



AGENDA

Please turn off all cell phones while meeting is in progress.

STALLION SPRINGS COMMUNITY SERVICES DISTRICT
27800 STALLION SPRINGS DRIVE, TEHACHAPI, CA 93561

BOARD OF DIRECTORS SPECIAL BOARD MEETING
THURSDAY, July 28, 2016 at 9am

Call to Order

This meeting is held in accordance with the Brown Act. Individuals may address the Board on any matter listed on this agenda, excluding CLOSED SESSION. Members of the audience desiring to address the Board must approach the podium and request recognition from the Board President. Presentation by the audience is limited to three minutes per agenda item.

Roll Call:

Directors present:

Directors absent:

Flag Salute

- 1) **Reserved for President's Comments and Addendum.**
- 2) **PUBLIC PRESENTATIONS** – This portion of the meeting is reserved for persons desiring to address the Board on any matter not on this agenda and over which this Board has jurisdiction. "Please be advised however, the Brown Act prohibits action on items that are not listed on the Agenda, or properly added to the Agenda under the provisions of the Brown Act. The Board may set such items for consideration at some future Board meeting." Speakers are limited to three (3) minutes. PLEASE STEP TO THE PODIUM TO MAKE YOUR PRESENTATION. STATE YOUR NAME AND ADDRESS FOR THE RECORD, before making your presentation. Thank you.

- 3) **BOARD MEMBER ITEMS** – This portion of the meeting is reserved for Directors to present to the Board and to the public, information, announcements and items that have come to their attention. No formal action will be taken. A Board member may request that an item be placed, for consideration, at a future Board meeting.
- 4) Review and discussion regarding a Conditional Will Serve letter for water and sewer services for 'The Lodge at Horse Thief', an additional 50 room lodge to be constructed at the Horse Thief Golf Course.
- 5) Motion to Adjourn

ADA compliance statement: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the General Manager, Lori Rodgers, at 661-822-3268. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Posted: July 15, 2016



STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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

AGENDA SUPPORTING INFORMATION

Agenda #4

Subject: Will Serve letter for the proposed 50 room Lodge at Horse Thief

Submitted by: Lori Rodgers, General Manager

Meeting Date: July 28, 2016

Background: On July 14, 2016, LAV//Pinnacle Engineering, representing Dan Neveau regarding the Lodge at Horse Thief, Stallion Springs requested a Conditional Will Serve letter for water and sewer services from the district. On July 19, 2016 the district requested a demand study be completed by LVA//Pinnacle Engineering evaluating the additional impact on the district's waste water treatment plant. Once the demand study has been completed and validated, it will presented to the Board.

Recommendation: The Board reviews the completed and validated demand study for the Water and Waste Water Conditional Will Serve letter. Then direct staff to gather any additional information for further review.

Sewer Flow Calculations

For:

**The Lodge at Horse Thief,
Stallion Springs, California**

July, 22, 2016



Submitted by:

Matthew K. VoVilla
Matthew K. VoVilla, R.C.E. 43130

Date:

7-22-16

Prepared by:

LAV/Pinnacle Engineering
5401 Business Park South, Suite 204
Bakersfield, California 93306

Sewer Flow Calculations for *The Lodge at Horse Thief, Stallion Springs, California*

I. Introduction and Background:

The proposed Lodge has been planned for 50 guest rooms with 68 bed spaces, a Golf Course Pro Shop, and a restaurant and bar with a combined capacity of 120 seats.

II. Estimated Sewer Flows:

On a small scale, sewer flows are sometimes estimated by summing fixture units and multiplying by a pre-determined flow-rate per unit to arrive at a total flow. Various Plumbing Codes assign fixture unit values to each plumbing appurtenance and use a flow-rate of 1 gallon per minute (gpm) per 2 fixture units. However, using this method any large scale project yields unrealistic flow-rates, since not all fixtures will produce flows at the same time.

There are numerous references and agency standards, including the California Uniform Plumbing Code, which estimate sewer flow for Motels and Hotels using 50 gallons per day (gpd) per bed space, or 100 gallons per day per room.

