



OCCIDENTAL COMMUNITY SERVICES DISTRICT
P.O. Box 244 • Occidental, CA 95465 • 707.874.3800
Board President • Ray Lunardi • www.occidentalcsl.org



NOTICE & AGENDA OF THE Board of Directors Regular Meeting

May 13, 2025 • 6:00pm Meeting

THIS MEETING WILL BE HELD IN PERSON WITH THE OPTION OF ZOOM
PLEASE EMAIL ADMIN@OCCIDENTALCSD.ORG FOR A LINK TO JOIN

- I. **CALL TO ORDER**
- II. **PUBLIC COMMENT ON ITEMS NOT AGENDIZED**

During this time, the public may speak to the Board on any item not on the agenda of interest to the public within the subject matter jurisdiction of the Board. Pursuant to the Brown Act, the Board is not allowed to consider issues or take action on any item not listed on the agenda during this period. For action items listed on the agenda, the public will have an opportunity to comment prior to the Board's vote on such action items. Public comment is limited to three (3) minutes.
- III. **CONSENT CALENDAR**
 - a. Approval of Minutes
 - i. April 08, 2025, Regular Meeting
- IV. **FIRE**
 - a. Chief's Report
 - b. Correspondence (*Discussion Item*)
 - c. Hampton Fire Road Final Update (*Discussion Item*)
- V. **WATER**
 - a. Correspondence (*Discussion Item*)
 - b. Resolution OCD2025-01 (*Action Item*)
- VI. **COMMUNITY SERVICES**
 - a. Correspondence (*Discussion Item*)
 - b. FY 25/26 Preliminary Budget (*Action Item*)
 - c. Return to Traditional Brown Act Rules (*Action Items*)
- VII. **BOARD COMMENT**
- VIII. **ADJOURNMENT**

To request that an item be placed on the agenda within the subject matter of the jurisdiction of the Board, mail to PO Box 244, Occidental, CA 95465 or email the Board Clerk, Tiffanie Herring (admin@occidentalcsl.org) so that the request is received 10 days before the meeting which is usually held the second Tuesday of each month.



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BOARD OF DIRECTORS MEETING MINUTES

Tuesday, April 08, 2025, 6:00 p.m.

Occidental Fire Dept – 3800 Bohemian Hwy, Occidental

1. **CALL TO ORDER** – The regular meeting of the Board of Directors of the Occidental Community Services District was called to order by President Ray Lunardi at 6:00PM. Roll Call of Directors: Ray Lunardi, Richard Eichenholz, Chris Martin, and Tom Gonnella.
2. **PUBLIC COMMENT ON ITEMS NOT AGENDIZED** – None.
3. **CONSENT OF CALENDAR**
 - a. Minutes of March 11, 2025 – Motion to approve by Gino Gaffney and seconded by Tom Gonnella.
4. **FIRE**
 - a. Chief's Report – 33 calls for March.
 - b. Correspondence – none.
 - c. Hampton Road Fire Final Update – Project is not done. Final payment will be made upon completion.
5. **WATER**
 - a. Correspondence – water loss for March is 6.09%
6. **COMMUNITY SERVICES**
 - a. Correspondence – None.
7. **ADJOURNMENT** – Motion to approve by Tom Gonnella and motion passed unanimously at 6:23PM.

MINUTES READ, APPROVED & ACCEPTED

Respectfully submitted,

Ray Lunardi, Board President

RESOLUTION NO. OCD2025-01

RESOLUTION OF THE BOARD OF THE OCCIDENTAL COMMUNITY SERVICE DISTRICT ADOPTING AN ADDENDUM TO THE 2001 OCSD WATER PROJECT CONNECTION TO CAMP MEEKER SYSTEM INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR REVISIONS TO THE PROJECT

WHEREAS, the Occidental Community Services District (District) has constructed the physical improvements of the OCSD Water Project Connection to Camp Meeker System (the “Project”); and

WHEREAS, the District prepared an Initial Study on the possible environmental consequences of the proposed Project, completed March 12, 2001; and

WHEREAS, the Initial Study, in its final form, did not identify any significant effects on the environment which would result from the Project provided certain mitigation measures therein identified and listed were adopted and implemented; and

