

# VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

3745 Constellation Road • Vandenberg Village • Lompoc, CA 93436  
Telephone: (805) 733-2475 • Fax: (805) 733-2109



*"Pride in Community Service"*

<http://vvcasd.org>  
[info@vvcasd.org](mailto:info@vvcasd.org)

## REGULAR MEETING

Tuesday, December 6, 2022

7:00 p.m.

## AGENDA

**Pursuant to AB 361, Directors may participate via teleconference. The public may only participate via teleconference. The meeting room will not be open.**

**To access the meeting via telephone please dial: 1-669-900-9128  
and/or via the Web at: <http://join.zoom.us>**

**Meeting ID: 837 8471 3866      Password: 429538**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL: Directors Brooks, Bumpass, Gonzales, Heuring, and Stassi
3. ADDITIONS AND DELETIONS TO AGENDA
4. PUBLIC FORUM

The Board will invite public comment on each action item as it is considered during the meeting.

At this time members of the public wishing to address the Board on other matters that are within the jurisdiction of the District may do so when recognized by the President. Please begin by stating your name and place of residence.

5. OPERATIONS REPORT
6. ADMINISTRATION REPORT

## 7. CONSENT CALENDAR

- A. Minutes of the Regular Meeting on November 1, 2022 ..... page 1
- B. Treasurer Report
  - (1) Disbursements through November 30, 2022 ..... page 7
  - (2) Monthly Financials ..... page 13
  - (3) Schedule of Investments ..... page 25
- C. Remote Teleconference Meetings: Find that (1) the Board has reconsidered the circumstances of the State of Emergency proclaimed by the Governor due to the threat of COVID-19, (2) the State of Emergency continues to directly impact the ability of its members to meet safely in person, and (3) state or local officials continue to impose or recommend measures to promote social distancing. Continue conducting Board meetings by remote teleconference as allowed by Assembly Bill (AB) 361.

## 8. ACTION ITEMS

- A. **Director Redmon:** Consider adopting Resolution 225-22 to commend and thank Mr. Redmon for 14 years of service on the Board of Directors ..... page 27
- B. **Capital Improvement Plan:** Consider approving a 20-year plan for the District ..... page 29
- C. **Municipal Service Review (MSR):** Discuss a draft MSR and review comments ..... page 39
- D. **Board Officers:** Elect President, Vice President, and Finance Officer; and discuss appointments to committees and external agencies ..... page 77

## 9. REPORTS

- A. Committees
- B. District Representatives to External Agencies

C. Board President

D. General Manager

10. INFORMATIONAL CORRESPONDENCE

A. US Drought Monitor: California, November 29, 2022..... page 81

B. State Water Resources Control Board letter, November 3, 2022, rescinding an earlier order that required the District to test for perfluoroalkyl and polyfluoroalkyl substances (PFAS)..... page 83

11. DIRECTORS FORUM: Any member of the Board may address the Board on any subject within the jurisdiction of the District.

12. ADJOURN

*NOTICE: The Board of Directors of the Vandenberg Village Community Services District will meet at the District Office Conference Room, 3745 Constellation Road, Vandenberg Village, in compliance with §54954.2 of the Government Code of the State of California.*

*If you need reasonable accommodations due to a disability, please contact the Board Secretary 24 hours prior to the meeting at (805) 733-2475.*

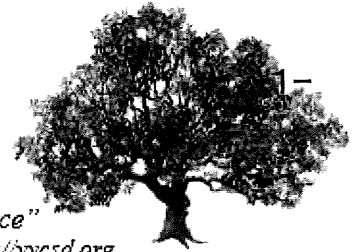
*Please silence cell phones during the meeting, as a courtesy to others.*

*Board package is available at the Vandenberg Village Public Library and on the District's website at <http://www.vvcasd.org>.*



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## **MINUTES Regular Meeting**

**November 1, 2022**

### **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:00 p.m. by President Brooks who led the Pledge of Allegiance.

2. **ROLL CALL:** Directors Brooks, Redmon, and Stassi were present. Directors Bumpass and Gonzales participated via Zoom video conference.

### **OTHERS PRESENT**

General Manager Joe Barget, Finance Administrator Patricia LeCavalier, Field Crew Service Person Jeff Cole, and Adam Geis from Moss, Levy & Hartzheim were present. Director-elect Steve Heuring, Administrative Services (AS) Manager Cynthia Allen, and Board Secretary Stephanie Garner participated via Zoom video conference.

### **3. ADDITIONS AND DELETIONS TO THE AGENDA**

There were none.

### **4. PUBLIC FORUM**

President Brooks invited public comments and there were none.

### **5. OPERATIONS REPORT**

Jeff Cole gave the operations report in Mike Garner's absence. The District pumped 32.1 million gallons in October with an average daily demand of 1.04 million gallons. This is 17 percent less than last year.

The District did not receive any rain in October keeping the calendar year total at 4.72 inches.

The Well levels (below ground surface) for October were 1B-146', 3A-148', and 3B-138'.

The Floradale Sewer Replacement Project started on October 6. The 12-inch high density polyethylene (HDPE) pipe was pulled underneath the Santa Ynez River on October 25.

The Villas on Oak Hill sewer main installation was completed and passed the pressure test. The District is going to film the main with the camera van on October 3.

The field crew repaired two service lines in October. The District had a Category 3 sanitary sewer overflow (SSO) at Lift Station #1 on October 4.

Mike Garner celebrated his 38<sup>th</sup> anniversary with the District on October 15.

## 6. ADMINISTRATION REPORT

AS Manager Allen reported she attended the CALAFCO conference where Municipal Service Reviews (MSRs) and consolidations were hot topics. She also attended American Public Works Association (APWA) Easements and Rights-of-Way training. Most of the discussion was for large construction projects but it was reassuring to learn the District's requirement for developers to file a grant deed to transfer infrastructure assets was the best method.

To conclude her report, AS Manager Allen explained the charts on pages 9-16 of the board package. Previously, the water and wastewater funds were combined into one set of charts. Staff is now preparing a set of charts for each fund, water and wastewater.

## 7. CONSENT CALENDAR

A. Minutes from the Regular Meeting on October 4, 2022

**B. Treasurer Report**

- 1) Financial Statements
- 2) Disbursements through October 31, 2022

**C. Remote Teleconference Meetings**

**Motion by Director Redmon, seconded by Director Stassi to accept the consent calendar as presented.**

**Roll Call:**

**Ayes: Directors Brooks, Bumpass, Gonzales, Redmon, and Stassi**  
**Noes: None**  
**Abstain: None**  
**Absent: None**

**8. ACTION ITEMS**

**A. Annual Audit**

Lead Auditor Adam Guise from Moss, Levy & Hartzheim reviewed highlights of the audit report with the Directors.

**Motion by Director Redmon, seconded by Director Bumpass to accept the Fiscal Year 2021-22 Audit Report prepared by Moss, Levy & Hartzheim**

**Roll Call:**

**Ayes: Directors Brooks, Bumpass, Gonzales, Redmon, and Stassi**  
**Noes: None**  
**Abstain: None**  
**Absent: None**

**B. Capital Improvement Plan**

**Motion by Director Stassi, seconded by Director Brooks to refer the 20-Year Capital Improvement Plan to the Finance/Budget Committee for review and consideration.**

**Roll Call:**

**Ayes:** Directors Brooks, Bumpass, Gonzales, Redmon, and Stassi

**Noes:** None

**Abstain:** None

**Absent:** None

9. REPORTS

A. Committees

The Water/Wastewater Committee met and discussed the Capital Improvement Plan.

B. District Representatives to External Agencies

General Manager Barget and AS Manager Allen attended the Santa Barbara County Chapter, California Special Districts Association dinner on October 24.

C. President

President Brooks thanked the staff for all their work.

D. General Manager

General Manager Barget has been heavily involved with Sustainable Groundwater Management Act (SGMA) work throughout the year. He is currently participating in ongoing conference calls with staff and attorneys from the Western Management Area Groundwater Sustainability Agency. A draft joint exercise of powers agency (JPA) agreement is in the works. A staff committee consisting of Bill Buelow, Jose Acosta, and Joe Barget are preparing a request for proposal (RFP) to hire a rate consultant for SGMA groundwater fees.

10. INFORMATIONAL CORRESPONDENCE

A. US Drought Monitor: California, October 25, 2022



B. Letter dated October 21, 2022 to California Department of Water Resources Sustainable Groundwater Management Grant Program

11. DIRECTORS FORUM

Director Brooks expressed appreciation to Director Redmon for his years of service on the board.

Director Bumpass thanked the staff for work on the capital improvement plan and for a good report on the audit. He would like to revisit drought water restrictions after the first of the year.

Director Redmon said he has enjoyed being part of the District and congratulated Steve Heuring as a new board member.

12. ADJOURN

**President Brooks declared the meeting adjourned at 8:05 p.m.**

**Attest:**

**Signed:**

\_\_\_\_\_  
**Stephanie Garner**  
**Secretary, Board of Directors**

\_\_\_\_\_  
**Christopher Brooks**  
**President, Board of Directors**



# VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

Disbursement # 12-22 From 11/1/2022 To 11/30/2022  
 Board Meeting Date 12/6/2022 Item: 7B.2

Accounts Payable Amount \$136,089.54

Check Numbers 25829-28533,28535-28568

Void Checks 28534

Electronic Vendor Payment Amount \$29,057.92

Confirmation Numbers 367861,441141,520591,520601

A/P Hand Check Amount \_\_\_\_\_

Check Numbers \_\_\_\_\_

Payroll Amount \$83,481.84

Check Numbers electronically transferred

Wire Transfers \_\_\_\_\_

Wire Numbers \_\_\_\_\_

## Disbursements/Investments

A/P Checks	136,089.54
Electronic Vendor Payments	29,057.92
A/P Hand Checks	0.00
Payroll	83,481.84
Investments	<u>0.00</u>
<b>TOTAL</b>	<b><u><u>\$248,629.30</u></u></b>



REPORT.: Nov 22 22 Tuesday  
 RUN...: Nov 22 22 Time: 13:47  
 Run By.: PATTY LECAVALIER

VANDENBERG VILLAGE CSD  
 Cash Disbursement Detail Report  
 Check Listing for 11-22 thru 11-22 Bank Account.: 13100

PAGE: 001  
 ID #: PY-DP  
 CTL.: VAN

Check Number	Check Date	Vendor Number	Vendor Name	Net Amount	Invoice #	Description
028529	11/09/22	ACW03	ACWA JOINT POWERS INSURAN	11017.90	0695316	GROUP MEDICAL,DENTAL,VISION,LIFE,EAP 12/22
028530	11/09/22	AMA01	AMAZON CAPITAL SERVICES	18.61	HY7Y-MFVC	MEMO BOOK,PEN HOLDERS
028531	11/09/22	ARA01	ARAMARK UNIFORM SERV.INC.	172.47	20133282	SHOP TOWELS 11/3/22
028532	11/09/22	CLS01	CLINICAL LABS OF SAN	242.00	991068	BACTERIA,IRON,MANGANESE,PHYSICAL TESTS 9/22
028533	11/09/22	COV01	COVERALL MOUNTAIN & PACIF	391.00	553186243	JANITORIAL SERVICE 11/22
028534	11/09/22	CSD01	CALIFORNIA SPECIAL	8186.00 -8186.00	61834 61834u	2023 CSDA MEMBERSHIP DUES Ck# 028534 Reversed
			Check Total.....:	.00		
028535	11/09/22	HOM02	HOME DEPOT	43.89	10021022	MOUNTING HARDWARE FOR WEATHER STATION
028536	11/09/22	LOM01	CITY OF LOMPOC, FINANCE	37443.61 210.33	10057 10128	WASTEWATER TREATMENT COSTS 9/22 LANDFILL CHARGES 10/22
			Check Total.....:	37653.94		
028537	11/09/22	MIL01	MILLER LANDSCAPING AND MA	225.00	62065	OFFICE YARD MAINTENANCE,HAUL-AWAY SVC LOT 54-10/22
028538	11/09/22	MIS03	MISSION HILLS CSD	37.31	C21109	CITY OF LOMPOC LANDFILL TICKET #872547 REIMBURSEMT
028539	11/09/22	NAT01	NATIONAL GROUP TRUST	844.44	23941222	LONG-TERM DISABILITY 12/22
028540	11/09/22	PER01	PERRY'S ELECTRIC MOTORS &	2279.17	26445	L/S#1 20HP PUMP REPAIR
028541	11/09/22	POI01	POINT OF ACTION	528.09	32068	UNIFORM SHIRTS,JACKET EMBROIDERY-FIELD CREW
028542	11/09/22	QUI03	QUINN COMPANY	1097.65	23161901	RENT CHIPPER FOR VEGETATION MANAGEMENT
028543	11/09/22	RAY01	RAY MORGAN COMPANY	714.98	3911697	COPIER-USAGE,MONTHLY BILLS,FREIGHT ON TONER
028544	11/09/22	SEN01	SENATE RULES COMMITTEE	374.73	C21108	CALIFORNIA FLAGS (3),US FLAGS (3)
028545	11/09/22	SOU01	SO.CALIFORNIA GAS CO.INC.	51.08 21.01	79001022 84181022	SO.CALIF GAS-WELL 1B 9/23/22-10/24/22 SO.CALIF GAS-OFFICE 9/23/22-10/24/22
			Check Total.....:	72.09		
028546	11/09/22	TRA02	TRACTOR SUPPLY CREDIT PLA	385.27	44981022	TRAILER TIRE,BALL MOUNT,WRENCHES,CORDS
028547	11/09/22	UND01	UNDERGROUND SERVICE ALERT	39.75	20220780	USA TICKETS 10/22
028548	11/09/22	USA01	USA BLUE BOOK	291.65	167287	3'TIE ADAPTER,SELF-LOCK CARABINERS-CONFINED SPACE

REPORT.: Nov 22 22 Tuesday  
 RUN...: Nov 22 22 Time: 13:47  
 Run By.: PATTY LECAVALIER

VANDENBERG VILLAGE CSD  
 Cash Disbursement Detail Report  
 Check Listing for 11-22 thru 11-22 Bank Account.: 13100

PAGE: 002  
 ID #: PY-DP  
 CTL.: VAN

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
028548	11/09/22	USA01	USA BLUE BOOK	124.74	167645	6' WEB TIE OFF ADAPTER-CONFINED SPACE EQUIPMENT
			Check Total.....:	416.39		
028549	11/09/22	USB02	U.S.BANK CORPORATE PAYMEN	947.01	32561022	MEETING MEALS, STARLINK, CWEA-BQ, REG-WSTE DISCHRG-JC
028550	11/09/22	WEX01	WEX BANK	1565.92	84972877	280.21 GALS FUEL
028551	11/09/22	\F003	JEFF FARMER	103.15	000C21001	CUSTOMER REFUND-FAR0020-3879 CELESTIAL WAY
028552	11/09/22	\G005	TOM GOOCH	37.47	000C21001	CUSTOMER REFUND-GOO0022-3945 RIGEL AVE.
028553	11/09/22	\L002	HELEN LORING	27.06	000C21001	CUSTOMER REFUND-LOR0004-720 MERCURY AVE.
028554	11/09/22	\L003	CHRISTINE D. LYNK	17.11	000C21001	CUSTOMER REFUND-LYN0012-4213 RIGEL AVE
028555	11/09/22	\P007	PREFERRED PROPERTY MANAG	10.52	000C21001	CUSTOMER REFUND-PRE0178-4036 STARDUST RD
028556	11/22/22	APP01	APPLIED TECHNOLOGY GROUP,	540.00	25619	SCADA RADIO REPAIRS
028557	11/22/22	ARA01	ARAMARK UNIFORM SERV.INC.	202.15	20145150	CONTINUOUS TOWELS, SHOP TOWELS 11/17/22
028558	11/22/22	COR01	CORBIN WILLITS SYSTEM INC	769.14	C211151	SERVICE AND ENHANCEMENT FEE 12/22
028559	11/22/22	DEW02	J B DEWAR	2506.75	225827	494.50 GALS DYED DIESEL FUEL
028560	11/22/22	FRO01	FRONTIER	114.25 294.35	28851122 49051122	FRONTIER 733-2109 11/13/22-12/12/22 FRONTIER 733-3615/3975/SCADA 11/13/22-12/12/22
			Check Total.....:	408.60		
028561	11/22/22	JPI01	ACWA/JPIA	29820.00	V0042023	AUTO/GENERAL LIABILITY DEPOSIT 10/22-9/23
028562	11/22/22	LOM01	CITY OF LOMPOC, FINANCE	39954.88	10263	WASTEWATER TREATMENT COSTS 10/22
028563	11/22/22	SMI02	SMITH & LOVELESS, INC.	1096.17	165137	SPARE PARTS FOR LIFT STATION MAINTENANCE
028564	11/22/22	SMI04	SMITHS ALARMS & ELECTRONI	90.00	64603	SECURITY-OFFICE 12/22-2/23
028565	11/22/22	STA09	STAPLES CREDIT PLAN	325.15	62001122	DEPOSIT TICKETS, PRINTER AND INK FOR SCADA COMPUTER
028566	11/22/22	UNI02	UNIVAR SOLUTIONS USA INC.	736.24	50697791	220 GALS NaHSO3
028567	11/22/22	USA01	USA BLUE BOOK	160.09	175278	REPLACEMENT PH SENSOR FOR HACH POCKETPRO+
028568	11/22/22	WES05	WESTERN EXTERMINATOR CO.	74.85 142.60	28485426 28485427	GOPHER CONTROL SERVICE 11/22 6 MO. SPRAY FOR INSECTS
			Check Total.....:	217.45		
367861	11/01/22	TIE01	TIERZERO CLOUD COMMUNICAT	364.52	367861	TIERZERO CLOUD COMMUNICATIONS ACCT FEES 11/22

REPORT.: Nov 22 22 Tuesday  
RUN...: Nov 22 22 Time: 13:47  
Run By.: PATTY LECAVALIER

VANDENBERG VILLAGE CSD  
Cash Disbursement Detail Report  
Check Listing for 11-22 thru 11-22 Bank Account.: 13100

PAGE: 003  
ID #: PY-DP  
CTL.: VAN

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
441141	11/09/22	PGE01	PACIFIC GAS & ELECT. INC.	27683.41	68721022	PGE CHARGES 9/16/22-10/16/22 (LESS CA CLIMATE CR)
520591	11/22/22	PIT02	PITNEY BOWES INC	82.42	21876520	INSERTER SEALING SOLUTION
520601	11/22/22	PIT03	PITNEY BOWES	927.57	01341022	POSTAGE FOR BILLS 10/22
Cash Account Total.....:				165147.46		
Total Disbursements.....:				165147.46		
Cash Account Total.....:				.00		

REPORT.: Nov 22 22 Tuesday  
 RUN...: Nov 22 22 Time: 13:47  
 Run By.: PATTY LECAVALIER

VANDENBERG VILLAGE CSD  
 Cash Disbursement Detail Report - Payroll Vendor Payment(s)  
 Check Listing for 11-22 thru 11-22 Bank Account.: 13101

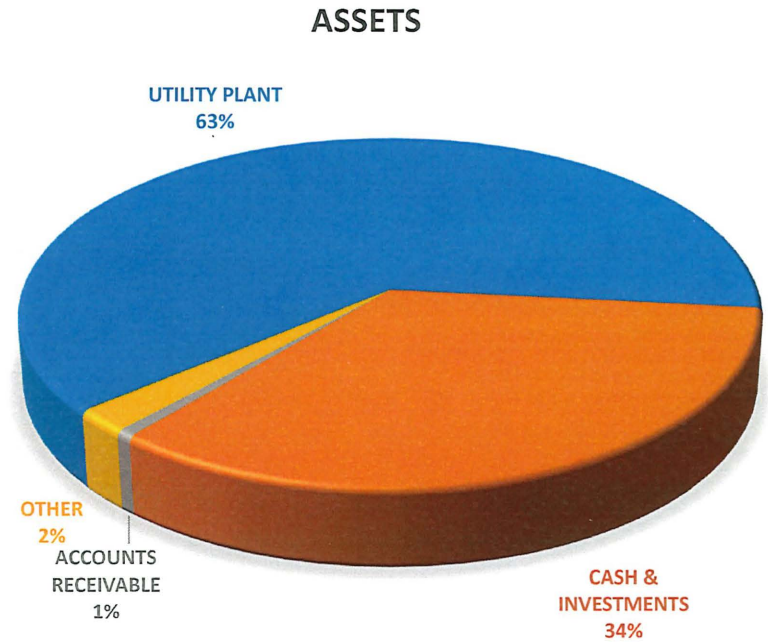
PAGE: 004  
 ID #: PY-DP  
 CTL.: VAN

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
121600	11/10/22	EMP01	EMPLOYMENT DEVELOP.DEPART	1917.35	C21110	STATE WH TAXES PP#23
121601	11/10/22	EMP01	EMPLOYMENT DEVELOP.DEPART	306.74	1C21110	STATE DISABILITY PP#23
232000	11/23/22	EMP01	EMPLOYMENT DEVELOP.DEPART	1910.35	C21123	STATE WH TAXES PP#24
232001	11/23/22	EMP01	EMPLOYMENT DEVELOP.DEPART	295.14	1C21123	STATE DISABILITY PP#24
311120	11/23/22	EFT01	EFTPS	4460.73	C21123	FEDERAL WH TAXES PP#24
311121	11/23/22	EFT01	EFTPS	1000.98	1C21123	FICA MEDICARE PP#24
386360	11/10/22	PUB02	PUBLIC EMPLOYEES	1526.22	C21110	PERS TDMC PP#23
386361	11/10/22	PUB02	PUBLIC EMPLOYEES	1169.67	1C21110	PERS EPMC PP#23
386362	11/10/22	PUB02	PUBLIC EMPLOYEES	4497.20	2C21110	PERS EMPLR CONTRIB PP#23
386370	11/10/22	PER04	CALPERS 457 PLAN	550.00	C21110	EMPLOYER PERS 457 PP#23
386371	11/10/22	PER04	CALPERS 457 PLAN	1150.00	1C21110	EMPLOYEE PERS 457 PP#23
474520	11/23/22	PUB02	PUBLIC EMPLOYEES	1479.75	C21123	PERS TDMC PP#24
474521	11/23/22	PUB02	PUBLIC EMPLOYEES	1118.14	1C21123	PERS EPMC PP#24
474522	11/23/22	PUB02	PUBLIC EMPLOYEES	4322.07	2C21123	PERS EMPLR CONTRIB PP#24
474530	11/23/22	PER04	CALPERS 457 PLAN	500.00	C21123	EMPLOYER PERS 457 PP#24
474531	11/23/22	PER04	CALPERS 457 PLAN	1150.00	1C21123	EMPLOYEE PERS 457 PP#24
588390	11/10/22	EFT01	EFTPS	4540.54	C21110	FEDERAL WH TAXES PP#23
588391	11/10/22	EFT01	EFTPS	74.40	1C21110	FICA SOCIAL SECURITY DR11
588392	11/10/22	EFT01	EFTPS	1048.94	2C21110	FICA MEDICARE PP#23
Cash Account Total.....:				33018.22		
Total Disbursements.....:				33018.22		
				=====		



VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT  
 Combined Balance Sheet  
 As of October 31, 2022

	2023 FYTD	FYE 2022	CHANGE
<b>ASSETS</b>			
UTILITY PLANT	\$22,395,776	\$22,655,112	(\$259,336)
CASH & INVESTMENTS	12,426,063	12,174,904	251,159
ACCOUNTS RECEIVABLE	259,905	289,891	(29,986)
OTHER	787,855	801,192	(13,337)
TOTAL ASSETS	<u>\$35,869,599</u>	<u>\$35,921,099</u>	<u>(\$51,500)</u>
<b>DEFERRED OUTFLOWS OF RESOURCES-PENSIONS</b>	\$372,363	\$372,363	\$0
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS</b>	<u>\$36,241,962</u>	<u>\$36,293,462</u>	<u>(\$51,500)</u>
<b>LIABILITIES</b>			
CURRENT LIABILITIES	\$515,239	\$577,457	(\$62,218)
UNEARNED REVENUE	139,296	139,296	(0)
LONG TERM DEBT- LRWRP UPGRADE PROJECT	4,835,758	4,835,758	0
NET PENSION LIABILITY	766,227	766,227	0
TOTAL LIABILITIES	<u>\$6,256,520</u>	<u>\$6,318,738</u>	<u>(\$62,218)</u>
<b>DEFERRED INFLOWS OF RESOURCES-PENSIONS</b>	\$708,479	\$708,479	\$0
<b>EQUITY</b>			
CONTRIBUTED CAPITAL	\$5,847,671	\$5,913,072	(\$65,401)
EQUITY	23,418,574	22,496,604	921,970
CURRENT EARNINGS	5,718	856,569	(850,851)
TOTAL EQUITY	<u>\$29,271,964</u>	<u>\$29,266,245</u>	<u>\$5,719</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS &amp; EQUITY</b>	<u>\$36,236,963</u>	<u>\$36,293,462</u>	<u>(\$56,499)</u>

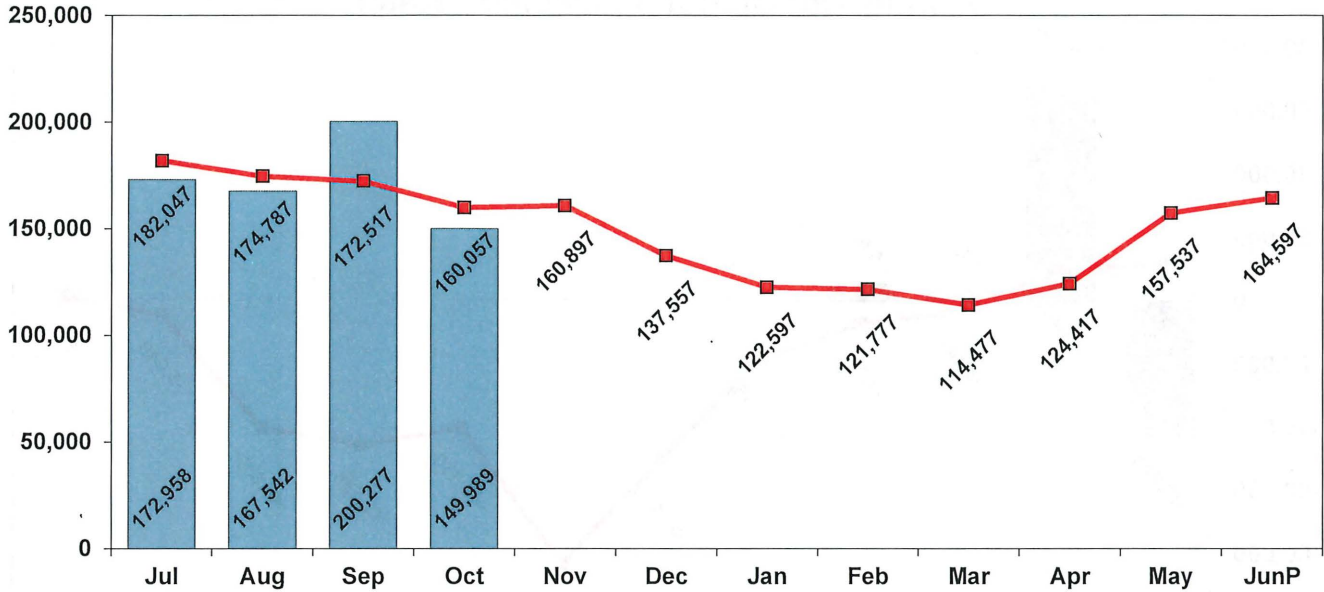




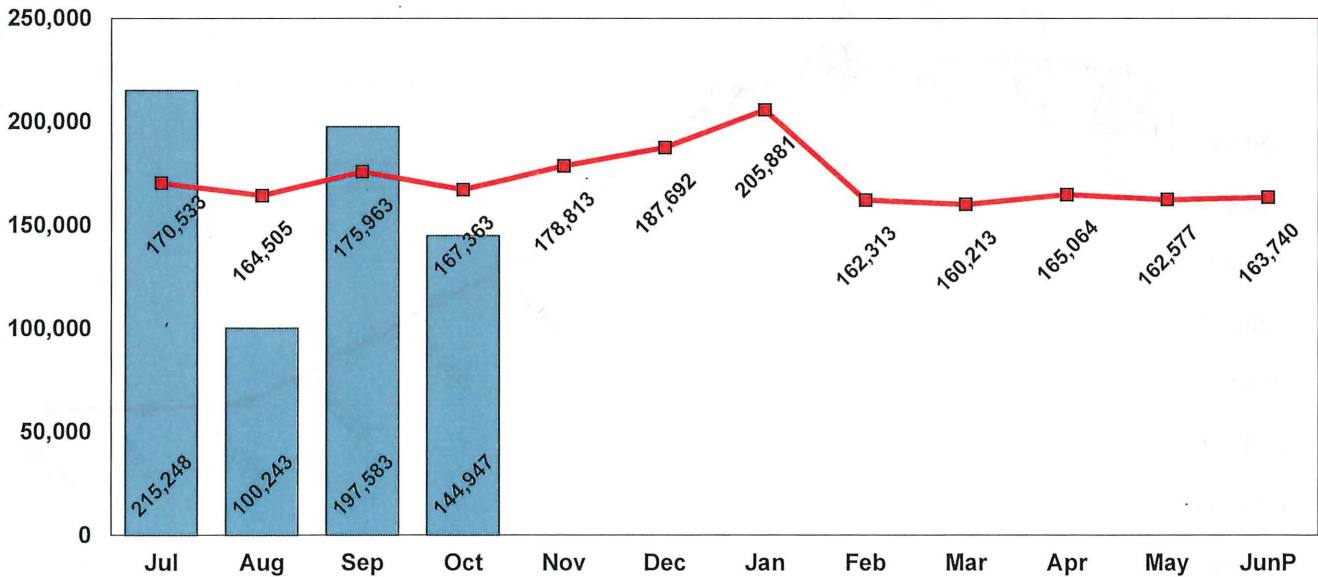
Operating Revenue and Expenses  
 Vandenberg Village Community Services District  
 July 1, 2022 to June 30, 2023

Monthly Operating Revenue - Water

Actual Budget



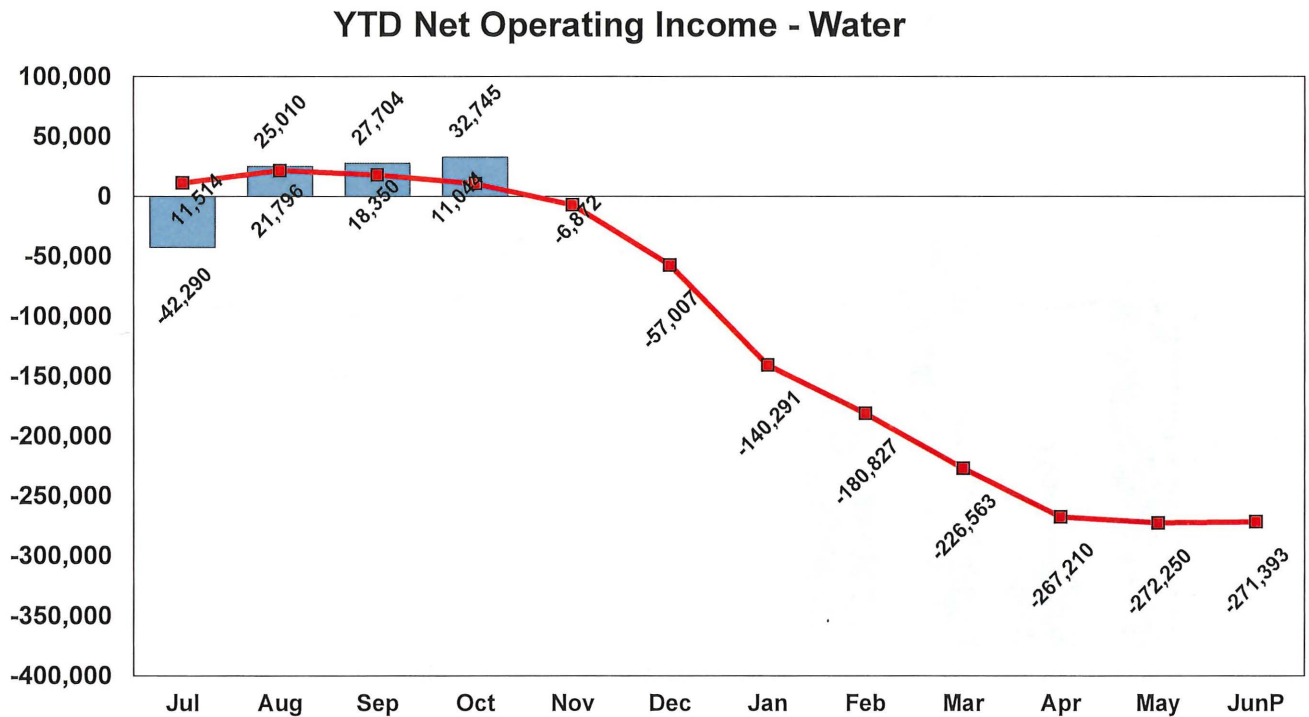
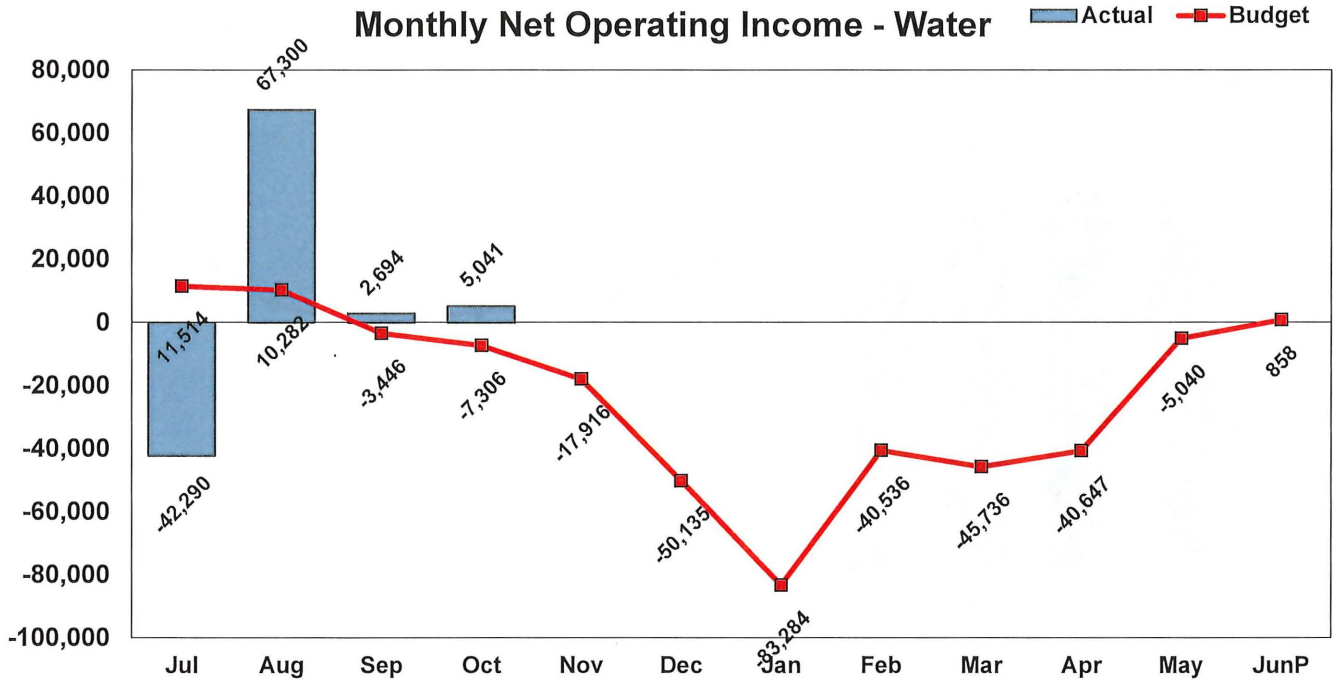
Monthly Operating Expense - Water



## Operating Income

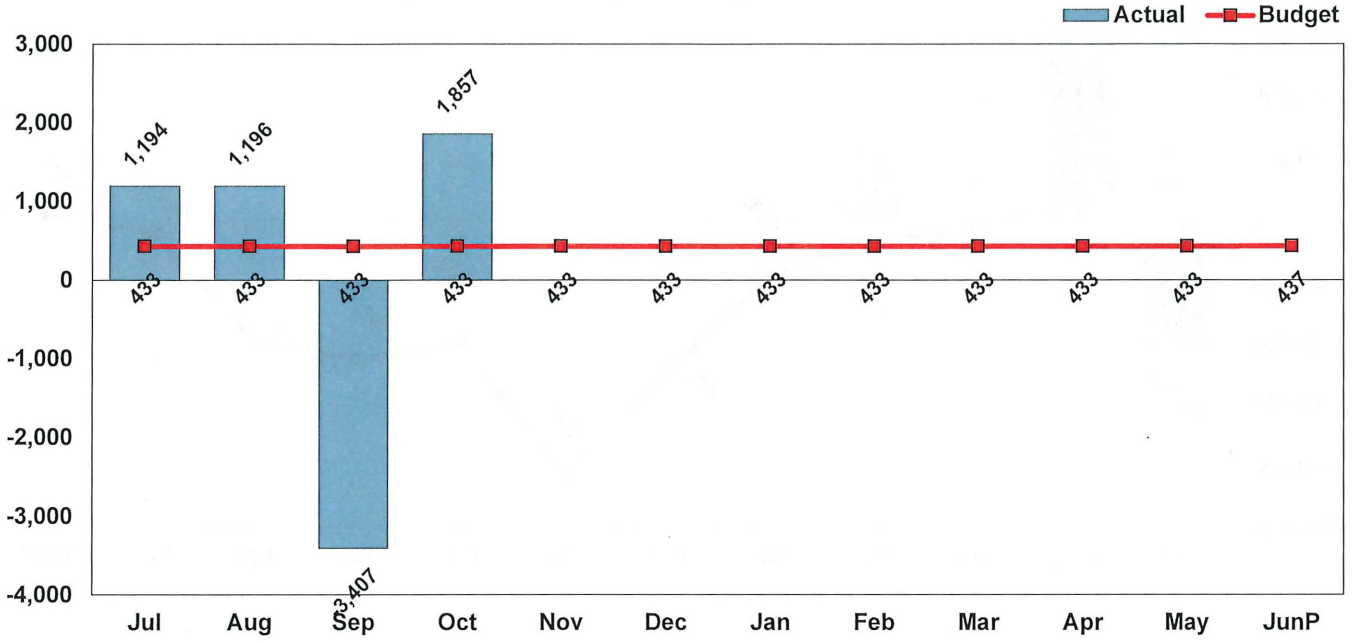
### Vandenberg Village Community Services District

July 1, 2022 to June 30, 2023

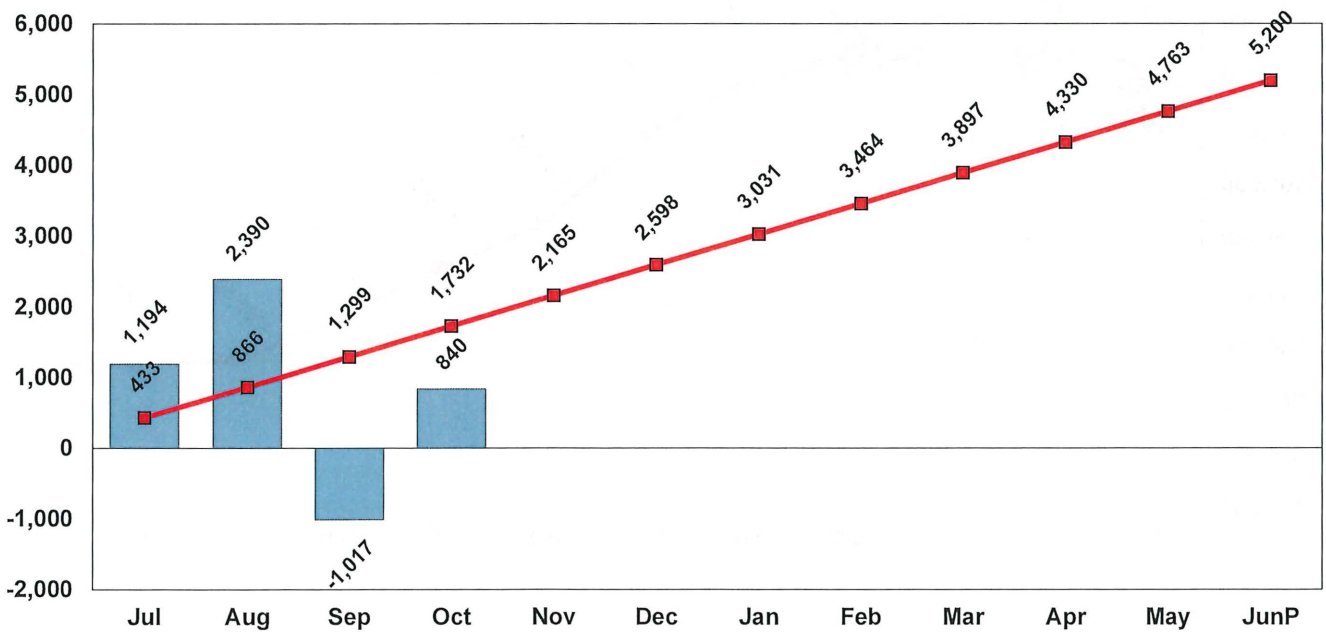


Non-Operating Income  
Vandenberg Village Community Services District  
July 1, 2022 to June 30, 2023

