and charges; and,

**WHEREAS**, while Article XIID, Section 6 imposes certain procedural and substantive requirements for such increases, namely the need for a majority protest hearing, the Article is conspicuously silent on many logistic issues associated with providing that hearing; and,

**WHEREAS**, in accordance with the authorization found in Government Code section 61100, the District provides sewer services within District; and,

**WHEREAS**, in accordance with the authorization found in Government Code sections 61060, 61100 and 61115, the District has previously adopted billing practices and sewer rates for providing commercial and residential sewer service; and,

**WHEREAS**, the Board has determined that the District's sewer rates are in need of an adjustment to better reflect the costs of providing those services to the District customers; and,

**WHEREAS**, in accordance with the provisions of Government Code section 53756, the District is authorized to adopt a schedule of automatic adjustments that pass through increases for inflation; and,

**WHEREAS**, the Board has determined that it is in the best interests of the District's landowners and residents to exercise the authority provided by Government Code section 53756 because such an exercise will allow the District to meet inflationary cost increases while also reducing certain administrative costs; and,

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT** does hereby resolve, declare and order as follows:

- 1) **Statement of Legislative Intent.** It is the District's intent in adopting this Resolution, to adopt and call for "majority protest" proceedings which are consistent, and in compliance, with Article XIID, Section 6 of the California Constitution. In that regard, the District intends to properly notice and hold a public hearing at which time members of the public will be invited to provide comments and written protests if they so choose.
  
- 2) **Subject Rates.** The following proposed sewer rates and future rate increases shall be the subject of the "majority protest" proceedings herein called for. No other District rates shall be affected by this proposal.

Table 3-1 Current Sewer Rates

Account Type		Bimonthly Charge
Residential		\$85.48
Commercial	By fixture:	
	First toilet	\$36.98
	Each additional toilet	\$24.19
	Each washing machine	\$36.98
	Each Dishwasher	\$36.98
	Garbage disposal per hp	\$36.98
	Flow exceeding 4000 cf: \$/1000 cf	\$24.17

Table 4-1 Proposed Residential Sewer Rates

Bimonthly Charges	
Year	Rate per Residence
FY 19/20	\$140.86
FY 20/21	164.68
FY 21/22	182.55
FY 22/23	186.95
FY 23/24	191.43

Table 4-2 Proposed Commercial Sewer Rates

Year	Unit Charge	Per each Toilet	Per each Washing Machine	Per each Dishwasher	Per hp for ea. Garbage Disposal	Flow Exceeding 4000 CF, per 1000 CF
FY 19/20	\$21.08	\$39.86	\$60.94	\$60.94	\$60.94	\$39.83
FY 20/21	24.64	46.60	71.24	71.24	71.24	46.56
FY 21/22	27.31	51.66	78.97	78.97	78.97	51.62
FY 22/23	27.97	52.91	80.88	80.88	80.88	52.86
FY 23/24	28.64	54.17	82.82	82.82	82.82	54.13

**Note:** there is no change in existing policy related to sewer charges for water usage over 4,000cf.

**A. Future Fee Increases and Establishment of Policy.** In addition to the rate increases herein mentioned, the District proposes, and will in the future implement the following sewer rate increase policy if a less than a majority of those entitled to protest do so. Under this proposed policy, the Board may (but is not required to) raise the above mentioned rates on or about July of 2020 and each year following thereafter until July of 2024. The increase shall be no more than the CPI increase over the previous 12 months as indicated through comparisons of the Consumer Price Index, All Urban Consumers, All Items Index, Western Cities with populations between 50,000 and 1,500,000 (the "CPI-U"). The increase will be permitted without the need for a majority protest hearing. If the listed Consumer Price Index is removed from publication, or otherwise unavailable, the Board shall adopt and follow an Index that is reasonably comparable. Additionally, in any given year the Board may choose to raise the rates less than the CPI increase, or not at all.

**B. Effective Date of Proposed Charges.** While the rate increases and policies herein provided for will become effective immediately upon their adoption by the voters and the Board, those rates will not be charged for services provided prior to the District's June 2019 meter read. Therefore, if adopted, the rates will not appear on a customer's bill until August 2019.

**3) Protest Proceedings.** The following procedures have been developed in order to comply with the provisions of Article XIID, Section 6 of the California Constitution and shall be followed by the District in the public presentation of the proposed increases and associated policy herein mentioned.

**A. Notice.** The following guidelines shall be followed in providing notice of the majority protest hearing and the proposed increases on charges herein mentioned.