WHEREAS, the District, based on the Initial Study, determined that any potential environmental effects of the Project would be clearly mitigated by the identified mitigation measures to the point where no significant environmental effects would occur and, based upon this determination, prepared a Mitigated Negative Declaration (MND) that included a Mitigation Monitoring and Reporting Plan (“MMRP”) with respect to the environmental consequences of the subject Project; and

WHEREAS, the District filed a Notice of Determination with the Sonoma County Clerk and the State Clearinghouse on April 18, 2021; and

WHEREAS, a water right application (Application 31257) was filed with State Water Resources Control Board, Division of Water Rights (DWR) on December 13, 2001, consistent with the Project; and

WHEREAS, DWR issued Permit 21214 on April 18, 2008; and

WHEREAS, the District filed for an Extension of Time on December 29, 2021, with DWR to put additional water to beneficial use, consistent with Permit 21214; and

WHEREAS, the Extension of Time was not part of the original Project; and,

WHEREAS, the District prepared an Addendum, dated May 13, 2025, to assess the Extension of Time, consistent with Section 15164 of the Guidelines, and none of the conditions described in Sections 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR or negative declaration exist; and,

WHEREAS, the Addendum did not identify any new significant effects or revision of mitigation measures that would trigger recirculation as “substantial revisions” contained in Section 15073.5(b), and therefore, the Addendum did not require recirculation, pursuant to Section 15073.5(c)(4) of the Guidelines; and

WHEREAS, the District has reviewed and considered the environmental study, the findings and determinations, and the proposed MND dated May 12, 2002, and the associated Addendum dated May 13, 2025; and

WHEREAS, the District has before it all the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project and the Extension of Time.

NOW, THEREFORE, BE IT RESOLVED that the District determines, based upon the record as a whole, that the Project will not have a significant effect upon the environment if the mitigation measures listed in the MND and MMRP are implemented, and hereby adopts the Addendum for the Project.

Director Lunardi _____
Director Martin _____
Director Gonnella _____

Director Gaffney _____
Director Eichenholz _____

THIS RESOLUTION DULY PASSED this _____ day of _____, 2025.

AYES: _____ NOES: _____ ABSENT OR NOT VOTING: _____

WHEREUPON, the Board President declared the foregoing resolution adopted, and **SO ORDERED**.

/s/ _____
Ray Lunardi, President of the Board

Date: _____

/s/ _____
Tiffanie Herring, Clerk of the Board

Date: _____

Occidental - Fire
FY 25/26 Preliminary Budget

	Budget
Income	
40000 · Tax Revenue	
40002 · Prop Tax - CY Secured	375,000.00
40003 · Direct Charges - CY	375,000.00
40012 · SB2557 Prop Tax Admin	-4,200.00
40101 · Prop Taxes - CY Unsecured	10,500.00
40111 · Supplemental Prop Taxes - CY	9,000.00
40202 · Direct Charges - Prior Year	6,200.00
40211 · Prop Taxes - PY Unsecured	250.00
42291 · State Homeowners Prop Tax Rel	1,600.00
42293 · State - Other In-Lieu Tax	7.00
42295 · Measure H Tax Revenue	975,000.00
Total 40000 · Tax Revenue	1,748,357.00
44000 · Revenue - Use of Money & Prop	
44002 · Interest on Pooled Cash	2,500.00
Total 44000 · Revenue - Use of Money & Prop	2,500.00
45000 · Misc. Revenue	
46000 · Strike Team/Upstaffing Income	
	1.00
Total Income	1,750,858.00
Expense	
50000 · Salaries and Employee Benefits	
50702 · Permanent Positions	450,000.00
50703 · Stipend Pay	250,000.00
50705 · Volunteer Pay	35,000.00
50710 · Strike Team/Upstaffing	1.00
50715 · FICA - Retirement	10,000.00
50720 · Medicare	5,000.00
50725 · Health Insurance	75,000.00
50730 · Unemployment	5,000.00
50808 · Worker's Comp	35,000.00
Total 50000 · Salaries and Employee Benefi	865,001.00
51000 · Services and Supplies	
51042 · Insurance - Premiums	30,000.00
51061 · Maintenance - Equipment	100,000.00
51071 · Maintenance - Bldg & Improve	15,000.00
51202 · Election Services	2,500.00
51206 · Audit Services	4,500.00
51207 · Administrative Services	10,800.00
51211 · Legal Services	500.00