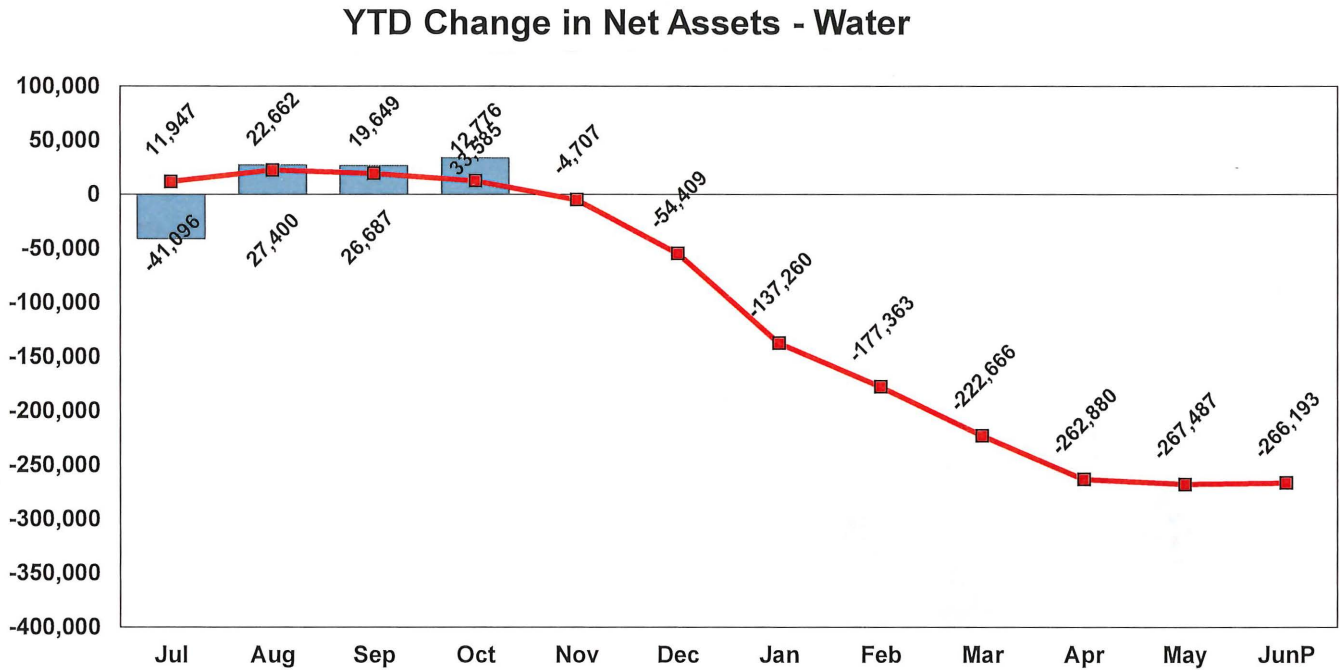
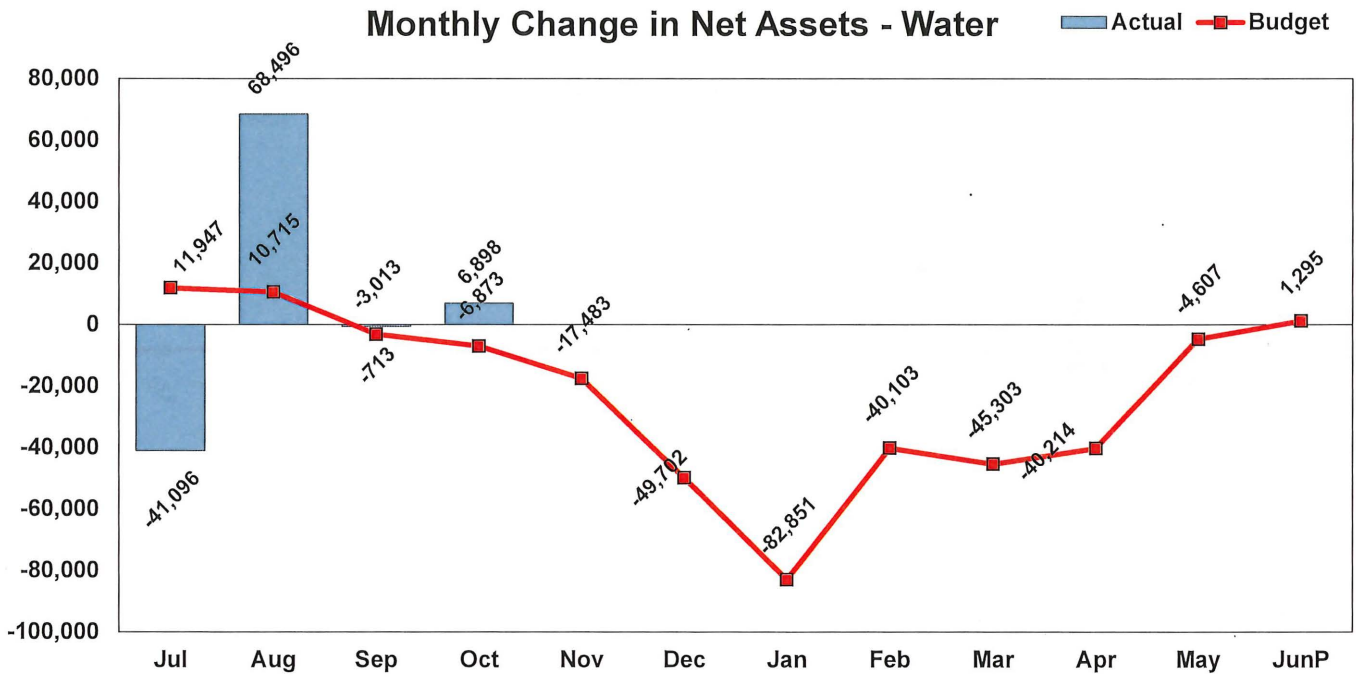
Monthly Net Non-Operating Income - Water



YTD Net Non-Operating Income - Water

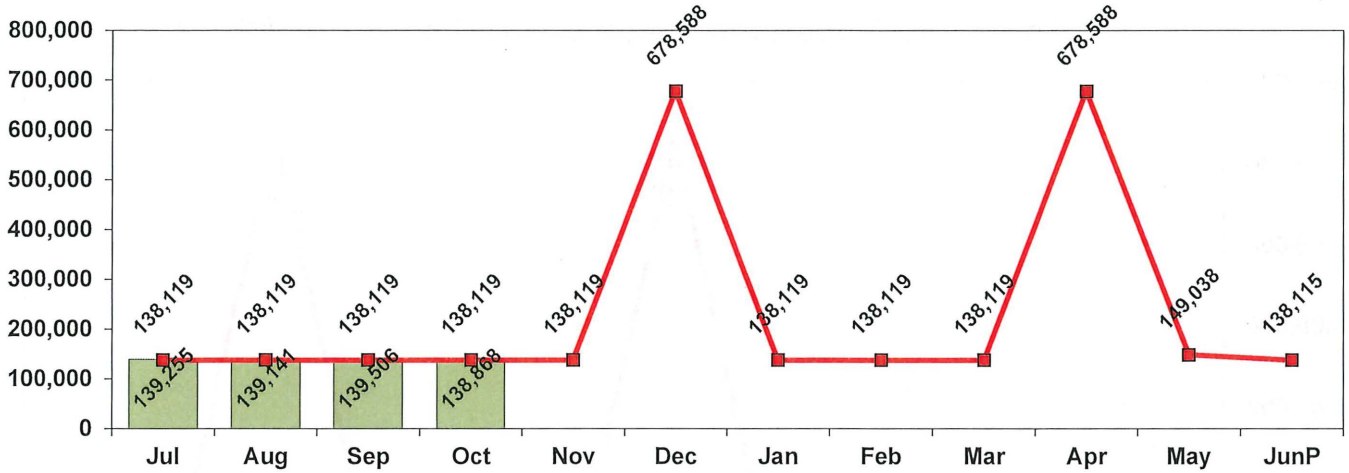


### Change in Net Assets Vandenberg Village Community Services District July 1, 2022 to June 30, 2023

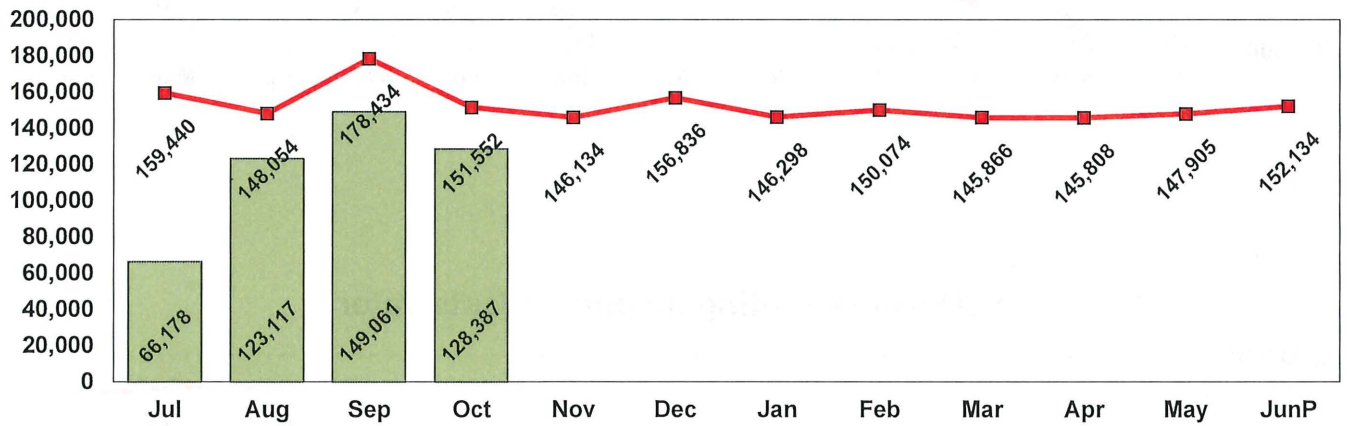


Operating Revenue and Expenses  
 Vandenberg Village Community Services District  
 July 1, 2022 to June 30, 2023

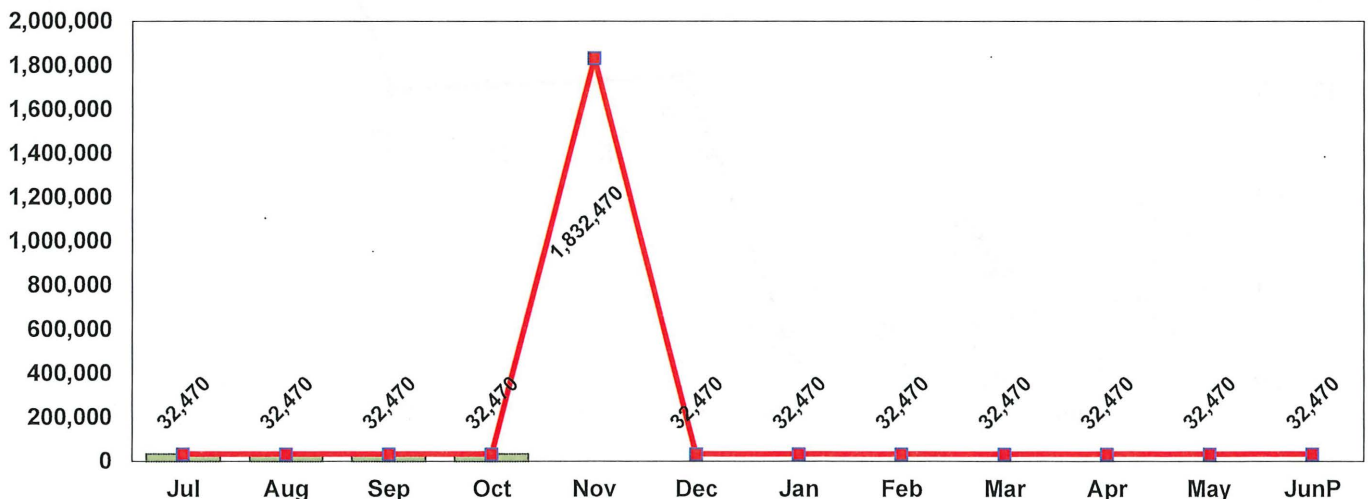
**Monthly Operating Revenue - Wastewater** ■ Actual ■ Budget



**Monthly Operating Expense  
 excluding Unfunded Depreciation and Reserve-Funded Projects**



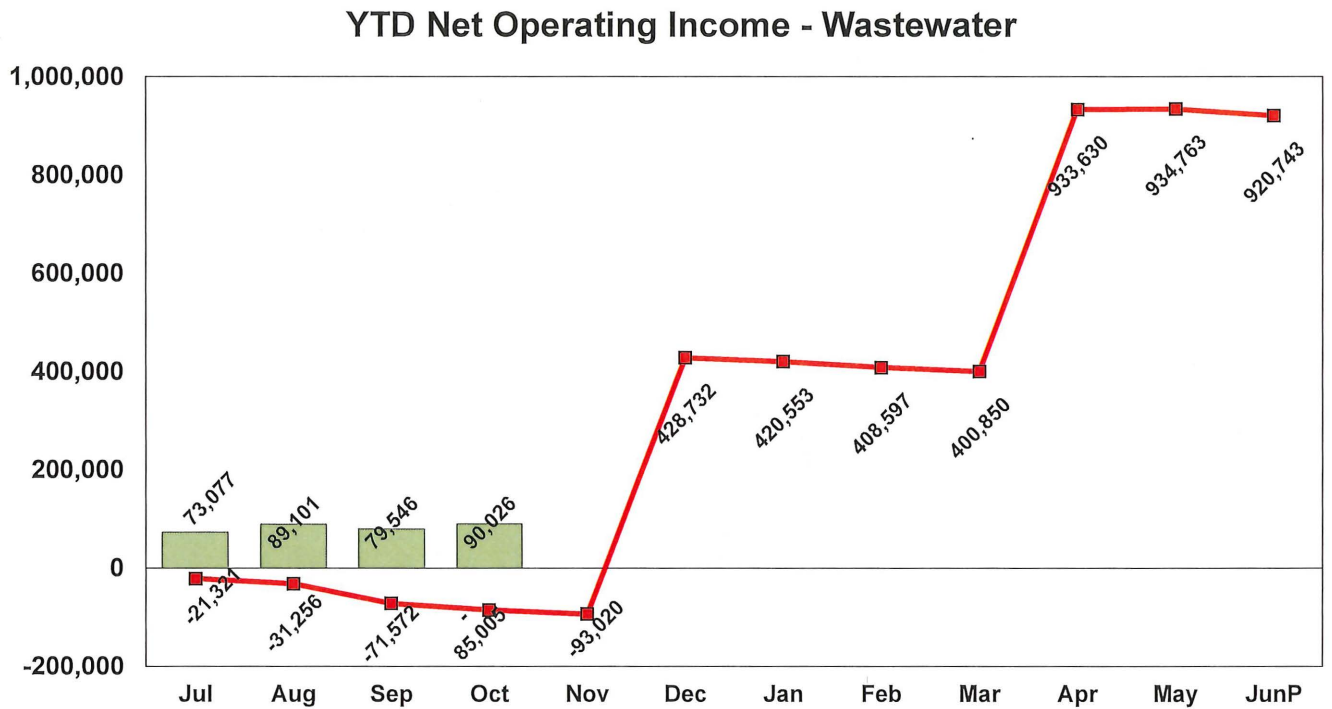
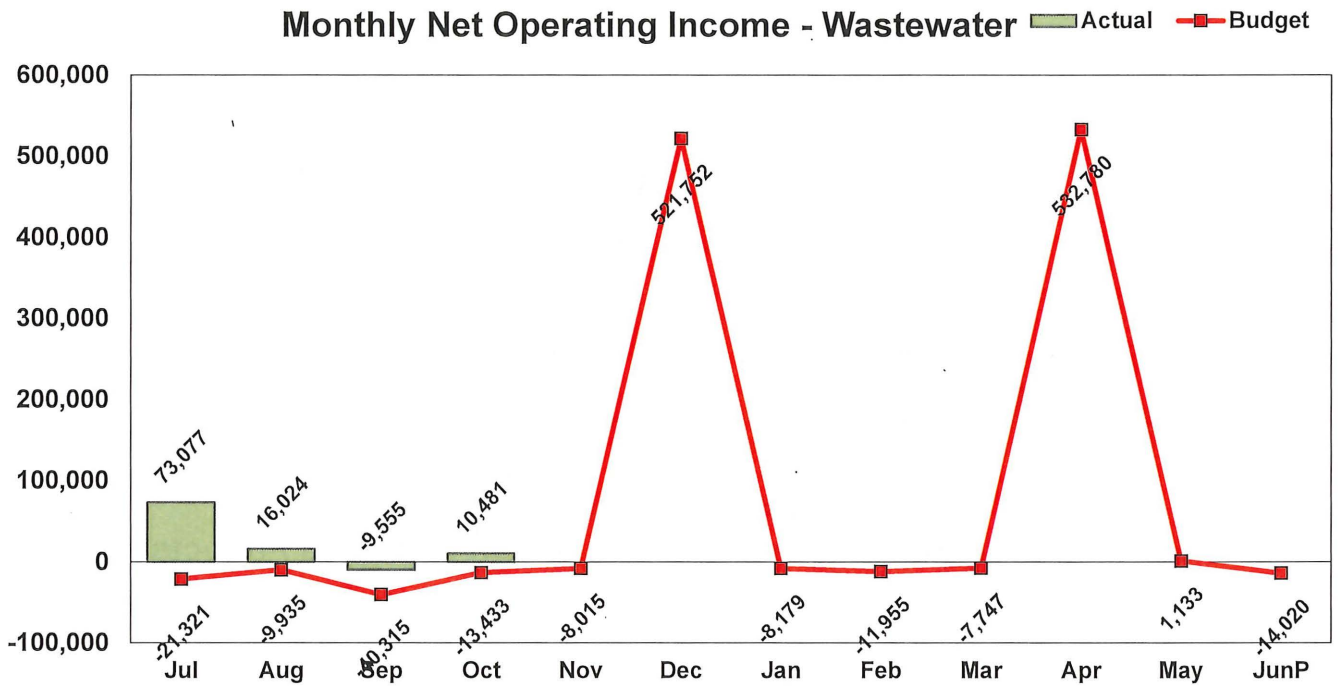
**Monthly Operating Expense  
 Unfunded Depreciation and Reserve-Funded Projects**



## Operating Income

### Vandenberg Village Community Services District

#### July 1, 2022 to June 30, 2023

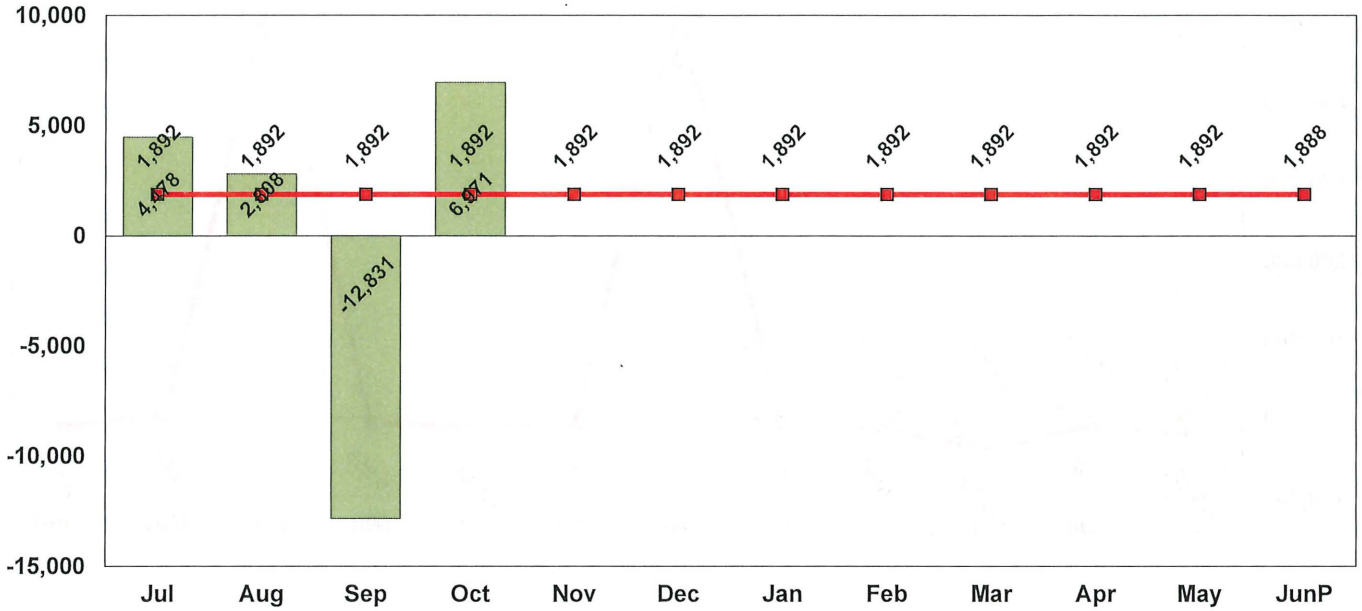




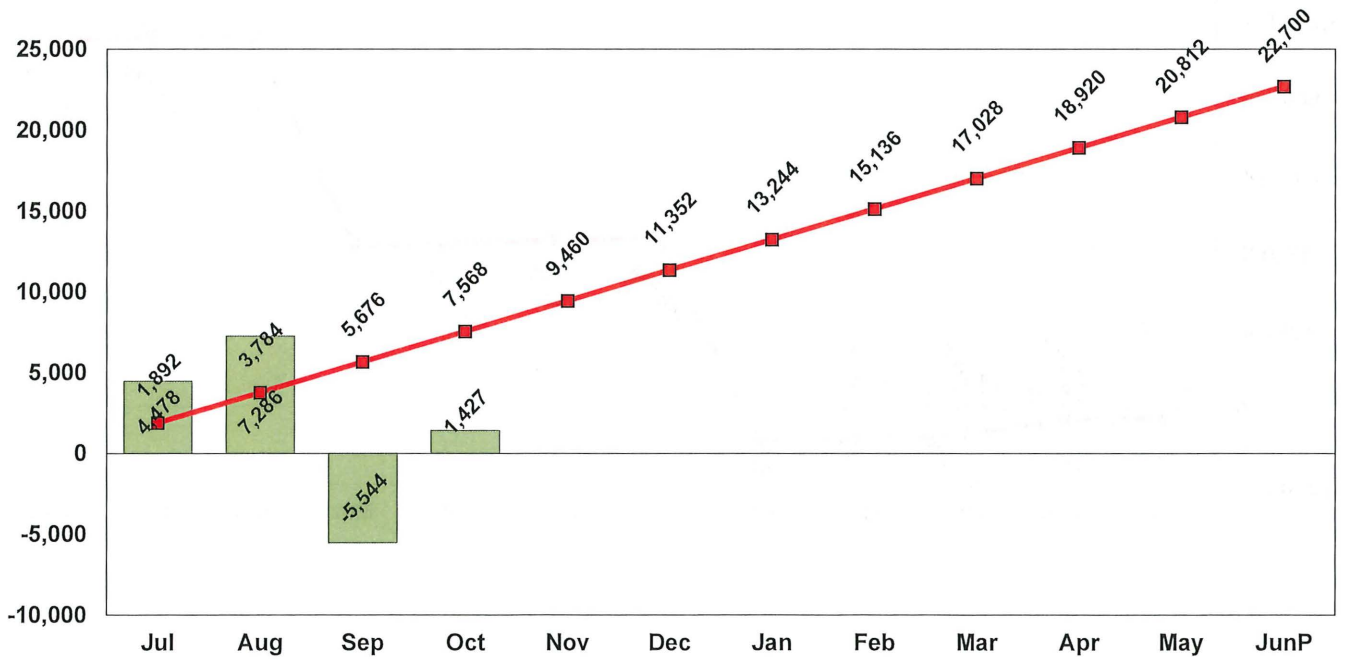
Non-Operating Income  
 Vandenberg Village Community Services District  
 July 1, 2022 to June 30, 2023