1. Notice will be mailed to each landowner, as reflected in the last equalization property tax roll, whose property currently receives sewer service from the District. If the roll shows more than one owner at a single address, only one notice will be mailed to that address. If the property tax roll indicates more than one owner at separate addresses, notices will be mailed to the owners at those separate addresses. However, only one protest shall be counted for each individual parcel. If the property is held in trust the notice shall be sent to the trustee as reflected in the roll.
2. The general form of notice is attached to this Resolution as Exhibit A and shall be provided by this section and in accordance with Article XIID, Section 6 of the California Constitution.
3. The final as adopted notice shall be sent at least forty-five (45) days prior to the date set for the public hearing.
4. The District will post in the District office during the 45 day notice period, a notice that a public hearing is being held on the matters herein provided for. The notice shall indicate the time of the public hearing, the proposed rate, the reason for the increase and the right of landowners to file a written protest.
5. Failure of any person to receive notice shall not invalidate the proceedings.



**B. Public Majority Protest Hearing.** In accordance with Article XIID, Section 6 of the California Constitution, a public majority protest hearing shall be commenced to receive public comments and written protests on the matters herein provided for. The hearing is set to be held at 6:00 pm on July 16, 2019 at the Stallion Springs Community Services District office, 27800 Stallion Springs Dr., Tehachapi, CA 93561. The hearing will follow the procedures set forth herein:

1. At the public hearing, the District's Board of Directors shall, until the close of the public hearing, hear public testimony and consider all written protests regarding the matters herein provided for.

2. The President of the Board of Directors may impose reasonable time limits on both the length of the hearing and the length of each speaker's testimony.

3. The Board of Directors may continue the hearing as they deem appropriate.

4. For a protest to be received and counted for the purposes of the majority protest it must be provided in writing to the District before the close of the public hearing. Oral protests at the hearing will not be counted unless they are accompanied by a written protest. This requirement is created by the District's legal need to maintain a verifiable paper trail.

5. For a written protest to be accepted and counted it must contain the following:

- a. The identity of the parcel represented by the protest;
- b. The name and address of the protestant;
- c. A statement illustrating the protestant's legal relation to the parcel such as owner, trustee, etc.;
- d. A signed statement, containing an original signature, indicating that the writing is to be considered a written protest on behalf of the parcel.

While it is not required that a protest be affixed to a form provided by the District (so long as it contains the required information listed above), the District will provide a protest form to those requesting one in person as a courtesy.

6. At the conclusion of the hearing, or shortly thereafter, a disinterested party designated by the District's Board of Directors shall begin the tabulation of the written protests, including those received during the public hearing. Presently the disinterested party designated by the District's Board of Directors is the District's General Manager, Mary Beth Garrison. However, the District's Board of Directors reserves the right to change that designation in the future if the Board desires.

7. Only one protest will be counted for each service address and/or parcel.

8. If according to the final tabulation of the written protests, a pure majority of those entitled to protest do so, the District's Board of Directors shall not impose the billing adjusts and increase policies herein provided for. However, if a pure majority does not protest, the Board of Directors will adopt the billing adjustments and increase policies herein provided for.

9. The results of the tabulation shall be posted at the District's office and read into the minutes of the first regularly scheduled Board meeting following the election.

All the foregoing being on motion of Director \_\_\_\_\_ seconded by Director \_\_\_\_\_ and authorized by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

I HEREBY CERTIFY that the foregoing resolution is the resolution of the Board of Directors of the Stallion Springs Community Services District as duly passed and adopted by said Board of Directors on this 21st of May, 2019.

WITNESS my hand and seal of said Board of Directors this 21st of May, 2019.

\_\_\_\_\_  
Ed Gordon, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Vanessa Stevens, Secretary  
Board of Directors

Attachments: Exhibit A: Form of Notice – Majority Protest Proceeding

**STALLION SPRINGS COMMUNITY SERVICES DISTRICT**  
**NOTICE OF PUBLIC MAJORITY PROTEST HEARING**  
 regarding proposed increases in the District sewer rates and  
 the adoption of a future rate increase policy  
 Page 1 of 2

In accordance with Stallion Springs Community Services District Resolution No. 2019-01 adopted on May 21, 2019 and Article XIII D, Section 6 of the California Constitution (commonly known as Proposition 218), please be advised of the following:

**The District will hold a public majority protest hearing at 6:00 pm on July 16, 2019 at the Stallion Springs Community Services District office, 27800 Stallion Springs Dr., Tehachapi, CA 93561.** The District may adopt the rate increases and increase policy herein provided for unless a majority of landowners receiving sewer service file a written protest prior to the hearing's conclusion.

The proposed rates were based on an engineered study that involves costs, projected costs divided by the number of residential users and commercial users. The District has not raised rates for over four years and has been able to "breakeven" in regard to operating costs versus revenue received. Recently the District has made or is making substantial repairs to the actual wastewater plant and had to borrow \$500,000 to put in place a lift station (the machinery that actually moves all the raw sewage into the plant). In addition, the District is expecting additional costs involving the renewal of permits with the State of California in regard to operating the Wastewater Plant. These calculations were used in addition to day to day operating costs, to determine the proposed rates that are attached.

The following proposed sewer rates and future rate increase policy shall be the subject of the "majority protest" proceedings herein called for. No other District rates shall be affected by this proposal.

Table 3-1 Current Sewer Rates

Account Type		Bimonthly Charge
Residential		\$85.48
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