**Occidental - Fire
FY 25/26 Preliminary Budget**

	Budget
51221 · Office Expense	2,500.00
51225 · Training Services	5,000.00
51235 · Dispatch Services	6,500.00
51249 · Other Professional Services	10,000.00
51803 · Other Contract Services	8,400.00
51902 · Communications/Radios	15,000.00
51916 · County Service Charges	500.00
52021 · Clothing/Uniforms/Personnel	15,000.00
52031 · Food	1,500.00
52041 · Household Supplies Expense	7,500.00
52043 · Safety Supplies/Equipment	15,000.00
52061 · Fuel/Gas/Oil	20,000.00
52081 · Medical/Laboratory Supplies	12,000.00
52091 · Memberships/Certifications	8,000.00
52141 · Minor Equipment/Small Tools	20,000.00
52191 · Utilities Expense	35,000.00
Total 51000 · Services and Supplies	345,200.00
55000 · Appropriation for Contingencies	
55011 · Appropriation for Contingencies	
Total 55000 · Appropriation for Contingenci	540,657.00
Total Expense	1,750,858.00
Net Income	0.00

Occidental - Water
FY 25/26 Preliminary Budget

	Budget
Income	
45313 · Sale - Water	
45000 · Charges for Services	115,000.00
Total 45313 · Sale - Water	115,000.00
Total Income	115,000.00
Expense	
51000 · Services and Supplies	
51042 · Insurance - Premiums	5,000.00
51077 · Maint - Infrastructure	6,000.00
51206 · Audit Services	3,000.00
51207 · Administrative Services	7,200.00
51211 · Legal Services	5,000.00
51244 · Permits/License/Fees	4,000.00
51803 · Other Contract Services	50,000.00
51916 · County Service Charges	2,500.00
52091 · Memberships/Certifications	2,500.00
52101 · Other Supplies	500.00
52111 · Office Supplies	500.00
52117 · Mail and Postage Supplies	500.00
52191 · Utilities Expense	15,000.00
Total 51000 · Services and Supplies	101,700.00
55000 · Appropriation for Contingencies	
55011 · Appropriation for Contingencies	13,300.00
Total 55000 · Appropriation for Contingenci	13,300.00
60400 · Bank Service Charges	0.00
Total Expense	115,000.00
Net Income	0.00

Occidental - Community
FY 25/26 Preliminary Budget

	Budget
Income	
40000 · Tax Revenue	
40002 · Prop Tax - CY Secured	40,000.00
40012 · SB2557 Prop Tax Admin	-450.00
40111 · Supplemental Prop Taxes - CY	1,152.00
42111 · State - Other In-Lieu Tax	1.00
42291 · State Homeowners Prop Tax Relf	150.00
Total 40000 · Tax Revenue	40,853.00
44000 · Revenue - Use of Money & Prop	
44002 · Interest on Pooled Cash	25.00
Total 44000 · Revenue - Use of Money & Prop	25.00
45000 · Grant Income	0.00
Total Income	40,878.00
Expense	
51000 · Services and Supplies	
51031 · Waste Disposal Services	6,000.00
51202 · Election Services	500.00
51206 · Audit Services	3,000.00
51207 · Administrative Services	6,000.00
51226 · Consulting Services	1,000.00
51230 · Grant Expense	0.00
51249 · Other Professional Services	1,000.00
51916 · County Service Charges	1,000.00
52071 · Materials and Supplies Expense	1,000.00
52091 · Memberships/Certifications	500.00
52111 · Office Expense	1,000.00
52117 · Mail and Postage Supplies	250.00
52193 · Utilities - Electric	6,000.00
Total 51000 · Services and Supplies	27,250.00
55000 · Appropriations for Contingencie	
55011 · Appropriation for Contingencies	13,628.00
Total 55000 · Appropriations for Contingencie	13,628.00
Total Expense	40,878.00
Net Income	0.00