**Monthly Net Non-Operating Income  
 less LRWRP SRF Payment - Wastewater**

Actual Budget



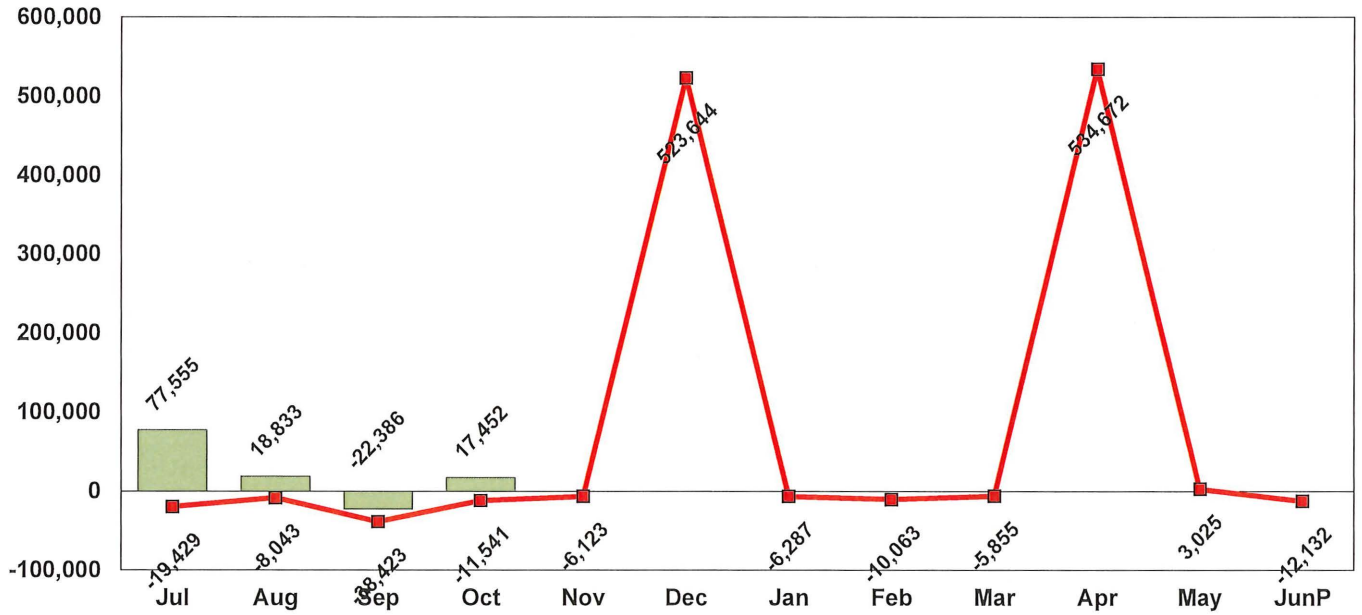
**YTD Net Non-Operating Income  
 less LRWRP SRF Payment - Wastewater**



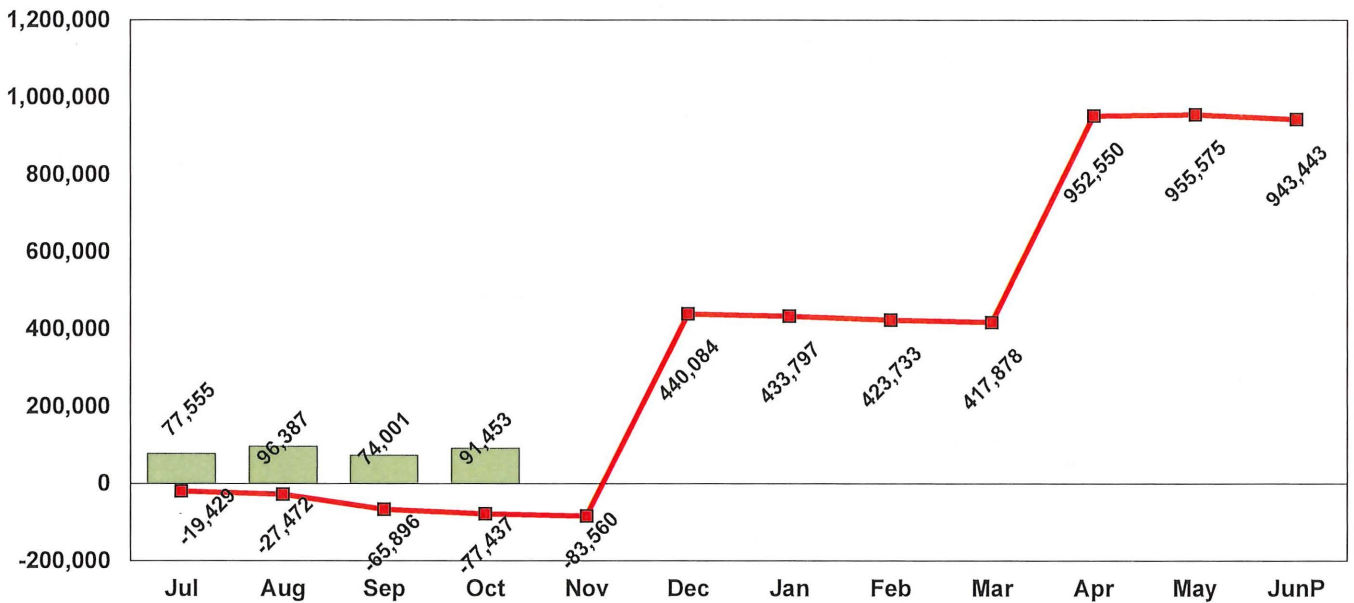
### Change in Net Assets Vandenberg Village Community Services District July 1, 2022 to June 30, 2023

**Monthly Change in Net Assets - Wastewater**

Actual ■ Budget ■



**YTD Change in Net Assets - Wastewater**



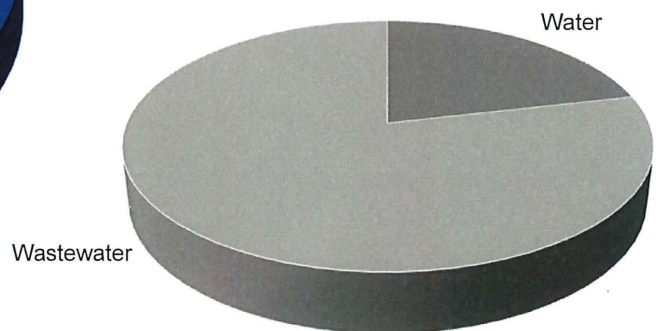
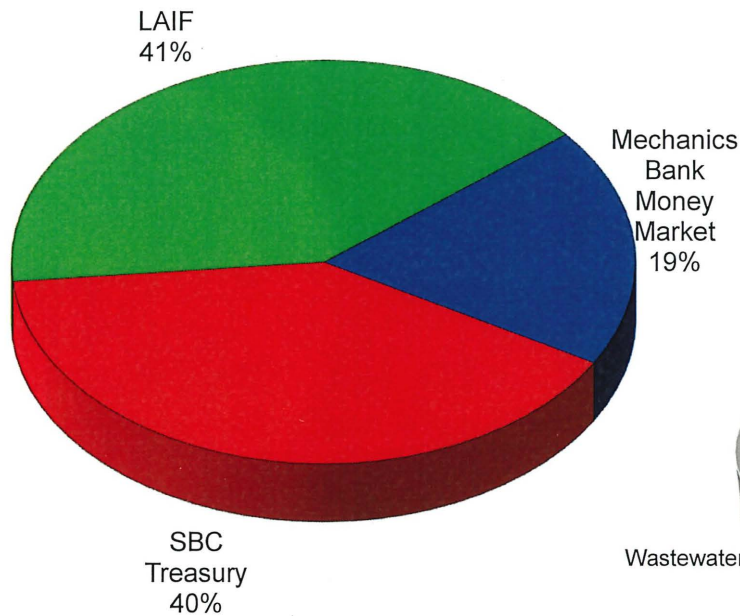
Statement of Cash Flow  
 Vandenberg Village Community Services District  
 For the Period from July 1, 2022 to October 31, 2022

	Water Fund	WW Fund	
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash received from customers and users	\$ 713,153	\$ 554,483	
Cash payments for goods and services	(423,041)	(281,917)	
Cash payments to employees	(202,014)	(112,858)	
Net Cash Provided by Operating Activities			\$ 247,805
<b>CASH FLOWS FROM CAPITAL &amp; RELATED FINANCING ACTIVITIES</b>			
Purchase of capital assets	(7,514)	(19,963)	
Net Cash Used - Capital & Related Financing Activities			(16,916)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Investment income	17,165	3,104	
Net Cash Provided by Investing Activities			20,269
Net Increase (Decrease) in Cash & Cash Equivalents			<u>251,159</u>
Cash and cash equivalents, beginning of year			12,174,905
Cash and cash equivalents, year-to-date			<u><u>\$ 12,426,063</u></u>
<b>Reconciliation to the Statement of Net Assets:</b>			
Cash on hand	400		\$ 400
Cash and short term investments	2,933,479	9,492,185	12,425,663
			<u><u>\$ 12,426,063</u></u>
 <b>Reconciliation of Operating Income to Net Cash Provided by Operating Activities</b>			
Operating Income	\$ 32,745	\$ (39,854)	
Adjustments to reconcile operating income to net cash provided by operating activities			
Depreciation	\$ 69,725	\$ 215,411	
<b>Change in operating assets and liabilities:</b>			
(Increase) decrease in accounts receivable	15,946	(2,285)	
(Increase) decrease in prepaid items	12,957	380	
Increase (decrease) in accounts payable	(2,644)	(3,721)	
Increase (decrease) in accrued payroll	(17,180)	(10,222)	
Increase (decrease) in customer deposits	6,441		
Increase (decrease) in compensated absences	(29,893)	-	
Net Cash Provided by Operating Activities	<u>\$ 88,098</u>	<u>\$ 159,707</u>	<u>\$ 247,805</u>



VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT  
**Schedule of Investments**  
 As of September 30, 2022

Banking Institution	Certificate/ Account No.	Rate / Term	Beginning Balance	Deposit (Withdrawal)	Interest Earned/ Accrued	Total Principal & Interest
Santa Barbara County (SBC) Treasury	Fund 3602	0.78% / quarterly	\$4,766,121	\$0	\$9,469	\$4,775,590
Local Agency Investment Fund (LAIF)	16-42-005	1.35% / quarterly	\$4,821,333	\$0	\$16,405	\$4,837,738
Mechanics Money Market Savings	9651012305	0.04% APY	\$2,409,060	\$1,888 (\$125,000)	\$231	\$2,286,179
TOTAL						\$11,899,507



NOTES:

- 1) VVCS District investments are in compliance with the Standard of Investment Policy approved by the Board of Directors.
- 2) Based on projected income and expenses, the District has the ability to meet the next six months of cash flow requirements.
- 3) The market value source documents are statements provided by the respective banking institutions.
- 4) This report is published in accordance with California Government Code 53646(b).



# VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

3745 Constellation Road • Vandenberg Village • Lompoc, CA 93436  
Telephone: (805) 733-2475 • Fax: (805) 733-2109



*"Pride in Community Service"*

## **Resolution 225-22**

**December 6, 2022**

### **TO COMMEND AND THANK DANIEL W. REDMON FOR HIS SERVICE TO THE RESIDENTS OF VANDENBERG VILLAGE**

WHEREAS, on December 7, 2004, the Board of Directors of Vandenberg Village Community Services District appointed Dan Redmon to fill a vacant seat on their Board, and he served the remaining two years of the term, through December 1, 2006; and

WHEREAS, he rejoined the Board on December 8, 2008, and served two consecutive four-year terms until December 2, 2016; and

WHEREAS, Dan was one of four candidates running for two vacant seats in the November 2018 General Election. He received 1,307 votes (the highest number) and was elected to a final term of office from December 7, 2018, through December 2, 2022; and

WHEREAS, because of his legal and business acumen, Director Redmon was appointed to both the Legal/Personnel and Finance/Budget Committees; and

WHEREAS, during 14 years of combined service on the Board, he was the Finance Officer for nine years (from 2009-2016 and for 2022), served 12 years on the Finance/Budget Committee, and served 11 years on the Legal/Personnel Committee; and

WHEREAS, as a member of the Legal/Personnel Committee, Director Redmon shepherded the 2012 Compensation and Staffing Study, performed by Bryce Consulting, to ensure the District had the right numbers and classifications of employees who serve the community; and he was a staunch advocate of maintaining employee salaries and benefits in line with the local labor market and modest annual cost of living increases to keep pace with inflation; and

WHEREAS, as a member of the Finance/Budget Committee, he rolled up his sleeves and delved into the details of annual budgets, water and wastewater rates, and audits. Dan regularly visited the office, twice every month, to review invoices, approve checks, and generally oversee finances; and

WHEREAS, from 2005 to 2022, the District's annual operating budget increased from \$1.9 million to \$6.7 million, reserves steadily grew from \$2.8 million to \$12.0 million, and net assets increased from \$7.2 million to \$29.3 million; and

WHEREAS, despite demands of full-time employment requiring frequent travel, Dan was a strong Board member who contributed to significant District accomplishments including:

- Approving a new 35-year agreement with Lompoc for wastewater treatment
- Incorporating new infrastructure and providing water and wastewater services to 328 new homes in Providence Landing, 80 new apartments in Heritage II, and 51 new homes in Clubhouse Estates
- Acquiring Lot 54, a 130-acre open space parcel containing critical District water and wastewater infrastructure
- Initiating a dialog with the California State Lands Commission and an application to secure a future well site for the next generation of three replacement wells
- Negotiating the purchase of the vacant 4,480 square-foot Rabobank building for \$590,000 in 2015, leading to its renovation and a wonderful new District office
- Preparing a first-ever, 20-year capital improvement plan
- Responding to two statewide droughts; and

WHEREAS, from 2020-2022, as both a member of the Vandenberg Village Rotary Club and a Director for Vandenberg Village Community Services District, Dan was one of a dozen members of a coalition that planned, funded, and beautified the Club House Road entrance to the Country Club by planting six oak trees, landscaping the area with native vegetation, and rehabilitating old, dilapidated entrance monuments.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Directors of Vandenberg Village Community Services District, that Daniel W. Redmon be commended and thanked on behalf of the 7,300 residents of Vandenberg Village for 14 years of dedicated and faithful service on the Board of Directors.

PASSED AND ADOPTED by the Board of Directors of the Vandenberg Village Community Services District this 6<sup>th</sup> day of December, 2022, upon motion by Director \_\_\_\_\_, seconded by Director \_\_\_\_\_, and as approved by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Christopher C. Brooks, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Joe Barget, Assistant Secretary  
to the Board of Directors




VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

AGENDA MEMORANDUM

TO: Board of Directors ITEM: 8.B

FROM: Finance/Budget Committee  
Directors Bumpass & Redmon

BY: Joe Barget, General Manager 

DATE: December 6, 2022

SUBJECT: Capital Improvement Plan

**Recommendation:** Approve the 20-year Capital Improvement Plan.

**Policy Implications:**

- California Government Code § 61110 requires the Board to adopt an annual (or biennial) budget before September 1 that conforms to generally accepted accounting and budgeting procedures for special districts.
- The Governmental Accounting Standards Board (GASB) is the independent, private-sector organization that establishes accounting and financial reporting standards for state and local governments that follow Generally Accepted Accounting Principles (GAAP).
- District Ordinance § 1.6.5 establishes a \$5,000 threshold for capital assets.
- A capital improvement plan is an important financial planning tool for developing annual budgets, establishing rates and charges, and maintaining or replacing utility infrastructure and other capital assets.

**Resource Impacts:**

- VVCSD is an enterprise special district with two enterprise funds: a Water Fund and a Wastewater Fund.

**Resource Impacts (continued):**

- The District does not have a general fund. It does not receive any property tax, special tax, assessment, or general fund revenue. Other than modest non-operating revenue, interest on investments, and an occasional grant, rates and charges are the only sources of revenue.
- Capital projects are funded from capital reserves. Capital reserve balances as of June 30, 2022:
  - Water Fund – **\$975,000**
  - Wastewater Fund – **\$6.1 million** (the Floradale Sewer Relocation Project will reduce reserves by \$2.5 million)
- Estimated funds required to accomplish this capital improvement plan:

<b>Fund</b>	<b>First 10 Years</b>	<b>All 20 Years</b>
Water	\$7.0 million	\$14.4 million
Wastewater	\$2.4 million	\$34.8 million
Total	\$9.4 million	\$49.2 million

**Alternatives Considered:** A 5-year, 10-year, or 15-year plan.

**Discussion:** The Capital Improvement Plan consists of three Excel spreadsheets: *Water*, *Wastewater*, and *Combined*. Costs for projects listed in the Combined section are allocated 50% Water and 50% Wastewater.

General Manager Barget developed and presented the initial plan to the Board at the October 4 meeting. The Water/Wastewater Committee (Directors Brooks and Stassi) reviewed the plan on October 19 and recommended a few changes to the Board.

The Finance/Budget Committee (Directors Bumpass and Redmon) reviewed it with managers on November 15 and recommends three changes:

1. Add a Clean Energy line item in the Combined section, with \$50K in FY 27-28 and \$50K in FY 32-33.
2. Add \$75K in the Water section for FY 23-24 to modify the iron & manganese filter.

3. Divide the previous, single pavement project into two projects:
  - a. FY 25-26: Site 1, Site 3, and Access Road
  - b. FY 28-29: Site 5, District Office

The Clean Energy line item is a placeholder for electric vehicles, charging stations, solar power, backup battery, or similar projects that the District might be required or may want to undertake. The California legislature supports solar power and electric vehicles. Energy restrictions and requirements are taking shape that could affect District operations in the future.

Pureflow is scheduled to conduct its pilot study on the iron & manganese filter the week of January 9-13, 2023. Pureflow President Pat Kennedy and Operations & Maintenance Manager Garner are optimistic that filter operations can be modified to eliminate sodium bisulfite and reduce chlorine usage, but it would likely involve replacing the two large mixing tanks with a small contact tank and pump. The \$75K addition to the capital improvement plan is a soft number but it tees up a project for next year's capital budget.

The District has 191,216 square feet of asphalt concrete (AC) pavement. Pavement Engineering assessed each pavement and prepared a comprehensive "Pavement Assessment Report" dated April 2020, which included recommendations and estimates for maintenance and rehabilitation. The previous version of the Capital Improvement Plan reflected one big **\$2.0 million** pavement project in FY 25-26. The Finance/ Budget Committee recommends dividing the effort into two projects:

1. Site 1, Site 3, and Access Road (FY 25-26): *Oldest, worst condition, most important for operations.* All three areas were paved in the 1960s. Southern Pacific Milling Company placed a 1½-inch overlay on the access road in 1991. These pavements have deteriorated beyond repair and now require pulverizing and resurfacing.
2. Site 5, District Office (FY 28-29): *Newer, better maintained, good condition.* District Office pavement was sealed in 2018 in conjunction with the new office remodel project. Site 5 pavement was sealed in 2021 following the tank rehabilitation project. Both locations should only require crack fill, seal coat, and digouts.

Some area calculations and cost estimates in the “Pavement Assessment Report” for Site 1, Site 3, and the access road rehabilitation appear to be too high. Operations & Maintenance Manager Garner informally reached out to local paving contractors who provided significantly lower estimates. Total pavement costs were revised downward to **\$800K** (in FY 25-26) and **\$94K** (in FY 28-29). If the Board supports the concept of two projects, staff will approach Pavement Engineering about revisiting cost estimates, updating their report, and project design.

There are three types of capital projects: replacement, improvement, and outlay. This plan mostly consists of replacement projects. A solid blueprint for major facility and equipment needs over the next 20 years. It will be useful in developing annual capital budgets for the Water and Wastewater enterprise funds.

