

**REGULAR MEETING OF THE LOCKEFORD
COMMUNITY SERVICES DISTRICT BOARD OF
DIRECTORS HELD ON January 11, 2024
AT THE OLD LOCKEFORD SCHOOL**

The Regular meeting of the Lockeford CSD was called to order at 9:00 A.M. by President Nina Chandler

BOARD MEMBERS PRESENT:

Nina Chandler, Ozzie Neal, Gary Gordon, Fred Fickert

BOARD MEMBERS ABSENT: Dennis Martin

APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

A motion was made by Gary Gordon, seconded by Fred Fickert to accept the minutes of December 14, 2023. Motion carried unanimously.

PUBLIC COMMENT: None

ADVERTISED PUBLIC HEARING: None

OLD BUSINESS:

SGMA: Mike Henry gave an update on the status of SGMA. Mike stated that the Draft Well Mitigation Program is being prepared for the Authority's approval, and DWR released new standards for the 2025 GSP update. The total fees for Lockeford's share of the update are \$22,795. The contract with Woodward and Curran to complete the update was finalized. Nina Chandler questioned if the District is good on funds, to which Heather replied we are.

Park: Eric had no update for the park. Ozzie Neal questioned the use of the donor plaques. Gary Gordon replied that he still does not have a good location picked. He stated a WWI Veterans Memorial in front of the Old School may be better.

NEW BUSINESS:

Andrew Ramos spoke in regards of the Kautz Development. He stated the proposed project is for 105 acres of low density housing, subject to the County's approval. He then gave an update on the District's 2019 Water Moratorium and Resolution 24-01 Approving Kautz Development Main Line Extension Agreement and Related Notice of Exemption Under California Environmental Quality Act. The Development will be under full CEQA review by the County and staff will need to file a Notice of Exemption.

Andrew then went through sections of the updated Main Line Extension Agreement, since the previous months Workshop. The annexation fees and capacity charges have been adjusted to the 2024 numbers. Park facilities and a perpetual revenue source have been updated. A credit for the Well to the current capacity charge, and a credit for the permitting and easement acquisition of the force main have both been adjusted. Lastly the District will not commence the construction of the pump station until capacity fees have been received. Jack Kautz then thanked the District and its staff. Ozzie Neal questioned the reduction of 16,000 acre feet of groundwater pumping in Resolution 24-01. He stated that the number was originally at 78,000 acre feet, in the GSP. Mike Henry commented that he is not surprised by the change and as management actions through individual GSAs are implemented our subbasin will probably see a decrease. Andrew then revised that sentence in Resolution 24-01 to read, state of critical overdraft under SGMA.

It was then open to the public for comment. Mike Henry questioned if the park will have a fence around the perimeter. Nina replied that it had not been discussed and is still to be determined, but can be implemented. The Park will be a dawn to dusk park and have security cameras like Lockeford Memorial Park.

A discussion was then had on the Development. Ozzie then commented on the water budget and questioned the groundwater recharge ponds, from the Wastewater Facilities Master Plan, and if capacity charges are sufficient for the District improvements. Neal Colwell, with KSN, spoke in regards to the Wastewater Facilities Master Plan. Neal stated the Developers assessment of the water supply will lead to a reduction. And the Master Plan deals with a time horizon that

gives the District flexibility to make changes for what works. The Master Plan has two primary purposes which are facilities and cost, and the capacity charges are based on the facilities in the Plan. Ozzie then questioned if the District wants to take on a water budget that will make it more difficult to achieve sustainability. Neal response was to look at it at a basin level, it will have a net benefit due to the ground historically being irrigated with an AG well and now will have a reduced draw with low density residential housing.

A motion was made by Gary Gordon, seconded by Fred Fickert to approve Resolution 24-01, as amended, Approving Kautz Development Mainline Extension Agreement and Related Notice of Exemption under California Environmental Quality Act. Ozzie Neal opposed. Motion Carried.

Presentation on 2023-2024 New Laws: Gavin Ralphs presented to the Board new laws that will go into effect. The first two Gavin commented on were AB 480 and SB 747, both relating to the Surplus Land Act. Nina questioned if either law will impact LCSD, it was replied that they will not. Gavin then gave an update on AB 779, AB 1572, and SB 659. AB 779 updates groundwater adjudication. AB 1572 restricts potable water on nonfunctional turf. Ozzie Neal questioned what nonfunctional turf is. Mike Henry stated nonfunctional turf is turf used at commercial spaces. This law will not take effect until 2027. Lastly Gavin commented on SB 659, this law is for DWR to increase recharge projects, not to be implemented until 2028.

COMMITTEE REPORTS:

No Grant Committee meeting in December next meeting, January 15.

DISTRICT MANAGER AND STAFF REPORTS:

A motion was made by Ozzie Neal, seconded by Fred Fickert to accept the District Managers report as presented. Motion carried unanimously.

FINANCIAL REPORT AND FISCAL ACTION ITEMS:

A motion was made by Gary Gordon, seconded by Fred Fickert to accept the financial report, payment of bills and transfer of funds as presented for January 11, 2024. Motion carried unanimously. A copy of said warrant request is attached hereto and by this reference made a part hereof.

BOARD AND STAFF DISCUSSION:

Fred Fickert commented on Kautz's water use and questioned what would stop someone from installing an AG well on dry land, for subdividing it up, on future use. This topic was briefly discussed and it was pointed out any new well would first need a permit and notification would be sent out to surrounding property owners.

CLOSED SESSION: None

ADJOURN MEETING:

Meeting adjourned at 10:30 am

Eric Schmid, Secretary to the Board of Directors