Occidental - Fire
Profit & Loss Budget vs. Actual
 July 1, 2024 through May 12, 2025

	TOTAL				
	Apr 25	Jul 1, '24 - May 12, 25	Budget	\$ Over Budget	% of Budget
Income					
40000 · Tax Revenue					
40002 · Prop Tax - CY Secured	162,917.53	362,952.77	350,000.00	12,952.77	103.7%
40003 · Direct Charges - CY	146,127.50	361,610.57	375,000.00	-13,389.43	96.43%
40012 · SB2557 Prop Tax Admin	-4,242.00	-4,242.00	-3,700.00	-542.00	114.65%
40101 · Prop Taxes - CY Unsecured	0.00	10,769.02	10,200.00	569.02	105.58%
40111 · Supplemental Prop Taxes - CY	2,927.63	6,167.00	8,300.00	-2,133.00	74.3%
40202 · Direct Charges - Prior Year	2,053.74	6,262.29	10,300.00	-4,037.71	60.8%
40211 · Prop Taxes - PY Unsecured	0.00	0.00	217.00	-217.00	0.0%
42291 · State Homeowners Prop Tax Relf	536.19	765.98	1,800.00	-1,034.02	42.55%
42293 · State - Other In-Lieu Tax	0.00	6.34	7.00	-0.66	90.57%
42295 · Measure H Tax Revenue	0.00	252,637.15	483,000.00	-230,362.85	52.31%
Total 40000 · Tax Revenue	310,320.59	996,929.12	1,235,124.00	-238,194.88	80.72%
44000 · Revenue - Use of Money & Prop					
44002 · Interest on Pooled Cash	329.18	24,976.69	2,500.00	22,476.69	999.07%
Total 44000 · Revenue - Use of Money & Prop	329.18	24,976.69	2,500.00	22,476.69	999.07%
45000 · Misc. Revenue					
45002 · Donations	1,200.00	1,800.00	0.00	1,800.00	100.0%
45003 · Grant Income	0.00	90,000.00	0.00	90,000.00	100.0%
45000 · Misc. Revenue - Other	0.00	51,468.79	0.00	51,468.79	100.0%
Total 45000 · Misc. Revenue	1,200.00	143,268.79	0.00	143,268.79	100.0%
46000 · Strike Team/Upstaffing Income	0.00	62,854.86	1.00	62,853.86	6,285,486.0%
Total Income	311,849.77	1,228,029.46	1,237,625.00	-9,595.54	99.23%
Expense					
50000 · Salaries and Employee Benefits					
50702 · Permanent Positions	7,059.48	67,606.89	200,000.00	-132,393.11	33.8%
50703 · Stipend Pay	7,600.00	80,337.30	150,000.00	-69,662.70	53.56%
50705 · Volunteer Pay	0.00	42,703.45	25,000.00	17,703.45	170.81%
50710 · Strike Team/Upstaffing	0.00	24,197.06	1.00	24,196.06	2,419,706.0%
50715 · FICA - Retirement	926.06	13,177.80	10,000.00	3,177.80	131.78%
50720 · Medicare	216.58	3,081.93	25,000.00	-21,918.07	12.33%
50725 · Health Insurance	276.92	3,184.58	30,000.00	-26,815.42	10.62%
50730 · Unemployment	124.48	3,019.99	5,000.00	-1,980.01	60.4%
50808 · Worker's Comp	0.00	24,219.00	35,000.00	-10,781.00	69.2%
Total 50000 · Salaries and Employee Benefits	16,203.52	261,528.00	480,001.00	-218,473.00	54.49%
51000 · Services and Supplies					
51042 · Insurance - Premiums	0.00	26,147.00	25,000.00	1,147.00	104.59%
51061 · Maintenance - Equipment	1,630.34	66,821.98	50,000.00	16,821.98	133.64%
51071 · Maintenance - Bldg & Improve	7,227.69	9,217.70	15,000.00	-5,782.30	61.45%
51202 · Election Services	0.00	0.00	2,500.00	-2,500.00	0.0%
51206 · Audit Services	0.00	3,950.00	4,500.00	-550.00	87.78%
51207 · Administrative Services	2,000.00	8,800.00	10,800.00	-2,000.00	81.48%
51211 · Legal Services	0.00	0.00	500.00	-500.00	0.0%
51221 · Office Expense	187.66	1,155.60	2,500.00	-1,344.40	46.22%
51225 · Training Services	0.00	1,978.50	5,000.00	-3,021.50	39.57%
51235 · Dispatch Services	0.00	21,514.68	6,500.00	15,014.68	331.0%
51249 · Other Professional Services	333.55	9,313.50	6,500.00	2,813.50	143.29%
51803 · Other Contract Services	0.00	5,700.00	8,400.00	-2,700.00	67.86%
51902 · Communications/Radios	440.11	23,813.25	15,000.00	8,813.25	158.76%
51916 · County Service Charges	0.00	286.40	500.00	-213.60	57.28%