**Attachments:**

1. 20-Year Capital Improvement Plan (Water)
2. 20-Year Capital Improvement Plan (Wastewater)
3. 20-Year Capital Improvement Plan (Combined)

## 20-Year Capital Improvement Plan (WATER)

Vandenberg Village CSD

Description	Fiscal Year																			
	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<b>Wells</b>																				
1B (100 hp)	\$28K	-	-	-	-	-	\$89K	-	-	-	-	-	\$44K	-	-	-	-	-	\$143K	-
3A (150 hp)	-	-	-	-	\$83K	-	-	-	-	-	\$41K	-	-	-	-	-	\$132K	-	-	-
3B (100 hp)	-	-	\$30K	-	-	-	-	-	\$97K	-	-	-	-	-	\$47K	-	-	-	-	-
Replacement Wells	-	-	-	-	\$3,042K	-	-	-	-	-	-	-	\$4,163K	-	-	-	-	-	-	-
<b>Iron &amp; Manganese Filter</b>																				
Inspect	-	-	\$6K	-	-	-	-	-	-	-	-	-	\$11K	-	-	-	-	-	-	-
Replace Media	-	-	-	\$75K	-	-	-	-	-	-	-	-	-	\$112K	-	-	-	-	-	-
Filter Pump (25 hp)	-	-	\$10K	-	-	-	-	-	-	\$14K	-	-	-	-	-	-	\$18K	-	-	-
Modify Filter	\$75K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Booster Station 1 Pumps</b>																				
1 (75 hp)	-	\$10K	-	-	-	-	-	-	\$14K	-	-	-	-	-	-	\$18K	-	-	-	-
2 (75 hp)	-	\$10K	-	-	-	-	-	-	\$14K	-	-	-	-	-	-	\$18K	-	-	-	-
3 (100 hp)	-	\$10K	-	-	-	-	-	-	\$14K	-	-	-	-	-	-	\$18K	-	-	-	-
<b>Booster Stations 4 &amp; 5</b>																				
Booster Station 4 (25 hp)	-	-	-	-	-	\$7K	-	-	-	-	-	-	\$9K	-	-	-	-	-	-	-
Booster Station 5 (25 hp)	\$6K	-	-	-	-	-	-	\$8K	-	-	-	-	-	\$10K	-	-	-	-	-	-
<b>Water Tanks</b>																				
Inspections	-	\$16K	-	-	\$18K	-	-	\$20K	-	-	\$23K	-	-	\$26K	-	-	\$29K	-	-	-
Tank 1 (300,000 gal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tank 3 (500,000 gal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tank 5A (1,000,000 gal)	-	-	-	-	-	-	\$183K	-	-	-	-	-	-	-	-	-	-	-	-	-
Tank 5B (1,000,000 gal)	-	\$150K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other</b>																				
Valve Truck	-	-	-	-	-	-	-	-	-	-	\$455K	-	-	-	-	-	-	-	-	-
Generator	-	-	-	-	-	\$200K	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Meters (2,600 total)	-	-	-	-	-	-	-	-	-	\$750K	-	-	-	-	-	-	-	-	-	-
Hydrants (201 total)	-	\$125K	-	-	\$141K	-	-	\$159K	-	-	\$178K	-	-	\$201K	-	-	\$226K	-	-	-
Valves (518 total)	-	-	\$125K	-	-	\$141K	-	-	\$159K	-	-	\$178K	-	-	\$201K	-	-	\$226K	\$235K	\$244K
Air/Vac Valves (23 total)	-	-	-	-	-	-	-	-	-	-	-	-	\$25K	-	-	-	-	-	-	-
Lab Equipment	\$25K	-	-	-	-	-	-	-	-	-	\$38K	-	-	-	-	-	-	-	-	-
Pavement (Site 3)	-	-	\$240K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pavement (Site 5)	-	-	-	-	-	\$61K	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Combined (50%)</b>	-	\$25K	\$306K	-	\$136K	\$74K	\$31K	\$7K	\$131K	\$52K	\$77K	\$37K	\$47K	\$40K	-	\$72K	\$36K	\$10K	-	\$51K
<b>Total</b>	<b>\$134K</b>	<b>\$346K</b>	<b>\$717K</b>	<b>\$75K</b>	<b>\$3,420K</b>	<b>\$483K</b>	<b>\$303K</b>	<b>\$194K</b>	<b>\$429K</b>	<b>\$816K</b>	<b>\$812K</b>	<b>\$215K</b>	<b>\$4,299K</b>	<b>\$389K</b>	<b>\$248K</b>	<b>\$126K</b>	<b>\$441K</b>	<b>\$236K</b>	<b>\$378K</b>	<b>\$295K</b>

**Inflation: 4.00%**



## 20-Year Capital Improvement Plan (WASTEWATER)

Vandenberg Village CSD

Description	Fiscal Year																			
	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<b>LRWRP</b>	\$183K	\$71K	\$71K	\$17K	\$17K	\$64K	\$66K	\$69K	\$72K	\$75K	\$77K	\$81K	\$84K	\$87K	\$91K	\$94K	\$98K	\$102K	\$106K	\$30,000K
<b>Interceptor</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lift Stations</b>																				
1	-	-	-	-	-	-	-	-	-	-	\$139K	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	\$112K	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	\$112K	-	-	-	-	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-	-	\$112K	-	-	-	-	-	-	-	-	-	-	-
<b>Manholes (546 total)</b>	-	-	-	\$50K	-	-	-	-	\$61K	-	-	-	-	\$75K	-	-	-	-	-	-
<b>Sewer Mains (31 miles)</b>	-	-	-	\$200K	-	-	-	-	\$244K	-	-	-	-	\$297K	-	-	-	-	-	-
<b>Other</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sewer Jetter	-	-	-	-	-	-	-	-	-	-	-	\$114K	-	-	-	-	-	-	-	-
Camera Van	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$504K	-	-
Generator   LS #1	-	-	-	-	-	\$60K	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Generator   Portable	-	-	-	-	-	\$42K	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Combined (50%)</b>	-	\$25K	\$306K	-	\$136K	\$74K	\$31K	\$7K	\$131K	\$52K	\$77K	\$37K	\$47K	\$40K	-	\$72K	\$36K	\$10K	-	\$51K
<b>Total</b>	\$183K	\$96K	\$377K	\$267K	\$153K	\$240K	\$97K	\$76K	\$732K	\$127K	\$293K	\$232K	\$131K	\$611K	\$91K	\$166K	\$134K	\$616K	\$106K	\$30,051K





## 20-Year Capital Improvement Plan (COMBINED)

Vandenberg Village CSD

Description	Fiscal Year																			
	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<b>Vehicles</b>																				
Pickup Trucks F150 (3)	-	\$50K	-	-	-	\$59K	\$61K	-	\$66K	-	-	-	\$77K	\$80K	-	\$87K	-	-	-	\$101K
Pickup Truck F250	-	-	-	-	\$55K	-	-	-	-	-	-	\$73K	-	-	-	-	-	-	-	-
Dump Truck F-650	-	-	-	-	-	-	-	-	-	-	\$153K	-	-	-	-	-	-	-	-	-
Backhoe	-	-	-	-	\$166K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility Task Vehicle	-	-	-	-	-	-	-	-	\$28K	-	-	-	-	-	-	-	-	-	-	-
Sedan	-	-	\$41K	-	-	-	-	-	-	\$54K	-	-	-	-	-	-	\$71K	-	-	-
<b>Equipment</b>																				
SCADA System	-	-	-	-	-	-	-	-	\$168K	-	-	-	-	-	-	-	-	-	-	-
Copy Machine	-	-	\$11K	-	-	-	-	\$14K	-	-	-	-	\$17K	-	-	-	-	\$20K	-	-
Insertter/Folder	-	-	-	-	-	\$21K	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>District Office</b>																				
HVAC System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$57K	-	-	-	-
Roof	-	-	-	-	-	\$32K	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Pavement</b>																				
Site 1 & Access Road	-	-	\$560K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
District Office Parking Lot	-	-	-	-	-	\$36K	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Clean Energy</b>																				
	-	-	-	-	\$50K	-	-	-	-	\$50K	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	\$50K	\$612K	-	\$271K	\$148K	\$61K	\$14K	\$262K	\$104K	\$153K	\$73K	\$94K	\$80K	-	\$144K	\$71K	\$20K	-	\$101K



VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

AGENDA MEMORANDUM

TO: Board of Directors

ITEM: 8.C

FROM: Joe Barget, General Manager



DATE: December 6, 2022

SUBJECT: Municipal Service Review (MSR)

**Recommendations:**

- Discuss the attached draft MSR and review comments.
- Provide any guidance or direction to staff.

**Policy Implications:**

- California Government Code §§ 5600-57550 is known as the Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000. It establishes procedures for local government changes of organization, including city incorporations, annexations to a city or special district, and city and special district consolidations.
- California Government Code § 56301 explicitly states purposes of a Local Agency Formation Commission (LAFCO):
  1. Discouraging urban sprawl
  2. Preserving open-space and prime agricultural lands
  3. Encouraging the efficient provision of government services
  4. Encouraging the orderly formation and development of local agencies based upon local conditions and circumstances.
- California Government Code § 56425 requires county LAFCOs to review and update the sphere of influence for each city and special district every five years.

**Resource Impacts:** About 40 hours of management staff time so far.

**Alternatives Considered:** None

**Discussion:** In February 2022, Santa Barbara County LAFCO launched a program to update Spheres of Influence (SOIs) and Municipal Service Reviews (MSRs) for all cities and special districts that provide the following water-related services: *water, wastewater, recycled water, and stormwater.*

An MSR is a comprehensive study designed to better inform LAFCO, local agencies, and the community about the provision of municipal services.

LAFCO prepared an administrative draft MSR on VVCSD for the District's review. My review comments on this thorough and detailed document are attached for the Board's information, consideration, and discussion.

The MSR is still a work in progress with opportunities for improvement and refinement. LAFCO Executive Officer Mike Prater intends to finalize the water MSRs and submit them to LAFCO for approval in late 2023.

VVCSD's boundaries and SOI are clear and straightforward. There are only two separate pieces of land within the SOI that have not been annexed into the district:

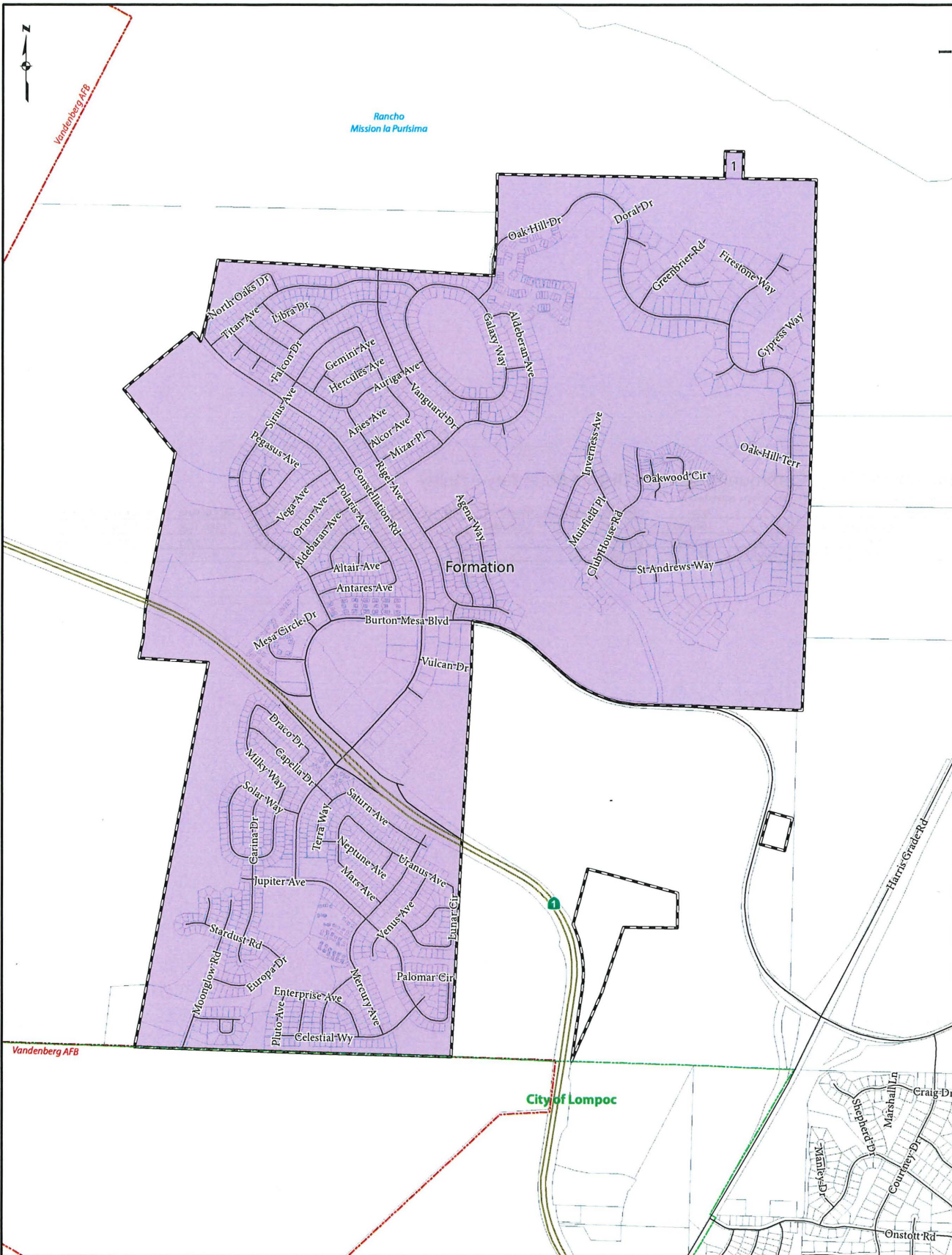
- Area containing historic easements for two well sites and access road
- Burton Mesa Training Center, Santa Barbara County Fire

**Excellent Reference:** "50 Years of LAFCOs | A Guide to LAFCOs"

<https://calafco.org/sites/default/files/resources/50%20Years%20of%20LAFCO%20-%20A%20Guide%20to%20LAFCOs.pdf>

**Attachments:**

1. VVCSD Map (showing SOI), dated 12/21/2016
2. Joe Barget email, dated 11/18/2022
3. Draft MSR (with JB Review Comments), dated 11/18/2022

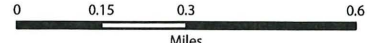


### Vandenberg Village Community Services District

Compiled by the Office of the County Surveyor in December of 2016.  
 Formed by LAFCO Res. 83-647, Inst.1983-0065012, Recorded 12/6/1983.  
 Last Action: 1, Reservoir Site 5, 1992-0019119, 3/20/1992.  
 Sphere-of-Influence: 4/7/2011. See boundary activity table at  
<http://www.countyofsb.org/pwd/pwsurveyor.aspx?id=23260>

NOTICE OF DISCLAIMER: This data is for reference only. Although every effort has been made to ensure the accuracy of information, errors and conditions originating from physical sources used to develop the database may be reflected in this data. Santa Barbara County shall not be liable for any errors, omissions, or damages that result from inappropriate use of this document. No level of accuracy is claimed for the boundary lines shown hereon and lines should not be used to obtain coordinate values, bearings or distances.

- Legend**
- Highways
  - Roads
  - Railroads
  - Parcels
  - Sections
  - Ranchos and Townships
  - City Boundaries
  - Vandenberg Air Force Base
  - Sphere of Influence
  - Formation
  - Annexation
  - Detachment



### Vandenberg Village Community Services District Boundary Activity

See map at <http://www.countyofsb.org/pwd/pwsurveyor.aspx?id=23260>

InternalNo	Title	Type	Effective	County_Res	County_DT	Dist_Res	Dist_Date	LAFCO_No	LAFCO_Res	LAFCO_Date	Instrument	Recorded
0	Vandenberg Village CSD Formation	Formation	12/6/1983	83-503	11/28/1983			83-FD-1	83-647	6/30/1983	1983-0065012	12/6/1983
1	Reservoir Site 5	Annexation	3/6/1992			54	2/6/1992	89-R-3	91-816	3/7/1991	1992-0019119	3/20/1992
	Vandenberg Village CSD Sphere of Influence	SOI	4/7/2011							4/7/2011		

**From:** Joe Barget <[jbarget@vvcasd.org](mailto:jbarget@vvcasd.org)>  
**Sent:** Friday, November 18, 2022 4:00 PM  
**To:** lafco@sblafco.org <[lafco@sblafco.org](mailto:lafco@sblafco.org)>  
**Subject:** RE: Vandenberg Village CSD MSR Admin Draft

Review comments attached.

A very thorough document but perhaps a little too much (and unnecessary) detail in a couple of areas.

I'm grateful to you for including language about the district's water well situation: **three old wells within confined easements on a state-owned ecological reserve, and only one source of water.**

Securing land to drill the next generation of replacement wells and building up enough water reserves to pay for them is our biggest challenge.

I would appreciate another review of the document after revisions on your end.

Thank you,  
Joe

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**From:** lafco@sblafco.org <[lafco@sblafco.org](mailto:lafco@sblafco.org)>  
**Sent:** Monday, October 3, 2022 12:03 PM  
**To:** Joe Barget <[jbarget@vvcasd.org](mailto:jbarget@vvcasd.org)>  
**Subject:** Vandenberg Village CSD MSR Admin Draft

Hi Joe,

Please find attached your agency's Admin Draft MSR for your review and comment. The document has been set-up for Track Changes. The Jurisdictional Boundary Section will be completed once I have the data from the County Assessors Tax Roll (pending from County). The highlighted sections will require your extra review and attention.

If your agency uses a metric to convert equivalent dwelling units, please provide that conversion and update the applicable sections, otherwise any reference will be removed.

Any changes in Board/Council Members will reflect the November 2022 election results, as Public Review Release will not occur until 2023. All missing or corrected comments will be revised by this date.

I look forward to your review. Let me know if you have any other needs. We hope to have a completed document back to us by November 1, 2022 along with any additional requested documents/reports.

Mike Prater  
Executive Officer  
Santa Barbara LAFCO  
105 E. Anapamu Street, Santa Barbara, CA. 93101  
t. (805) 568-3391 f. (805) 568-2249  
[www.sblafco.org](http://www.sblafco.org)



JB Review 11-18-22

## Y. Vandenberg Village Community Services District

Administrative Office: 3745 Constellation, Lompoc, CA 93436  
 Phone: 805/733-2475  
 Fax: 805/733-2109  
 Email: [jbarget@vvcasd.org](mailto:jbarget@vvcasd.org)  
 Website: [www.vvcasd.org](http://www.vvcasd.org)  
 General Manager: Joe Barget  
 Operations & Maintenance Manager: Michael Garner  
 Administrative Services Manager: Cynthia Allen

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### SUMMARY

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The Vandenberg Village Community Services District (VVCSD) provides water ~~service~~ and wastewater ~~collection and transportation services~~ for the Vandenberg Village area to approximately 7,308 people throughout 5.25 square miles located in northern Santa Barbara County, on State Highway 1 between the City of Lompoc and the Vandenberg Space Force Base. The District contracts ~~operations with the city of Lompoc~~ for wastewater treatment ~~and collection and recycled water~~. Effluent collected by the District is treated at the ~~City of Lompoc's~~ ~~Regional~~ ~~Wastewater~~ ~~treatment~~ ~~Reclamation~~ ~~p~~Plant (LRWRP). The District's boundary is largely the same as its Sphere of Influence and there are no proposals for expansion. The District receives financial support at an annual rate of approximately \$637 per resident and maintains a fund balance to meet future needs. The District has financial procedures in place to ensure the preparation of timely agency audits.

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### BACKGROUND

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The Vandenberg Village Community Services District was formed in 1983. It was formed ~~for the purpose of providing to provide~~ water and wastewater services to the community of Vandenberg Village. Until 1978, wastewater treatment was provided locally. Since then, the Village's wastewater system has been connected to the ~~City of Lompoc's Regional Reclamation Plant~~ LRWRP for treatment and disposal.

The Vandenberg Village Community Services District overlaps the County of Santa Barbara Fire Protection District, Cachuma RCD, County Service Areas 4 (Open Space Maintenance) and 32 (Law Enforcement), North County Lighting District, Santa Ynez River WCD, Santa Barbara Mosquito and Vector Control District, Lompoc Health Care District, County Flood Control & Water Agency, and Lompoc Cemetery District.



The District estimated it serves a population of 7,308 people. The District anticipates a growth rate of approximately one (1) percent a year within its boundaries in the coming years. In 2021, it was estimated that the District serves ~~2,730~~ 2,659 parcels, and serves just under 2,600 water and wastewater connections.

Commented [JB1]: Per County Assessor Certified Tax Roll for Unincorporated Area Vandenberg Village, July 2021

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### OPERATIONS

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The Vandenberg Village Community Services District is composed of nine (9) staff members: a General Manager, Administrative Services Manager, Finance Administrator, Accounting Assistant and Board Secretary, Water Conservation Coordinator, and Operations Staff which include the Operations ~~and~~ Maintenance Manager, with three Utility ~~personnel~~ Service Persons. All utility service persons are ~~trained-ascertified~~ water treatment, water distribution, and wastewater collection system operators.

The District currently operates 3233 miles of water distribution system, three groundwater wells, one 500,000-gallon tank reservoir, one 300,000-gallon tank reservoir, two 1,000,000-gallon tank reservoirs, three booster stations, two pressure reducing stations, and a pressure filter treatment system. The District also operates three standby diesel generators to maintain normal operations during power outages.

The District also operates 2931 miles of wastewater collection system, with four pumping lift stations and 574 manholes. Until 1978, wastewater treatment was also provided locally. Since then, the Village's wastewater system has been connected to the City of Lompoc's Regional Reclamation Plant LRWRP for treatment and disposal. The District has contractual entitlement to 0.89 million gallons per day (MGD), ~~16.14~~ 16.18 percent, of Lompoc's 5.50 MGD plant capacity.

Commented [JB2]: Though lift stations pump wastewater, they usually aren't referred to as 'pumping' stations.

The District Board of Directors is composed of five members who are elected at-large to four-year terms. The Board meets the first Tuesday of every month at District Office conference room located at 3745 Constellation Road, Lompoc at 7:00 pm. The District maintains a website which includes a list of members of the Board of Directors, agendas of upcoming meetings, and minutes of past meetings.

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### OPPORTUNITIES & CHALLENGES

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~~The Some~~ Vandenberg Village residents ~~continue to seek to the opportunity for~~ expanding park facilities within the community. ~~Some residents researched having and have informally approached the CSD about maintaining a proposed, new park on a vacant parcel of County-owned land, provide park planning and maintenance of a new facility, with the potential for the District to activate a latent power.~~ Santa Barbara County already provides parks and recreation services within Vandenberg Village through CSA 4 and the District believes the County is best suited to continue providing these services. ~~VVCSD is in the water & sewer~~

~~business and~~ is not interested in activating ~~the~~ latent recreation and parks powers.

Vandenberg Village has always been dependent on a sole source of water: groundwater from the Lompoc Upland aquifer. Voters in the community rejected State Water in 1991.

Since 1959, when construction began in Vandenberg Village, two generations of wells (eight wells total) have been drilled to provide drinking water. The first generation of five wells failed and the second generation of three wells is now 35-45 years old. According to *Groundwater and Wells*, Third Edition: (1) a principal objective of good well design is a well that has a long life (25 years or more), and (2) engineers occasionally specify stainless steel casing for municipal wells to increase the life of a well. The first five wells were constructed with *mild steel* casings. The last three wells, which are still in service, were constructed with *stainless steel* casings. Stainless steel lasts longer than mild steel but it does not last forever. And, all well casings are vulnerable to earthquake destruction.