A) **Estimate Sewer flows from the motel**, using both methods are calculated as follows:

- 68 Bed Spaces x 50 gpd/bed space = 3,400 gpd, or 0.0034 Million Gallons per Day (MGD)
- (or)
- 50 Rooms x 100 gpd/room = 5,000 gpd or 0.005 MGD

Use the higher and more conservative flow-rate of 5,000 gpd.

B) **Sewer flows from the Restaurant and Bar:** The California Plumbing Code provide the following breakdown of flow-rates for Restaurants with Bars:

- Toilet Usage: 7 gallons per customer
- Kitchen Waste: 7 gallons per meal
- Cocktail Lounge: 2 gallons per customer

For the purpose of estimating sewage flow from the restaurant and bar, golfers, hotel guests and other patrons were assume to total 250 customers per day with an average of 150 meals served. The sewer flow is estimated as follows:

$$(250 \text{ customers}) \times (7 \text{ gpd} + 2 \text{ gpd}) + (150 \text{ meals} \times 7) = \mathbf{3,300 \text{ gpd}}$$
 or 0.0033 MGD

The total sewage flow of the motel, bar and restaurant sums to 8,300 gpd

[SPCSD Letterhead]

[date]

[Property Owner and address]

RE: Lodge at Horse Thief, Stallion Springs—Will Serve Letter for Water Service and Conditional Will Serve Letter for Sewer Service

Dear Ladies and Gentlemen:

Reference is made to your request that we provide this will serve letter. In providing this letter we have relied upon the specific information you have provided through a report prepared for you by Pinnacle Engineering, dated July 22, 2016, as to the facilities to be constructed and estimated sewer flows. We understand this project would include 50 guest rooms, a golf course pro shop, and restaurant and bar with combined capacity of 120 seating (the "Development").

Subject to you and the project developer complying with all ordinances, resolutions and policies of Stallion Springs Community Services District ("District"), as they may change from time to time, including payment of applicable fees and charges, and complying with applicable requirements of the County of Kern, please be advised as the water and sewer service provider for this area that the District:

- (1) Can provide domestic water service to the Development; and
- (2) Cannot at the present time provide sewer service because of the limited capacity of our existing wastewater treatment plant, but at such time as the plant is updated and/or replaced we anticipate we can then provide sewer service, subject to you paying your proportionate share of the increased capacity of the plant to provide such service. We understand until the existing District wastewater treatment is updated and/or replaced in such a manner to accommodate the Development that you will rely upon septic tanks in a manner approved by the County of Kern, and upon the District wastewater treatment being so updated and/or replaced with sufficient capacity that the Development will hook up to District sewer service.

This Will Serve Letter may not be assigned or transferred to another party without the prior written consent of the District. This Will Serve Letter will expire with respect to providing water service in _____ years from this date.

We look forward to working with you on this project.

VTY,

Stallion Springs CSD
27800 Stallion Springs Drive
Tehachapi, CA 93561
ATTN: Ms. Lori Rodgers

July 14, 2016

RE: THE LODGE AT HORSE THIEF, STALLION SPRINGS

To Whom It May Concern:

We are providing support for the Conditional Use Permit (CUP) process through the County of Kern for the referenced project. The County is requiring a will-serve letter for both sewer and water services. Currently, the CUP process is stalled due to the inability to obtain a will-serve letter.

We understand that the proving a water will-serve letter is not an issue; however, at this time, sewer service is an uncertainty. The CSD is currently having an engineering firm determine their excess sewer capacity. Until said capacity is determined, the CSD is reluctant to issue a will-serve letter.

Please be aware there are numerous private septic systems in the area, for both commercial and domestic use. In the event that there isn't sufficient sewer capacity, a private septic system would be a viable option for the Project. The project site is 154-acres: finding space for a private septic system will not be an issue.

Therefore, we hereby request the CSD to provide a Conditional Will-Serve letter for sewer service, and a standard Will-Serve letter for water service. In the event the sewer study shows it has excess capacity, the Project will connect to the existing municipal sewer.

Your attention to this matter is greatly appreciated.

Sincerely,



Matt VoVilla, P.E.
LAV//Pinnacle Engineering

cc: Kern County Development Services
2600 'M' Street
Bakersfield, Ca 93301
ATTN: Ms. Lorelai Oviatt