Occidental - Fire
Profit & Loss Budget vs. Actual
July 1, 2024 through May 12, 2025

	TOTAL				
	Apr 25	Jul 1, '24 - May 12, 25	Budget	\$ Over Budget	% of Budget
52021 · Clothing/Uniforms/Personnel	0.00	3,675.69	15,000.00	-11,324.31	24.51%
52031 · Food	0.00	1,049.91	1,000.00	49.91	104.99%
52041 · Household Supplies Expense	388.99	4,680.25	5,000.00	-319.75	93.61%
52043 · Safety Supplies/Equipment	0.00	9,656.94	15,000.00	-5,343.06	64.38%
52061 · Fuel/Gas/Oil	1,743.73	10,526.93	20,000.00	-9,473.07	52.64%
52081 · Medical/Laboratory Supplies	537.95	6,970.23	12,000.00	-5,029.77	58.09%
52091 · Memberships/Certifications	250.00	4,118.02	8,000.00	-3,881.98	51.48%
52141 · Minor Equipment/Small Tools	51.64	9,189.05	20,000.00	-10,810.95	45.95%
52191 · Utilities Expense	2,654.63	18,564.68	35,000.00	-16,435.32	53.04%
Total 51000 · Services and Supplies	17,446.29	247,130.31	283,700.00	-36,569.69	87.11%
55000 · Appropriation for Contingencies					
55011 · Appropriation for Contingencies	0.00	0.00	473,924.00	-473,924.00	0.0%
Total 55000 · Appropriation for Contingencies	0.00	0.00	473,924.00	-473,924.00	0.0%
Total Expense	33,649.81	508,658.31	1,237,625.00	-728,966.69	41.1%
Net Income	278,199.96	719,371.15	0.00	719,371.15	100.0%

Occidental - Water
Profit & Loss Budget vs. Actual
July 1, 2024 through May 12, 2025

	TOTAL				
	Apr 25	Jul 1, '24 - May 12, 25	Budget	\$ Over Budget	% of Budget
Income					
45313 · Sale - Water					
45000 · Charges for Services	8,119.08	93,710.60	115,000.00	-21,289.40	81.49%
Total 45313 · Sale - Water	8,119.08	93,710.60	115,000.00	-21,289.40	81.49%
Total Income	8,119.08	93,710.60	115,000.00	-21,289.40	81.49%
Expense					
51000 · Services and Supplies					
51042 · Insurance - Premiums	0.00	4,631.75	5,000.00	-368.25	92.64%
51077 · Maint - Infrastructure	0.00	16,563.55	6,000.00	10,563.55	276.06%
51206 · Audit Services	0.00	3,000.00	3,000.00	0.00	100.00%
51207 · Administrative Services	0.00	7,200.00	7,200.00	0.00	100.00%
51211 · Legal Services	0.00	0.00	5,000.00	-5,000.00	0.0%
51244 · Permits/License/Fees	0.00	2,426.00	4,000.00	-1,574.00	60.65%
51803 · Other Contract Services	4,100.18	43,416.99	50,000.00	-6,583.01	86.83%
51916 · County Service Charges	0.00	0.00	2,500.00	-2,500.00	0.0%
52091 · Memberships/Certifications	0.00	1,620.00	2,500.00	-880.00	64.8%
52101 · Other Supplies	0.00	0.00	500.00	-500.00	0.0%
52111 · Office Supplies	0.00	0.00	500.00	-500.00	0.0%
52117 · Mail and Postage Supplies	0.00	0.00	500.00	-500.00	0.0%
52191 · Utilities Expense	686.08	11,855.46	15,000.00	-3,144.54	79.04%
Total 51000 · Services and Supplies	4,786.26	90,713.75	101,700.00	-10,986.25	89.2%
55000 · Appropriation for Contingencies					
55011 · Appropriation for Contingencies	0.00	0.00	13,300.00	-13,300.00	0.0%
Total 55000 · Appropriation for Contingencies	0.00	0.00	13,300.00	-13,300.00	0.0%
60400 · Bank Service Charges	51.00	56.80	0.00	56.80	100.0%
Total Expense	4,837.26	90,770.55	115,000.00	-24,229.45	78.93%
Net Income	3,281.82	2,940.05	0.00	2,940.05	100.0%