The District's three water wells and water treatment facilities are located within a patchwork of confined easements on former Union Oil Company of California (Unocal) land. Unocal gave 5,125 acres of land, including the parcel containing these easements, to the California State Lands Commission (SLC) in 1991. The SLC leased it to the California Department of Fish and Wildlife (CDFW) in 2000 via PRC Lease 8129, 49-year term, December 4, 1999, through December 3, 2048. The California Fish and Game Commission formally designated the land as ~~an ecological reserve~~, the Burton Mesa Ecological Reserve (BMER), in 2004.

In 2009, VVCSD started searching to acquire or lease additional land in the same vicinity—and within the same, relatively narrow, water-bearing zone of Careaga Sand in the aquifer—to eventually replace its three aging wells. The District submitted an Application to Lease State Lands to the SLC on July 22, 2015. The application reflected four possible locations: Proposed Project Well Site A and Alternative Well Sites B, C, and D. A fifth location, Alternative Well Site E (0.684 acres), was conceived following the discovery of high levels of arsenic in groundwater at a test well drilled in 2017 at Alternative Well Site D (old county fire station) in 2017.

Alternative Well Site E is less than an acre and smaller than a football field. It is contiguous to an existing 40-foot road and pipeline easement and it is the closest alternative to underground water transmission mains and overhead electrical transmission lines. Most well-drilling equipment and operations could occur within the 40-foot easement resulting in little, ~~if any~~, impact to the BMER. There will not be any chain-link fencing, just one small, stand-alone metal enclosure to protect and secure each well.

Applied Earthworks, Inc., Lompoc, CA, has completed a cultural resources study and Native American consultation. Althouse and Meade, Inc., Paso Robles, CA, is wrapping up field surveys and expects to complete a biological assessment in 2022.

At their March 2, 2021, meeting, the VVCSD Board of Directors found the project to lease Alternate Well Site E was categorically exempt from the California Environmental Quality Act (CEQA) because it involves the replacement or reconstruction of existing utility facilities (groundwater wells) involving negligible or no expansion of capacity.

Upon completion of the biological assessment, VVCSD intends to amend its application to SLC to specifically request a long-term lease for Alternate Well Site E.

No actual well-drilling will proceed until the failure, or eminent failure, of an existing well.

At least three active groundwater wells are required to meet the needs of the community. Securing additional land and planning for the next generation of replacement wells is a high priority for the District.

LAFCO of Santa Barbara County encourages the District and ~~the nearby~~ Mission Hills ~~CSD~~ ~~District~~ ~~Community Services District (MHCS D)~~ to consider options for sharing an emergency intertie for water services. ~~Generally, b~~Both Districts rely on groundwater to meet demand needs. The Districts should consider only the ability to meet existing demand needs and not increase the amount of water currently being supplied to existing customers or to provide water to areas currently not serviced by the Districts. This type of intertie would not be subject to Government Code Section 56133 regarding water service agreements outside a public agency's jurisdictional boundaries. Section 56133(e) exemptions may also qualify, but LAFCO would need to evaluate and determine applicability.

### Governance Structure Options

The opportunities for new governance structures in Vandenberg Village ~~CSD (VVCSD)~~ are ~~small~~ limited. The District is ~~largely~~ surrounded on three sides by the protected Burton Mesa Ecological Reserve (owned by the State of California and leased to the Department of Fish and Wildlife) and adjacent to Vandenberg Space Force Base and the city of Lompoc on the fourth side. For these reasons, it is unlikely that VVCSD will annex additional land in the near future. ~~The Community Services Districts of Mission Hills and City of Lompoc are the nearest communities along the southern and southeast border of the District. The Santa Ynez River, located to the north and eastern edge of Lompoc, has a floodplain which restricts development outside of the City's northern and eastern boundary, also encompassing Mission Hills CSD and VVCSD.~~

### Regional Collaboration

The District is part of the California Water/Wastewater Agency Response Network (CalWARN) which is a mutual aid agreement between California water and wastewater agencies to provide personnel, equipment, and facility assistance in an emergency.

The District has lease agreements with the State Lands Commission (SLC) ~~for parcels and historic easements~~ within the Burton Mesa Ecological Reserve ~~for used for~~ water treatment, storage, and distribution facilities.

The District is a member of Association of California Water Agencies/Joint Powers Insurance Authority (ACWA/JPIA) which provides insurance coverage for member public agencies pursuant to the provisions of California Government Code Section 990, 990.4, 990.8 and 6500 et. Seq.

The District entered into a memorandum of agreement (MOA) with Santa Ynez River Water Conservation District, City of Lompoc, and ~~Mission Hills Community Services District~~ MHCSD for implementing the Sustainable Groundwater Management Act (SGMA) in the Western Management Area of the Santa Ynez River Valley Groundwater Basin and the development of the Groundwater Sustainability Plans (GSPs) for the Basin.

Commented [JB3]: Three (separate) plans cover the basin: east, central, and west.

Santa Barbara County Water Agency established in partnership with eighteen local water purveyors the Regional Water Efficiency Program (RWEF). Through the RWEF collaborative water conservation partnership, ~~among~~ purveyors, co-funds projects and programs, acts as a clearinghouse for information on water use efficiency, manages specific projects and programs, and monitors local, state and national legislation related to efficient water use. Some local water purveyors are required to implement certain Best Management Practices (BMPs) identified by the U.S. Bureau of Reclamation (USBR). The list of the 18 water purveyors include: City of Buellton, Carpinteria Valley Water District, Cuyama Community Services District, Goleta Water District, ~~Golden State Water Company, in Orcutt,~~ City of Guadalupe, La Cumbre Mutual Water Company, City of Lompoc, Los Alamos Community Services District, Mission Hills Community Services District, Montecito Water District, City of Santa Barbara, City of Santa Maria, Santa Ynez River Water Conservation District ID #1, City of Solvang, Vandenberg Space Force Base, Vandenberg Village Community Services District.

Commented [JB4]: One agency, not two.

The District participates in the Integrated Regional Water Management Plan (IRWMP) process. The intent of the Integrated Regional Water Management Program in Santa Barbara County is to promote and practice integrated regional water management strategies to ensure sustainable water uses, reliable water supplies, better water quality, environmental stewardship, efficient urban development, protection of agricultural and watershed awareness.

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#### SPHERE OF INFLUENCE & BOUNDARIES

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The Sphere of Influence for the Vandenberg Village Community Services District's boundaries are largely coterminous with the exception of a small parcel that houses the County Fire District Burton Mesa Training Center and a portion of a large parcel 097-371-049 owned by the State of

California that contains ~~a water tank~~ ~~two well sites, both maintained~~ Water service to the Burton Mesa Training Center is provided through an as-part-of out-of-area-service agreement by the District. These two areas totaling approximately 20-acres are currently the District's Sphere of Influence beyond the boundary it serves. A map of the District's Sphere of Influence and boundaries can be seen at the beginning of this profile.

The District continues to work with the State Lands Commission and California Department of Fish and Wildlife on obtaining additional land to drill replacement wells in the future within this territory. The District drilled a test well on the old County Fire Station 51 property in May 2017. Water quantity there was excellent but it exceeded the maximum contaminant level for arsenic. Preliminary investigations into options for arsenic removal revealed extraordinarily high capital and operating costs. The District is continuing to pursue new well locations within this SOI area as described in Opportunities and Challenges Section above.

## BOUNDARIES

### Jurisdictional Boundary

Vandenberg Village CSD's existing boundary spans approximately 5.25 square miles in size and covers 1,502 acres (parcels and public rights-of-ways) of contiguous areas. ~~All 100%~~ of the jurisdictional service boundary is unincorporated and under the land use authority of the County of Santa Barbara. The District serves ~~two~~ one areas outside of its jurisdictional service area under an out-of-agency-service agreements. Overall, there are 5,710 registered voters within the jurisdictional boundary.

Vandenberg Village CSD jurisdictional boundary spans 5.25 square miles with 100% being unincorporated and under the land use authority of the County of Santa Barbara.

Commented [JB5]: All and 100%? Redundant.

Commented [JB6]: Figure looks a high. County elections printout dated 9/28/22, shows 4,995.

Vandenberg Village Community Services   Boundary Breakdown By Service Area				
Service Area	Total Assessor Parcel Acres	% of Total Assessor Parcel Acres	Total Assessor Parcels	Number of Registered Voters
Vandenberg Village CSD	1,502	99.0%	5,105	5,710
097-371-013 Fire Training Center	4	0.003%	1	0
097-371-049 <del>Water Tank</del> <u>Well Sites</u> portion	15.5	0.01%	1	0
Totals	1,521.5	100.0%	7,787	5,710

Commented [JB7]: ?

Vandenberg Village Community Services   Boundary Breakdown By Land Use Authority				
Land Use Authority	Total Assessor Parcel Acres	% of Total Assessor Parcel Acres	Total Assessor Parcels	Number of Registered Voters

County of Santa Barbara	1,521.5	100.0%	2,682	5,710
Totals	1,521.5	100.0%	7,787	5,710

Commented [JB8]: ?

Total assessed value (land and structure) is set at \$7.0 billion as of April 2022, and translates to a per acre value ratio of \$292,229. The former amount further represents a per capita value of \$388,737 based on the estimated service population of 7,308. Vandenberg Village CSD receives \$5 million dollars in annual charges for service in revenue generated within its jurisdictional boundary.

The jurisdictional boundary is currently divided into 2,730 legal parcels and spans 1,502 acres. The remaining jurisdictional acreage consists of public right-of-ways. Approximately 70% of the parcel acreage is under private ownership with 80% having already been developed and/or improved to date, albeit not necessarily at the highest density as allowed under zoning. The remainder of private acreage is entirely undeveloped and consists of 265 vacant parcels that collectively total 908 acres.

Close to three-fourths of the jurisdictional boundary is under private ownership, and of this amount approximately one-half has been developed.

Commented [JB9]: 2,659?

Commented [JB10]: This figure looks really high. Source?

### Vandenberg Village Community Services District Formation, Revenues, Attributes, Types of Service, and Resources

District Formation and Duties	
Formation Date	1983
Legal Authority	Community Services District Act, Government Code, section 61000 et seq.
Board of Directors	Five Directors elected to four-year terms through at-large elections.
Agency Duties	Retail water treatment and distribution, along with collection of wastewater and transports to Lompoc plant collection and treatment.

Commented [JB11]: VVCSD is responsible for wastewater treatment. We just contract with Lompoc to do it.

## POPULATION AND GROWTH

### Population

The U.S. 2020 Census Bureau estimated the 2020 population of resident population of Vandenberg Village CSD to be 7,945 was 7,308. Santa Barbara County Association of Governments prepared a Regional Growth Forecast for 2010-2040 in 2012. The Forecast for 2050 completed in 2019 was for the Cities while the 2012 report included unincorporated communities by sub regions. That report used a conservative trend-base allocation methodology estimating the Lompoc unincorporated population to be 15,652 by 2020. This includes the communities of Vandenberg Village, Mission Hills, and Mesa Oaks. The projected population of Vandenberg

Commented [JB12]: 2020 Census was 7,308



Village CSD at buildout is approximately 8,000 **persons**. Vandenberg Village CSD's current population is estimated at **7,308 persons**. Between 2010 and 2020, the population of Vandenberg Village CSD increased by 811 **people** (11 percent or slightly more than 1.1 percent per year). However, since 2000, the City of Lompoc's estimated population has increased by 3,341 **persons** or 7%. In contrast, the County's population increased by 11.6 percent between 2000 and 2020.

**Commented [JB13]:** From AP Stylebook ... "The word people is preferred to persons in all plural uses." But don't think either word is necessary because of the population context.

**Commented [JB14]:** No growth since 2020

Demographics for the District are based on an age characteristics report prepared by SBCAG in 2017 and American Community Survey. These statistics are cited herein, which identified the largest age group represented in Vandenberg Village as 18 to 64 group at 59.6 percent. Approximately 18 percent of the population was in the 65 or older years age group and 22.4 percent in the under the age of 18.

According to the 2020 U.S. Census, approximately 62.6 percent of the total population identified themselves as non-Hispanic white. The Hispanic population, which is the second largest ethnic group in Carpinteria, comprised 24.5 percent of the total population.

### Projected Growth and Development

The County of Santa Barbara General Plan and Lompoc Area Guidelines serves as the areas vision for long-term land use, development and growth, and provides the vision within Village Planning Area. The County's General Plan and Guidelines were adopted in 1999 and 2016, although the Housing Element is updated every 8 years in accordance with state regulations and spans the 2023-2031 planning period.

The current County of Santa Barbara Housing Element (2023-2031) identifies an estimated growth rate of 0.7 percent within the Village. The County's General Plan covers the Vandenberg Village and surrounding hills side areas. The following population projections within the District are based on the Department of Finance Table E4 estimate and SBCAG regional forecast.

Table Y-1. Population Growth and Projections (2010-2040)					
	2010	2015	2020	2035*	2040*
Vandenberg Village CSD	6,497	6,763	7,308	7,700	8,000
County	423,895	441,963	451,840	501,500	513,300

\* Assumes trend-based land use capacity within the Lompoc Unincorporated. SBCAG regional forecast model extrapolated for Vandenberg Village.  
\*\* DOF Table E4 projections.

### Disadvantaged Unincorporated Communities

Senate Bill (SB) 244 of 2011 requires LAFCO to identify and consider disadvantaged unincorporated communities (DUCs) when preparing MSRs and Sphere updates for Cities and Special Districts that provide sewer, water, or structural fire protection services. A DUC is defined by the Water Code as one in which the median annual household income (MHI) is less than 80 percent of the statewide average. Incorporated communities also are defined as disadvantaged when the MHI falls below 80 percent. In 2021, the statewide MHI was \$90,100, 80 percent of that is \$72,080. The MHI for Vandenberg Village was \$81,045 in 2022, which does not qualify the community as a disadvantaged community. In addition, review of the State DAC Mapping Tool and CalEnviroScreen 4.0 was used to verify disadvantaged status with other applications of the definition. CalEnviroScreen is a screening tool used to help identify communities disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution. The County prepared an update to its Integrated Regional Water Management Plan in 2019. This was in part for the purposes of grants for the Central Coast Funding Area for which a disadvantaged communities' assessment was conducted based on requirements for water and wastewater needs or deficiency within a service area. The Environmental Protection Agency (EPA) has developed an Environmental Justice Screening and Mapping Tool Version 2.0 (EJScreen) that provides nationally consistent data combining environmental and demographic data related to the protection of public health and the environment. This Mapping Tool was evaluated for indicators to assist in identifying a disadvantaged community. Lastly, EPA has also developed an EnviroAtlas Interactive Map Tool in collaboration with EJScreen that overlays geospatial data and other resources related to ecosystem services, their chemical and non-chemical stressors, and human health to better understand human health and well-being, since these are closely tied to the environment, which provides benefits such as clean water, clean air, and protection from natural hazards. In combination a stronger representation of underserved communities can be identified that may be a leading indicator to health and well-being or precursor to DUC. In all cases, the Vandenberg Village Community Services District's Sphere of Influence does not qualify under the definition of disadvantaged community for the present and probable need for public facilities and services nor are the areas contiguous to the Sphere of Influence qualify as a disadvantaged community.

Commented [JB15]: ?

Vandenberg Village Community Services District  
Formation, Revenues, Attributes, Types of Service, and Resources

Attributes	
District area (est. square miles): • Entire District	5.25
Population (2020 Census): • Entire District	7,308
Assessed Valuation (FY 21-22: District portion)	\$7,010,874,700
Number of Treatment Plants	1
Regular Financial Audits	Annual
Annual Revenue Per Capita, Entire District (FY 20-21)	\$637
Average Portion of County 1% Property Tax Received	N/A
Ending Total Fund Balance (June 2021)	\$2,903,339 W \$8,765,360 WW
Change in Total Fund Balance (from June 2016 to June 2021)	-4.4% W 29.1% WW
Total Fund Balance/Annual Revenue Total (FY 20-21)	65% W 31% WW

Source: District area estimated utilizing County of Santa Barbara GIS Data; Population estimated utilizing 2020 US Census Data; Assessed Valuation and Portion of County Property Tax Received are from County of Santa Barbara Auditor-Controller's Office; Fund Balance Information from District Audit; Other information from District.

## SERVICES

### Overview

Vandenberg Village Community Services District (VVCS D) provides water and wastewater services. The District is staffed by nine (9) full-time staff. The District currently operates 29 miles of water distribution system, three (3) groundwater wells, six (6) holding tanks that can hold a total of 3,300,000 gallons and a T-1, D-2, T-1 water treatment system. The District also operates

**Commented [JB16]:** Treatment classification usually mentioned first, then distribution classification. (Treatment comes before distribution.)

29 miles of wastewater collection system, with four (4) pumping lift station that transfers wastewater to Lompoc Regional Wastewater Reclamation Plant (LRWRP) where they own a 0.89 MGD capacity right.

## GROUNDWATER MANAGEMENT

The Santa Ynez River Water Conservation District ~~has~~ called for a downstream ~~89-18~~ water rights release under State Water Resources Control Board (SWRCB) Order 89-18 ~~to be made~~ from Lake Cachuma in summer 2021~~2~~. The release ~~was scheduled to start on Monday, August 2, 2021. It is anticipated to end on November 1, 2021~~ occurred August 8-October 5, 2022, for a total volume of 9,913 acre-feet, for a total release of about 5,800 acre-feet of water. The release will be from the Above Narrows Account (ANA) only. The planned end date and total amount released is subject to actual conditions experienced during the three-month time frame and is subject to change.

~~In consideration of the continuing extreme drought condition and future projections, the Below Narrows Account (BNA) water is being held back as a hedge against another potentially consecutive dry winter. There is a high probability of a combined ANA/BNA release next summer (2022), depending upon rainfall this coming winter.~~

This release has been coordinated with United States Bureau of Reclamation (USBR) Operations staff, Cachuma Operation & Maintenance Board (COMB) Fisheries Division, and Central Coast Water Authority (CCWA).

### Groundwater Sustainability Agency

~~In accordance with SGMA, the Santa Ynez River Groundwater Sustainability Agency (SYRGSAs) was formed in 2017. The 11-member Board of Directors includes representatives from the eight agencies that intersect the Basin which includes, the Santa Ynez River Water Conservation District (CMA; EMA; WMA), City of Solvang (EMA), City of Buellton (CMA), City of Lompoc (WMA), County of Santa Barbara (CMA; EMA; WMA), Mission Hills Community Services District (WMA), Santa Ynez River Water Conservation District Improvement District No. 1 (EMA), and Vandenberg Village Community Services District (WMA).~~

In accordance with SGMA, Groundwater Sustainability Agencies (GSAs) were formed for each of the three management areas within the Santa Ynez River Valley Groundwater Basin: Western Management Area (WMA), Central Management Area (CMA), and Eastern Management Area (EMA). VVCSD is a member of the WMA GSA.

### Groundwater Sustainability Plans

~~There are three Management Areas in the Santa Ynez River Groundwater Basin (Basin): the Western Management Area (WMA), Central Management Area (CMA), and Eastern Management Area (EMA). Each Management Area is governed by a Groundwater Sustainability~~

~~Agency (GSA) with input from a GSA Committee. These GSAs and Committees are working together to develop~~ Groundwater Sustainability Plans (GSPs) for the Basin which will be managed under a coordination agreement per ~~GSP regulations~~SGMA legislation. Santa Ynez River Water Conservation District has taken the lead for SGMA efforts in the Basin.

## Data Management

SGMA Law requires a Data Management System (DMS), a tool to organize and maintain data as part of GSP preparation and implementation. To achieve the goals identified by SGMA, the DMS will be a central source for groundwater data, specifically for the WMA, providing up-to-date technical information regarding basin conditions. Collecting and centralizing these data is a step towards meeting the goals of protecting water rights and ensuring local agencies continue to manage groundwater while minimizing state intervention. DMS implementation goals include improving data collection and storage and assisting in the understanding and future reporting about groundwater conditions in the WMA. The DMS contains information about the existing wells in the basin including groundwater level data, well construction information, well logs, geophysical data, pumping test data, water quality data, and pumping data. In addition, the DMS houses data related to land subsidence, surface water flows, and total water use in the WMA. The plan for the DMS is that a user's primary mode of interaction will be to open and interact with a web application (built on the Linux Apache MySQL PHP (LAMP) web stack), through a modern web browser. Several user levels and roles have been established with different access privileges, and some roles have limited administrative capacity. In addition to the database server, a map server is also being run on the system to provide access to certain kinds of complex geospatial data. A map server is an intermediary program that takes the source geographic information system (GIS) data and provides it on demand in a format that client interface programs can access. Currently, this map server is the QGIS server program and the MapProxy cache program. Additional user notification is provided through an email service, currently through the Postfix program. The DMS is currently located on a virtual private server (VPS) rented from a datacenter. The current VPS provider for the WMA DMS is Host Winds.

## WATER & WASTEWATER INFRASTRUCTURE AND PUBLIC FACILITIES

### Water Supply

The District's water comes from three wells which draw from the Lompoc Upland Aquifer. These wells are located at 702 and 704 Highway 1 about 1/4 mile west of the "Wye" intersection. During 2020, Well 1B produced 22%, Well 3A produced 43%, and Well 3B produced 35% of the water. The current water system can produce 1,800-2,000 gallons per minute (GPM). The capacity of the pressure filter system that removes iron and manganese is the limiting factor.

### Treatment System

The VVCSD tests ~~ed~~ all wells for drinking water contaminants and routinely monitors for constituents in accordance with Federal and State laws. No contaminants have been detected, which meets or exceeds all standards and no additional treatment requirements are necessary. The District treats the water with an iron/manganese filter and chlorine disinfection system. The water treatment plant maximum demand capacity is 2.2 MGD. Current average demand is -1.5 MGD. The SWRCB classifies the District as a ~~D-2~~, T-1, D2 water system.

### Distribution & Storage

The District owns and operates three water wells ~~with each providing roughly one-third of the total water demand. Primary use is Wells 1B and 3B, which produce the best water. District well 3A water is higher in hardness, total dissolved solids (TDS), and organics (organics increase chlorine demand) so this well is designated as a standby well.~~ The District has ~~six~~four welded steel tanks that can hold a total of 3,300,000 gallons. In 1999, the District constructed the newest one-million-gallon water tank.

~~Ebbert installed an 80,000-gallon tank at Site 1 in 1984. The District disconnected this tank in 1996 and it has been emptied since. It is not properly plumbed and would require some repairs and modifications before it could be put into use again. Site 2 has two old wells and a 500,000-gallon tank on site. Both wells failed and were converted into observation wells. The tank was constructed in 1961 as a source of water storage and water pressure during the early development of Vandenberg Village. The District took the tank out of service in 1984 and has since been using it only for additional storage (rotating the water in the tank every 30-45 days). The tank was recoated in 1992, when the last time any significant maintenance was performed at the site. Buildings, pumps, pipes, and other infrastructure throughout the site have aged and deteriorated into poor condition. Access to the site is a dirt road in poor condition. Since the subsequent construction of two 1 million-gallon tanks at Site 5, the need and benefit of the tank at Site 2 has diminished. There would be a one-time cost to remove the tank and infrastructure, but it would save the District substantial recurring operations and maintenance costs over the long term.~~

**Commented [JB17]:** Site 2 was decommissioned 2012-2016. Water tank removed and both wells destroyed.

### Collection System

The Sanitation system is comprised of approximately 29 miles of sewer collection system pipelines of varying sizes and ages, and four (4) lift stations. VVCSD sewer pipe diameters range from 4" through 15" and there are 514 manholes in the collection system. Nearly all of the manholes serving 12" and smaller sewer lines on the collection system are located in paved streets, on the centerline crown. This placement limits the potential for inflows from surface drainage since the storm water system is completely separate. The hilly nature of the entire Village area ensures rapid runoff with little potential for street flooding where manholes are located. For the 79 manholes not located in paved streets, the District undertook an extensive program in FY 98-99 and FY 99-00 to raise the off-site manholes by adding grade rings, where appropriate, and installing locking

manhole covers to prevent vandalism. These actions ensure better protection from inflow and preclude past problems of vandals throwing debris into manholes causing blockages and overflows at remote sites.

There are four lift stations in the collection system. Lift Station # 1 serves the largest area (and volume) currently receives wastewater flow from 305 homes and the Village Country Club. Two new developments will contribute additional wastewater to this lift station: Clubhouse Estates, (52 Single Family Equivalents); and Ebbert, (55 Single Family Equivalents). It was retrofitted and converted from a below-grade, dry-well station to an above grade pump system in 1997. The site has a dedicated standby diesel generator to operate in a manual mode in the event of commercial power outage. The generator is test-run on a monthly schedule and used to pump wastewater under loaded conditions to ensure readiness.

Lift Station # 2 serves a limited number of commercial accounts and has significant remaining capacity. Lift Station 2 is located near the northeast corner of the Days Inn Hotel property. This station has not been converted to above-grade configuration pending an increase in its use by more connections and/or further wear of its components which have much remaining useful life. The force main from this lift station was entirely replaced in 1996 with 6" PVC pipe. No dedicated standby generation is provided as the wet well has sufficient capacity to handle an extended power outage under current use conditions. Of the four lift stations in the District's wastewater system, it has the deepest wet well and it's the only one that still has underground pumps.

Lift Stations # 3 and # 4 were converted to above-grade stations in 1995. A portable trailer-mounted diesel generator, with quick-connect couplings, is dedicated for standby generation in the event of commercial power outage. The generator is test-run monthly at the shop storage location, and is field run at both lift stations under load once each year.

## Treatment System

The District owns a 0.89 MGD capacity right in the LRWRP. Current average demand is 0.45 MGD. Wastewater from the Vandenberg Village area is collected, treated, and disposed of by the VVCS. Since 1978, wastewater has been connected and treated at the City of Lompoc Regional Wastewater Reclamation Plant (LRWRP). This plant also serves the Vandenberg Air Force Base (VAFB) area. VVCS has a contractual entitlement to ~~16.14~~16.18 percent of the LRWRP capacity, which has a design flow of 5.5 million gallons per day (MGD) and a permitted flow of 5.0 MGD. The Lompoc Regional Wastewater Reclamation Plant was completed in November 2009. The average dry-weather flow design capacity of the upgraded facility is 5.5 mgd, with a peak dry-weather flow of 9.5 mgd. The peak wet-weather capacity is 15 mgd. The upgraded Lompoc Regional Wastewater Reclamation Plant achieves biological nutrient (nitrogen) removal by using oxidation ditches with denitrification and nitrification treatment.

### Disposal

Disposal is provided by the City of Lompoc. A portion of the final effluent is used for plant processes, including landscape irrigation for areas inside the facility. This occurs before the remainder of the plant flow is discharged to its surface receiving water, the Santa Ynez River, via San Miguelito Creek.

Types of Services	
Collection	X
Treatment	X
Disposal	X
Recycled	X
Other	-

Vandenberg Village Community Services District  
Formation, Revenues, Attributes, Types of Service, and Resources

Treatment Plant, Booster, & Lift Stations			
Address	Acquired/Built	Condition	Size
704 Highway 1, Treatment Plant <sup>1</sup>	1959	Excellent <sup>3</sup>	Well Site 1 (2.07 acres)
702 Highway 1, Raw Water Tank <sup>2</sup>	1965	Excellent <sup>3</sup>	Well Site 3 (0.866 acres)
BS #1 - 704 Highway 1	1975	Excellent	motor #1 - 75 hp-600 gpm motor #2 - 75 hp-600 gpm motor#3 - 100 hp-800 gpm
BS #4 - St. Andrews Way	1994	Excellent	BS #4 - 20 hp-500 gpm
BS #5 - Oak Hill Drive	1977	Excellent	BS #5 - 20 hp-500 gpm
PRS #1 - Constellation Road	2010	Excellent	N/A
PRS #2 - Mercury Avenue	2010	Excellent	N/A
LS #1 - off Club House Road	1961	Excellent	LS #1 - 155 gpm
LS #2 - behind Village Inn hotel	1968	Excellent	LS #2 - 180 gpm
LS #3 - St. Andrews Way	1977	Excellent	LS #3 - 100 gpm
LS #4 - Stanford Circle	1978	Excellent	LS #4 - 75 gpm

Notes: BS - Booster Station (water); PRS - Pressure Reducing Station (water); LS - Lift Station (sewer)

<sup>1</sup> Filtration and disinfection

<sup>2</sup> Aeration

<sup>3</sup> Excluding asphalt concrete pavement on access road and within sites which is in poor condition

Lift Station 1 currently receives wastewater flow from 357 homes in the Village Country Club area, golf course (The Mission Club), and one large undeveloped parcel: APN 097-371-041, 40.6 acres.

Penfield & Smith performed a capacity study in April 2005, which determined the existing pumps can handle the increased wastewater flow. However, the volume of the wet well needs to be



increased from 1,034 gallons to 3,556 gallons. This capacity increase would allow for a one-hour response time in the event of pump failure and would reduce cycling times for the pumps. Penfield & Smith also recommended further investigation into suspected infiltration in the wastewater line above and serving this lift station. These increases have been addressed by the District.

Lift Station 2 is located near the northeast corner of the recently renovated Village Inn Hotel property, 15 small commercial parcels, and one large, undeveloped 26.11-acre parcel: APN 097-371-075, zoned C-2 & DR-12. Of the four lift stations in the District's wastewater system, it has the deepest wet well and is the only one that still has underground pumps. Retrofitting the lift station with new, above-ground pumps would make them easier to maintain and eliminated the confined-space issue. The lift station would be considerably safer and easier to maintain.

**Commented [JB18]:** Lift Station 2 Replacement Project completed in 2022.

Lift Station 3 serves 46 single-family homes in the County Club area.

Lift Station 4 serves 24 condominiums in the Oak Hill Clusters #2 development located on Stanford Circle.

Connections		
	Water	Wastewater
Single-Family	2,443	2,447
Multi-Family	56	52
Commercial	69	34
Industrial	0	0
Agricultural	0	0
Other (Irrigation)	13	0
Other (School)	4	4

The residential single-family connections are equivalent to 865.1 units on 804 parcels. Four commercial connections are equivalent to 16.1 single-family units.

Commented [JB19]: Where did those figures come from? No idea what this means.

Total Staffing		
	Personnel	Per 1,000 population
Full time Operators	64	0.82
Emergency Operators	30	0.41
Administrative Personnel	35	0.41
Other District Staff	0	n/a

Vandenberg Village Community Services District has a total of nine (9) full-time employees.

Staffing Experience/Tenure (average)		
	Years in Industry	Year w/ District
General Manager (1)	26	17
Operator Supervisor (1)	30	12.6
Operator I (1)	18	14.5
Operator II (2)	10	5.3
Administrative Services Manager (1)	29	29
Administrative Personnel (3)	46	46

### Water & Wastewater Capacity

Vandenberg Village Community Services has a permitted water treatment plant capacity of 2.2 MGD. The District owns a 0.89 ~~mgd~~MGD capacity right in the LRWRP.

The Vandenberg Village CSD service area's maximum daily capacity to convey water to the Treatment Facility for is 2.2 million gallons. Its wastewater capacity right is 0.89 million gallons per day.

### System Demands

Vandenberg Village Community Services service area's average annual water demand is 1.5 MGD, or 1,400 ~~afy~~AFY. ~~Annual~~ ~~w~~Wastewater ~~collection demand~~ generation is approximately ~~0.450.40~~ MGD. It also translates over the report period to an estimated 330 gallons per day of water for residential, 1,300 gpd for commercial, and 10,000 gpd irrigation users; ~~or~~and about 136 gpd of wastewater for each dwelling unit; ~~it also translates to~~and 576 gallons for every service connection.

The estimated average annual water demand is 1.5 mgd and wastewater flows generated during the report period among Vandenberg Village CSD users in the service area has been 0.45 million gallons per day.

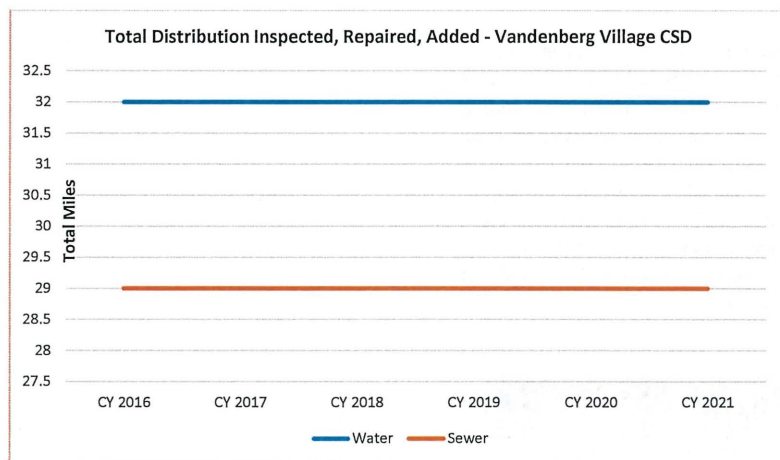
### Service Performance

Vandenberg Village Community Services service area's average annual water demand generated during the report period for subsequent treatment and distribution has been approximately 1,400 afyAFY. ~~Of this amount, it is estimated by LAFCO this represents 43% of permitted supplies.~~ Average annual wastewater collection demand generated for subsequent treatment and disposal at the Treatment Plant Facility has been approximately 0.450.40 million gallons a day. ~~Of this amount, it is estimated by LAFCO estimates~~ this represents 50% of permitted capacity. The District generally has adequate capacity for anticipated future needs.

LAFCO estimates Vandenberg Village CSD is presently operating at 68% capacity in water service and 50% capacity in wastewater within its LRWRP ownership rights. (This estimate includes service agreements outside of its service boundary.

**Commented [JB20]:** This doesn't make any sense. VVCS doesn't have any 'permitted supplies.' Rather, VVCS has an appropriate right to pump groundwater (from the Lompoc Upland aquifer).

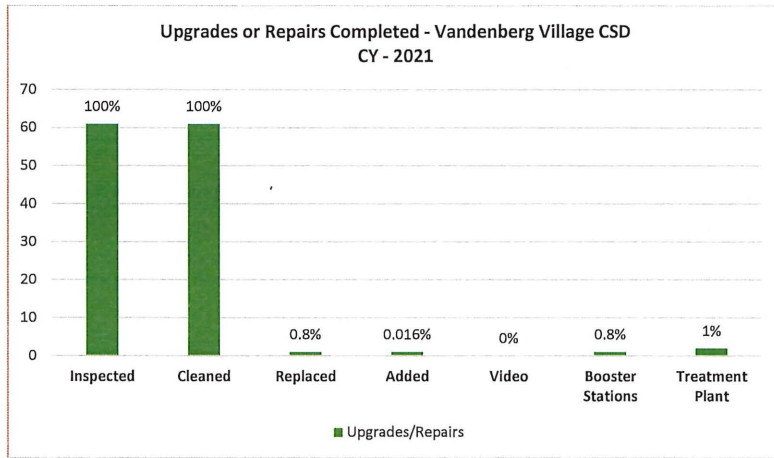
Vandenberg Village Community Services District  
Formation, Revenues, Attributes, Types of Service, and Resources



**Commented [JB21]:** Revise graph to show 33 miles Water, 31 miles Sewer

Source: VVCS Data.

Note: Information is for the entire District. Also, this table tabulates miles of lines cleaned, replaced, added, and videoed. Additional upgrades preformed regarding lift stations and treatment plant.



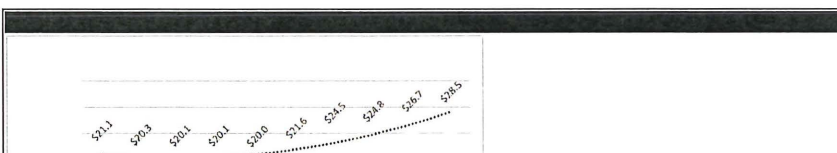
Commented [JB22]: What does vertical axis represent?

Source: VVCSD Data.  
Note: Information is for the entire District.

Annually, ~~each~~ water valves and fire hydrants are inspected and exercised. On a ~~quarterly, six-month, or annual~~, biennial, or triennial schedule all 29 miles of sewer mains are cleaned. In 2021 the District replaced 79 gate valves, 59 fire hydrants, contributed capital from Heritage II adding 2460 LF 6" water main, 2895 LF 6" sewer main, eight (8) each 6" gate valves, 32 water services, seven (7) fire hydrants, 61 sewer clean-outs, 15 manholes. A sewer camera and transit van were purchased in 2019. A program to video all sewer lines on a regular schedule is being developed. The booster stations replaced soft starters, rehabilitated motors and the water treatment plant upgraded system meters, rehabilitated filter pump, replaced soft starters, inspected and replaced well column pipe, and replaced chemical pumps. The District relined L/S #4 wet well and replaced L/S #4 Between 2017-2022, the District replaced all four of its lift stations.

The Vandenberg Village CSD provides water and wastewater collection and ~~transport~~ treatment services to its constituents directly and plans for them in various planning documents, including the Sewer System Management Plan, Capital Improvement Plan, and Strategic Plan ~~prepared in 2005~~. The County's Lompoc Valley Interpretive Guidelines, which were last updated in 1999, contains a Land Use and Resource Constraints.

VVCSD Snapshot: FY2022	
Planning Reports	Year Updated
Community Plan	1999
Joint Powers Agreement	1984
Sewer System Mgmt. Plan	<u>2016</u> <u>2022</u>
Strategic Plan	2005
Capital Improvement Plan	<u>annually</u> <u>2022</u>
Water Reliability Study	1994
Rate Study	N/A
Climate Plan	N/A



## FINANCES

The District prepares an annual budget and financial statement, which includes details for each of its government and capital project and replacement enterprise funds. The District maintains a separate capital reserve funds for replacement needs, meaning that charges for services are intended to pay for the future costs of providing such services.

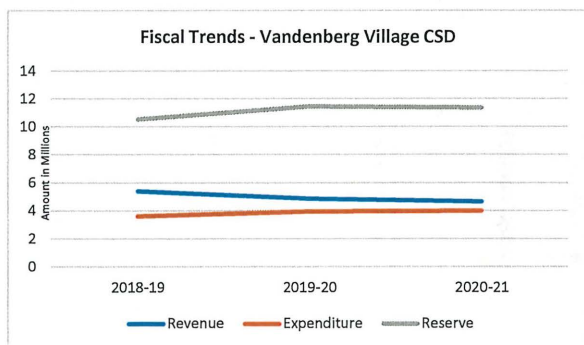
District Revenues				
	2019-2020		2020-2021	
	Amount	% of Total	Amount	% of Total
Charges for Services	\$4,648,489	95.6%	\$4,640,166	99.6%
Connection Fees & Contributions	\$0	0%	\$0	0%
Investment Earnings	\$205,305	4.2%	\$15,154	0.3%
Other Revenue	\$9,720	0.2%	\$2,993	0.1%
Revenue total	\$4,863,514	100.0%	\$4,658,313	100.0%

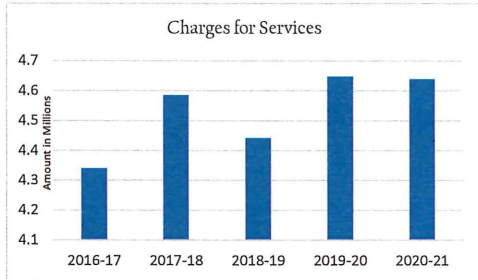
Source: Vandenberg Village Community Services, Financial Statements, June 30, 2020 and 2021, Statement of Revenues, Expenditures and Changes in Fund Balances – All Fund types.

## Fiscal Indicators

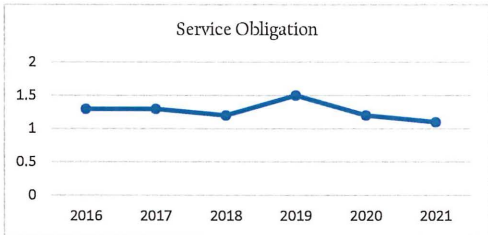
Select fiscal indicators are shown graphically below. Over the past three fiscal years, the District's expenditures have increased in comparison to its revenues. The increase in expenditures was primarily due to inflation. The District's reserve balances have sufficient funds to absorb relatively small revenue imbalances. The line graph below shows the current financial trend in millions. These indicators provide a measurement of the agency's financial condition over time. The District received \$8,631.40 Cares Act funding for the water portion. The and \$5,231.63 for wastewater portion application for \$5,079.25 is pending.

VANDENBERG VILLAGE COMMUNITY SERVICES





This indicator addresses the extent to which charges for service covered expenses. Charges for Services is the primary funding source for the District. Represented below a ratio of one or higher indicates that the service is self-supporting.



A Service Obligation ratio of one or more indicates if revenues were sufficient to pay for operations. It is calculated by operating revenues divided by operating expenditures.

Fiscal Year	Operating Revenues	Operating Expenditures	Ratio
2016	\$ 4,294,690	\$ 3,151,516	1.3
2017	\$ 4,848,829	\$ 3,629,267	1.3
2018	\$ 4,692,642	\$ 3,675,214	1.2
2019	\$ 5,396,972	\$ 3,605,967	1.5
2020	\$ 4,863,514	\$ 3,941,460	1.2
2021	\$ 4,658,313	\$ 3,984,671	1.1

### Post-Employment Liabilities

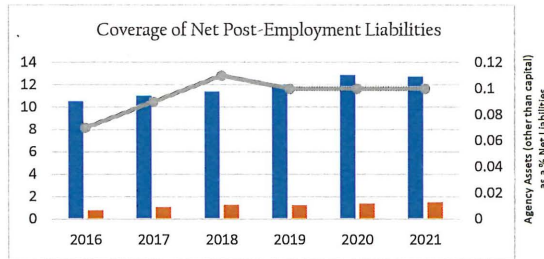
The two charts below identify the funding status and asset coverage of the pension and OPEB plans.

Pension	2018	2019	2020	2021	Trend
Funded ratio (plan assets as a % of plan liabilities)	73%	75%	75%	75%	➔
Net liability, pension (plan liabilities - plan assets)	\$ 1,268,715	\$ 1,238,381	\$ 1,368,316	\$ 1,502,320	

### Other Post-Employment Benefits (OPEB)

Funded ratio (plan assets as a % of plan liabilities)	2021 year of OPEB reporting	Ratio
Net liability, OPEB (plan liabilities - plan assets)		0%
		\$ 0

The net liability amounts are essentially unfunded liabilities of the agency. The figure below shows if the agency has enough assets (other than capital) to cover the liabilities. A declining trend indicates liabilities continuing to exceed agency assets.



	2016	2017	2018	2019	2020	2021
Agency Assets (other than capital)	\$10,529,883	\$11,001,015	\$11,399,515	\$12,014,607	\$12,855,734	\$12,741,046
Net Liabilities (pension & OPEB)	\$787,410	\$1,072,559	\$1,268,715	\$1,238,381	\$1,368,316	\$1,502,320

*Pension Obligations and Payments*

The District participates in the California Public Employees Retirement System (CalPERS) but does not participate in social security. District employees are in the CalPERS *Local Miscellaneous* group for which five different retirement formulas are available. The District currently contracts for the 2.7% @ 55 **Classic** benefit formula and 2% @ 62 PEPRA benefit formula. The District has an unfunded liability of \$1,703,329 (\$1,699,175 for Classic employees and \$4,154 for PEPRA employees).

*Deferred Compensation Plan*

The District offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all District employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. All amounts of compensation deferred, all property and the rights purchased, and all income, property, or rights are (until paid or made available to the employee or other beneficiary) held in trust for the exclusive benefit of the participants and their beneficiaries. As of June 30, 2021, **nine** all employees were participating in the plan.