Occidental - Community
Profit & Loss Budget vs. Actual
July 1, 2024 through May 12, 2025

	TOTAL				
	Apr 25	Jul 1, '24 - May 12, 25	Budget	\$ Over Budget	% of Budget
Income					
40000 · Tax Revenue					
40002 · Prop Tax - CY Secured	17,563.25	40,219.80	39,400.00	819.80	102.08%
40012 · SB2557 Prop Tax Admin	-462.00	-462.00	-395.00	-67.00	116.96%
40111 · Supplemental Prop Taxes - CY	311.13	655.41	1,152.00	-496.59	56.89%
42111 · State - Other In-Lieu Tax	0.00	0.67	1.00	-0.33	67.0%
42291 · State Homeowners Prop Tax Relf	57.02	81.46	85.00	-3.54	95.84%
Total 40000 · Tax Revenue	17,469.40	40,495.34	40,243.00	252.34	100.63%
44000 · Revenue - Use of Money & Prop					
44002 · Interest on Pooled Cash	19.81	25.21	5.00	20.21	504.2%
Total 44000 · Revenue - Use of Money & Prop	19.81	25.21	5.00	20.21	504.2%
45000 · Grant Income					
	0.00	89,500.00	0.00	89,500.00	100.0%
Total Income	17,489.21	130,020.55	40,248.00	89,772.55	323.05%
Expense					
51000 · Services and Supplies					
51031 · Waste Disposal Services	170.90	3,559.66	6,000.00	-2,440.34	59.33%
51202 · Election Services	0.00	0.00	500.00	-500.00	0.0%
51206 · Audit Services	0.00	3,000.00	3,000.00	0.00	100.0%
51207 · Administrative Services	0.00	6,000.00	6,000.00	0.00	100.0%
51226 · Consulting Services	0.00	0.00	1,000.00	-1,000.00	0.0%
51249 · Other Professional Services	0.00	82,710.00	1,000.00	81,710.00	8,271.0%
51916 · County Service Charges	0.00	0.00	1,000.00	-1,000.00	0.0%
52071 · Materials and Supplies Expense	0.00	0.00	1,000.00	-1,000.00	0.0%
52091 · Memberships/Certifications	0.00	0.00	500.00	-500.00	0.0%
52111 · Office Expense	0.00	0.00	1,000.00	-1,000.00	0.0%
52117 · Mail and Postage Supplies	0.00	0.00	250.00	-250.00	0.0%
52193 · Utilities - Electric	606.24	3,580.91	5,000.00	-1,419.09	71.62%
Total 51000 · Services and Supplies	777.14	98,850.57	26,250.00	72,600.57	376.57%
55000 · Appropriations for Contingencie					
55011 · Appropriation for Contingencies	0.00	0.00	13,998.00	-13,998.00	0.0%
Total 55000 · Appropriations for Contingencie	0.00	0.00	13,998.00	-13,998.00	0.0%
Total Expense	777.14	98,850.57	40,248.00	58,602.57	245.6%
Net Income	16,712.07	31,169.98	0.00	31,169.98	100.0%