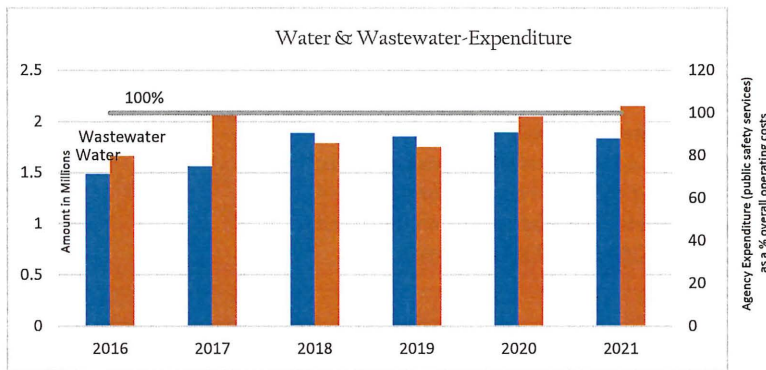
*OPEB Obligations and Payments*

The District does not offer OPEB benefits or obligations.

**Enterprise Funding**

The District budget includes water and wastewater services for each fund, with separate accounting for LRWRP **capital expenses**. **In FY 2020/2021, the District's actual budget expense was \$3,941,460 and decreased that to \$1,908,172 for FY 2021/2022.** The following chart shows a six-year trend. The graph below shows the current financial trend in millions. This indicator provides a measurement of the agency's expenditure over time.

Commented [JB23]: Doesn't make any sense.



### Asset Maintenance and Repair

The District’s budget includes capital investment focused on maintaining, repairing, rehabilitating, and replacing aging infrastructure in both the water distribution and wastewater collection systems.

~~Some o~~Old valves and hydrants in the water distribution system are being replaced every ~~few~~ years. In 2020, the District completed a ~~\$700,000~~ comprehensive ~~\$840,000~~ project to rehabilitate all four of its welded-steel water tanks.

The District continues to work with the State Lands Commission and California Department of Fish and Wildlife on obtaining additional land to drill replacement wells in the future. The District drilled a test well on the old County Fire Station 51 property in May 2017. Water quantity there was excellent, but it exceeded the maximum contaminant level for arsenic. Preliminary investigations into options for arsenic removal revealed extraordinarily high capital and operating costs.

### Capital Improvements

The District ~~has recently prepared~~ a ~~20-year~~ capital improvement plan (CIP), ~~capital replacement plan, and capital outlay plan adopted each year these projects include improvements and costs.~~

~~A 20-year capital improvement plan is underway. The 2021-2022 Vandenberg Village Program includes over \$2.4 million of maintenance and upgrades to the system, equipment, and buildings. Major improvements identified include Rehabilitate Tanks 1, 3, 5A & 5B (\$700,000), New Wells (\$350,000), and Camera Truck (\$300,000). A list of CIP projects for FY 21-22 and FY 22-23 are listed below.~~



Projects Budgeted or Estimated 2021 to 2022

- ▶ Rehabilitate Tanks 1, 3, 5A & 5B \$700,000
- ▶ Valve Operator and Truck \$220,000
- ▶ Site #1/Site #3 Roof Repair \$20,000
- ▶ Hydrant Replacement Project \$112,000
- ▶ Ford F-250 Pickup Truck \$47,000
- ▶ Oak Hill Condos Water Service Lines \$112,000
- ▶ Ford F-650 Diesel Dump Truck \$95,000
- ▶ Camera Truck \$300,000

Projects Budgeted or Estimated 2022 to 2023

- ▶ Geographic Information System (GIS) \$100,000
- ▶ Security Systems \$25,000
- ▶ Computer Network Server \$10,000
- ▶ Computer Workstations (2 each) \$2,500
- ▶ SCADA Computer \$10,000
- ▶ SCADA Upgrade \$102,000
- ▶ Soft Starter \$5,000
- ▶ L/S #2 Replacement \$135,000
- ▶ Sewer Main Replacement \$73,000
- ▶ Manhole Ring Replacement \$32,000
- ▶ Raise Two Offsite Manholes \$27,000
- ▶ Fence & Gate Repair Site #1/Site #3/Site #5 LS #1, Burton Mesa \$42,000

CHAPTER THREE: Y. VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

- ▶ Ford F-150 Pickup Truck \$45,500
- ▶ Confined Space Safety Equipment \$10,000
- ▶ New Wells \$350,000
- ▶ Meter Reading Radio and Mounts \$8,000

### Long-term Liabilities and Debts

The District is contractually obligated to pay its proportionate share of capital costs for 0.89 MGD capacity rights of the Lompoc Regional Wastewater Reclamation Plant (LRWRP). In 2007, the city of Lompoc received a State Revolving Fund loan to upgrade the plant. VVCSD's share of the loan is \$14,821,821. The balance, as of June 30, 2021, was \$5,478,897. The annual principal and interest payment is \$741,091. The final payment is due August 31, 2029.

### Opportunities for Shared Facilities

The District currently shares the LRWRP facility with the City of Lompoc. As a member of CalWARN, the District's mutual aid agreement between other water and wastewater agencies provide for personnel, equipment, and facility assistance in an emergency.

### Rate Structure

Water and Sewer rates for the District were last updated and adopted by the Board of Directors in January 2018. The capacity charges are based on a 2015 Ordinance that will undergo review and adjustment, per District policy.

#### Water Fees and Wastewater Fees (Effective August 2019 & January 4, 2018, for rates)

##### A. Connection Fees (represents share of capital costs)

Residential fees— ranges from \$8,792 per 3/4" meter and for Non-Residential, the range is \$8,792 per 3/4" meter to \$94,145 per 4" meter. Wastewater discharge ranges from \$6,069 per 3/4" meter to \$121,386 per 4" meter residential. Hotel/Motel \$8,792 water and \$6,069 wastewater plus \$500 per unit.

##### B. User Fee per Month

Base Rates\*

3/4"	\$18.69
1"	\$25.03
Apartment/Condo	\$20.79
1 1/2"	\$33.09
Apartment/Condo	\$28.85

2'		\$73.74
Apartment/Condo		\$49.56
Commercial/Ind		\$53.80
Fire Sprinkler		\$5.00
3'		\$209.79
Apartment/Condo		\$95.88
Commercial/Ind		\$100.12
Fire Sprinkler		\$7.50
4'	Commercial/Ind	\$125.98
Fire Sprinkler		\$10.00
6'	Commercial/Ind	\$223.40
Fire Sprinkler		\$15.00
8'	Commercial/Ind	\$311.29
Fire Sprinkler		\$20.00
10'	Commercial	\$386.15
Fire Sprinkler		\$25.00
Apartment/Condo surcharge		\$4.24
Volume Charge (per ccf) first 10		\$1.83
Volume Charge (per ccf) 11+		\$2.75

Minimum Irrigation rate per month \$230.58

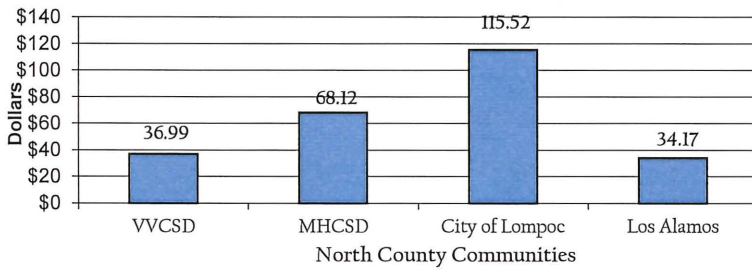
Wastewater Rates

Customer Class	Monthly Charge
Residential	\$45.55
Commercial/Ind	\$45.55
Disposal Rate	\$8.90
LRWRP	\$30.12
Commercial/Ind per ccf	\$4.15

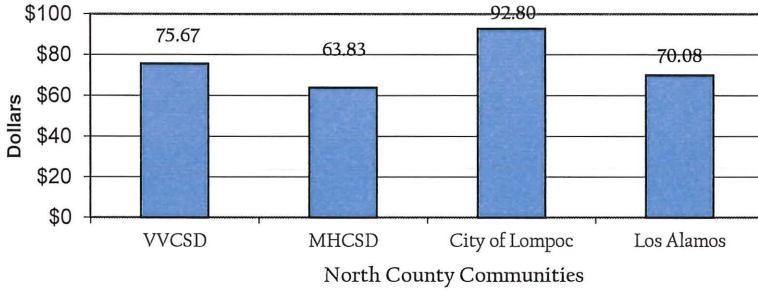
Figures Y-2 and Y-3 show a rate comparison for four North County Communities. The following charts show the comparison of one City and three CSDs. Overall, Vandenberg Village Community Services District water and sewer rates for residential customers are average than other for communities in the North County area. The charts are based upon a sample billing using "10

units” as a basis.

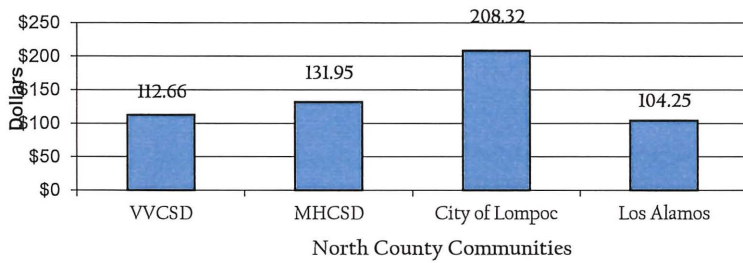
Bill Comparison - Monthly Residential Water - 10 Units  
1 unit = 100 Cubic Feet of Water



Bill Comparison - Monthly Residential Sewer - 10 units  
1 unit = 100 Cubic Feet of Water



Total Comparison - Monthly Residential Water & Sewer - 10 units  
1 unit = 100 Cubic Feet of Water



## ORGANIZATION

### Governance

Vandenberg Village Community Services District’s governance authority is established under the Community Services District Act (“principal act”) and codified under Government Code Sections 61000. This principal act empowers Vandenberg Village CSD to provide a moderate range of municipal services. A list comparing active and latent powers follows.

<p><b>Active Service Powers</b></p> <ul style="list-style-type: none"> <li>- Water</li> <li>- Wastewater</li> </ul>	<p><b>Latent Service Powers</b></p> <ul style="list-style-type: none"> <li>- <del>Fire Protection</del> <b>All others listed in Principal Act</b></li> <li>- <del>Parks and Rec</del></li> <li>- <del>Transportation</del></li> <li>- <b>All others listed in Principal Act</b></li> </ul>
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Governance of Vandenberg Village Community Services District is independently provided through its five-member Board of Directors that are elected at-large to staggered four-year terms. Vandenberg Village Community Services District holds meetings on the first Tuesday of the month. The meetings are held in the District Office located at 3745 Constellation Road, Lompoc, California at 7:00 p.m. **A current listing of Board of Directors along with respective backgrounds follows:**

Vandenberg Village Community Services   Current Governing Board Roster			
Member	Position	Background	Years on District
Christopher Brooks	President	Educator	17
Richard Gonzales	Vice President	Firefighter	1.5
<del>Daniel Redmon</del>	<del>Finance Officer</del>	<del>Business</del>	<del>43</del>
Robert Bumpass	Director	Federal Government	5
Ronald Stassi	Director	Public uUtility Mgmt.	1 mo.
<del>Steven Heuring</del>	<del>Director</del>	<del>Military (Air Force)</del>	<del>0</del>

### Website Transparency

The table, on the next page, is not an exhaustive inventory of website criteria required under current law. Rather, it identifies key components, required by the Government Code and/or recommended by the California Special Districts Association and other organizations, for websites to enhance transparency and accountability.

Government Code Sections 54954.2 and 54957.5 require agencies to post all agendas 72 hours in advance on their websites. Government Code Section 6253 requires that agencies post content

CHAPTER THREE: Y. VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

most requested by constituents and most often requested via Public Record Act requests. Because of the difficulty for LAFCO staff to verify this information, these criteria are not included in the website checklist. However, agencies should address these criteria to comply with current website requirements.

Vandenberg Village Community Services District Website Checklist website accessed 7/25/22 <a href="http://vvcisd.org">http://vvcisd.org</a>			
<i>Required</i>			
		Yes	No
Government Code §53087.8	Agency maintains a website with current contact information? (required for independent Special Districts by 1/1/2020)	X	
Government Code §6270.5	Agency has created an Enterprise System Catalog and posted it to website?	X	
Government Code §54954.2	Agency has current agenda posted to website homepage and is accessible through a prominent, direct link?	X	
Government Code §53908	Agency's website provides information on compensation of elected officials, officers and employees or has link to State Controller's Government Compensation website?		X
<i>The following criteria are recommended for agency websites by a number of governance associations and organizations.</i>			
		Yes	No
Description of services?		X	
Service area map?			X
Board meeting schedule?		X	
Budgets (past 3 years)?		X	
Audits (past 3 years)?		X	
List of elected officials and terms of office?		X	
List of key agency staff with contact information?		X	
Meeting agendas/minutes (last six months)?		X	
Notes: Vandenberg Village CSD is an independent board-governed District. Refer to <a href="http://vvcisd.org/">http://vvcisd.org/</a> for the required checklist items.			

### Survey Results

The table below includes a list of questions asked of area residents by LAFCO to assess if satisfactory water and wastewater services met their needs and/or identify any unmet needs. The questions identify key components recommended by LAFCO staff.

Vandenberg Village Community Services District Questionnaire  
Revenues, Types of Service, and Resources

Vandenberg Village Community Services   Responses by Response			
Questions	Satisfactory	Unsatisfactory	Undecided
1. Overall, are you satisfied with the level of water, wastewater, or stormwater services?	-	-	-
2. Overall, are adequate staffing and equipment provided with the level of water, wastewater, or stormwater service?	-	-	-
3. Do you feel an adequate level of funding is provided given the level of service?	-	-	-
4. Personnel arrived in a timely manner and were professional?	-	-	-
5. Personnel was knowledgeable, answer questions, and were informative?	-	-	-

No responses were provided by the public related to Vandenberg Village Community Services District at this time.

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VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

AGENDA MEMORANDUM

TO: Board of Directors

ITEM: 8.D

FROM: Joe Barget, General Manager



DATE: December 6, 2022

SUBJECT: Board Officers

**Recommendations:**

- Elect a President, Vice President, and Finance Officer.
- Discuss considerations and individual preferences for serving on committees and as representatives to external agencies next year.

**Policy Implications:**

- District Ordinance § 1.2.4 requires the Board to elect these three officers at the first meeting in December of each year.
- The duties of each officer are outlined in District Ordinance § 1.3.1.

**Resource Impacts:** None

**Alternatives Considered:** None

**Discussion:** The President is the top elected official in the District, directs the preparation of meeting agendas, approves them for publication, and presides over Board meetings.

The President has the authority to appoint committee members and representatives to external agencies, subject to confirmation by the Board. District Ordinance § 1.3 requires this to be accomplished at the first meeting in January.

The attached worksheet is provided as a reference for electing officers at tonight's meeting and for general discussion about committee membership and external agency representation next year. Appointments to committees and external agencies take place at the first meeting in January.

**Attachment:** Board of Directors

**Board of Directors**  
Vandenberg Village Community Services District

<b>Officers</b>	<b>2022</b>	<b>2023</b>
President	Brooks	
Vice President	Gonzales	
Finance Officer	Redmon	

<b>Committees</b>	<b>2022</b>	<b>2023</b>
Finance/Budget	Redmon*	
	Bumpass	
Legal/Personnel	Gonzales*	
	Bumpass	
Water/Wastewater	Brooks*	
	Stassi	
Groundwater Sustainability Agency (GSA)	Brooks (primary)	
	Stassi (alternate)	

\* *Committee chair*

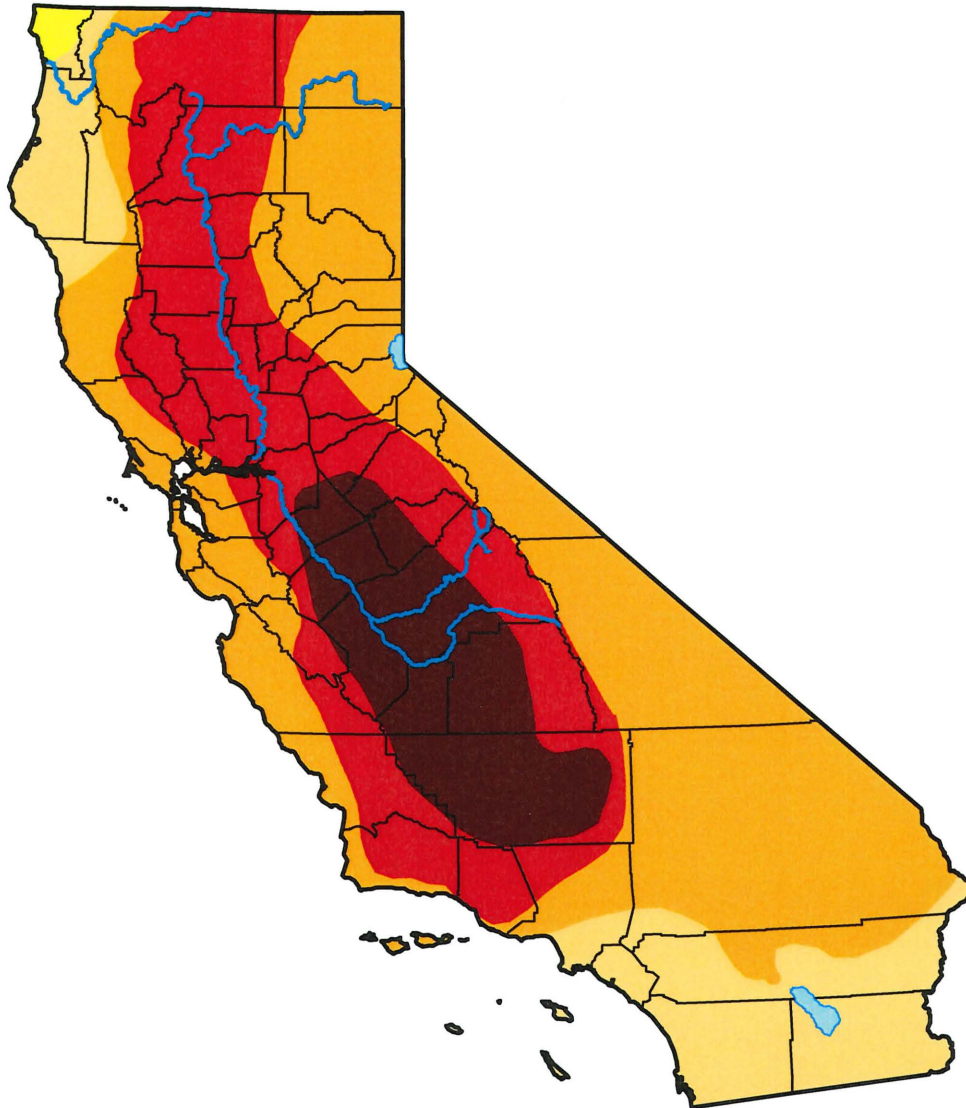
<b>Agencies</b>	<b>2022</b>	<b>2023</b>
Association of California Water Agencies (ACWA) / Joint Powers Insurance Authority (JPIA)	Brooks*	
	Redmon	
California Special Districts Association (CSDA) / Santa Barbara County Chapter	Gonzales*	
	Redmon	
Santa Ynez River Water Conservation District	Redmon*	
	Brooks	

\* *Primary agency representative*









# U.S. Drought Monitor California

**November 29, 2022**  
(Released Thursday, Dec. 1, 2022)  
Valid 7 a.m. EST



***Intensity:***

-  None
-  D0 Abnormally Dry
-  D1 Moderate Drought
-  D2 Severe Drought
-  D3 Extreme Drought
-  D4 Exceptional Drought

*The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>*

***Author:***

David Simeral  
Western Regional Climate Center







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## State Water Resources Control Board

### Division of Drinking Water

Sent via email: [jbarget@vvcasd.org](mailto:jbarget@vvcasd.org)

November 3, 2022

PWS No. CA4210017

JOSEPH BARGET  
GENERAL MANAGER  
VANDENBERG VILLAGE COMM. SERV. DIST.  
3745 Constellation Road  
LOMPOC, CA 93436

### **RESCISSION OF GENERAL ORDERS DW 2020-0003-DW AND DW 2021-0001-DDW FOR MONITORING PER- AND POLYFLUOROALKYL SUBSTANCES**

There is increasing statewide concern regarding the possible contamination of drinking water supplies by perfluoroalkyl and polyfluoroalkyl substances (PFAS). In response, the State Water Resources Control Board (State Water Board or board) initiated a comprehensive effort to investigate the nature and scope of the issue. As part of this effort, the State Water Board Division of Drinking Water issued Orders DW 2020-0003-DDW and DW-2021-0001-DDW, one of which required your system to test for PFAS in accordance with the terms of the specific order received.

The State Water Board Division of Drinking Water issued Order DW 2022-0001-DDW, which completely rescinded and replaced Orders DW 2020-0003-DDW and DW-2021-0001-DDW. Order DW 2022-0001-DDW may be found here: [https://www.waterboards.ca.gov/drinking\\_water/certlic/drinkingwater/pfas\\_ddw\\_general\\_order/](https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/pfas_ddw_general_order/). According to the terms of the newly issued Order DW 2022-0001-DDW, you are no longer required to test for PFAS. Public water systems that provide PFAS treatment (example, blending, granular activated carbon, ion exchange, or reverse osmosis treatment) should continue to monitor their source and treatment plant according to the requirements specified in your permit amendment. If you need further clarification on the monitoring requirements of your permitted treatment, please contact the local DDW district office.

The State Water Board appreciates the hard work of your water system in characterizing PFAS impact in California's drinking water. The information gathered from the testing you completed will assist the State Water Board in its mission to protect water resources and to

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E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

address risks to health caused by PFAS in drinking water. Lastly, we do encourage you to continue to test for these contaminants as new or expanded testing methods are developed.

If you have any questions regarding this matter, please contact me at [Jeff.Densmore@waterboards.ca.gov](mailto:Jeff.Densmore@waterboards.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Densmore", with a stylized flourish at the end.

Jeff Densmore, P.E.  
District Engineer  
Division of Drinking Water  
STATE WATER RESOURCES CONTROL BOARD

cc: Santa Barbara County Environmental Health