



MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

*"To Provide Responsive Service to our Growing Community
that Exceeds Expectations at a Fair Value"*

STAFF REPORT

AGENDA TITLE: General Manager Update on District Activities

MEETING DATE: February 18, 2021

PREPARED BY: Steven J. Pinkerton, General Manager

Strategic Plan Update

Staff is making the requested changes and updates directed by the Board at the February 3, 2021 retreat on the Strategic Plan. Staff is also developing a schedule of community meetings for Board consideration.

These items will be brought back at the March Board of Directors meeting.

In addition, staff is working with LUSD staff to schedule a 2 X 2 X 2 meeting in the near future. Agenda items will include items brought up at the retreat, including placement of speed bumps and the possible implementation of a crossing guard program.

Finance and Accounting

Last month, I reported that the District had been awarded the Distinguished Budget Presentation Award from the Government Finance Officers' Association for the fiscal year 2020-2021 budget. We were recently notified that the District has also been awarded an Operating Budget Excellence Award by the California Society of Municipal Finance Officers. This is the second year the District has received these awards. Congratulations to Thomas Retchless, Finance Director, and thanks to Denae DeGough, Accounting Manager, for compiling this document and to our departments for their budget input. A copy of the award is attached to this staff report (Attachment A).

Staff kicked off the budget preparation for fiscal year 2021-2022 this month, beginning with an update to the Strategic Plan. We are using OpenGov to compile departmental budget requests. We will distribute the proposed budget to the Board at the end of April and conduct a budget workshop in May.

Information for fiscal year 2019-2020 is now available on-line with access from our website. OpenGov will provide the community current and transparent information on the District's financial transactions. We plan to include a demonstration of OpenGov at a future Board meeting.

We will be implementing two new modules of our accounting system – cash receipting/accounts receivable and fixed assets. Those functions are currently maintained manually.

COVID -19 Response

On January 25, 2021, the State of California Health and Human Services Agency lifted the stay at home order issued on December 3, 2020 based on the availability of adult intensive care unit bed capacity. San Joaquin County returned to the purple, or widespread, category.

COVID-19 Testing Site

Director Dhillon was able to secure interest from Curative, Inc. to provide a testing site in Mountain House. It was anticipated that the site would be available on a periodic basis beginning in mid-February. Staff executed a contract with Curative, but Curative is now requesting changes to the indemnity clause. Modifications to the clause suggested by Curative are not acceptable to the District. If Curative and the District are able to reach an agreement, a drive-up testing site would be placed in the parking lot at Town Hall.

COVID -19 Financial Assistance

On December 15, 2020, San Joaquin County Board of Supervisors approved a new round of small business grants. The Supervisors approved \$10 million to provide assistance with expenses for rent, mortgage, utilities and personal protective equipment for small businesses who suffered financial harm caused by the pandemic. The maximum grant amount is \$25,000. As of January 21, 2021, the County had received nearly 1,000 applications. The total cost of funding all applications received to date would be approximately \$20 million, which is double the available funding. Once the original \$10 million has been granted to those who qualify on a first-come, first-served basis, the remaining applications will be on hold pending additional funding.

In addition, the Board of Supervisors launched a \$5 million Family COVID-19 Assistance Grant Program, which will provide financial assistance to individuals and families residing in the County who are struggling with rent, mortgage, and utility costs. Grants are awarded on a first-come, first-served basis and the maximum grant is \$5,000. Families must have incomes below specified thresholds in order to qualify for the assistance. As of January 11, 2021, the County had received an estimated 2,040 applications. The total cost of funding all applications received to date would be approximately \$10.2 million, which is double the available funding. Once the original \$5 million has been granted to those who qualify on a first-come, first-served basis, the remaining applications will be on hold pending additional funding.

For information and application forms for both of these grant programs, go to: <https://www.sjgov.org/covid19/grants/>. A copy of the County's press release is attached to this staff report (Attachment C).

Vaccination Information – From San Joaquin County Public Health Services

http://www.sjcphs.org/covid19/COVID19_Vaccine.aspx (Posted 1/25/2021)

COVID-19 vaccines will be given in phases according to priority groups as directed by the California Department of Public Health (CDPH) and noted in the Vaccine Schedule graphic below. These priority categories are based on the State Vaccine Advisory Workgroups and the national CDC Advisory Committee on Immunization Practices (ACIP).

- Vaccinations are ongoing in San Joaquin County. Residents in the 3 Tiers of Phase 1A are eligible to receive COVID-19 vaccinations now.
- Currently, our vaccine supply is adequate to vaccinate the groups in Phase 1A.

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- When we progress into Phase 1B or open any more priority groups as per state guidelines and vaccine supply increases, we will update this webpage and post on social media. Please check back.

San Joaquin County COVID-19 Vaccine Schedule

VACCINATING NOW 

PHASE 1A	PHASE 1B	PHASE 1C
TIER 1 <ul style="list-style-type: none">Acute care, psychiatric and correctional facility hospitalsResidents and staff in skilled nursing and assisted living facilities, and similar settingsParamedics, EMTs, and others providing emergency medical servicesDialysis centers TIER 2 <ul style="list-style-type: none">Intermediate care facilities (subacute care)Home health care and in-home supportive servicesCommunity health workers, including promotorasPublic health field staffPrimary Care clinics TIER 3 <ul style="list-style-type: none">Other healthcare workers, including<ul style="list-style-type: none">Specialty clinicsLaboratory workersDental / oral health clinics and pharmacy staff	TIER 1 <ul style="list-style-type: none">People age 65 years and olderFrontline essential workers, including<ul style="list-style-type: none">EducationChildcareEmergency servicesFood & agriculture TIER 2 <ul style="list-style-type: none">Transportation and LogisticsIndustrial, Commercial Residential, and sheltering facilities/ servicesCritical manufacturingIncarcerated individuals in jails and prisonsHomeless individuals	<ul style="list-style-type: none">Peoples age 50 years and olderPeople age 16 - 49 years with underlying medical condition or disabilityWater & Waste ManagementLegal/defenseEnergyIT & CommunicationsFinancial servicesChemicals/ hazardous materialsGovernment Operations and Community-based essential functions

Populations not identified in priority phases above will be addressed and defined further by the California Department of Public Health. Please visit our webpage to learn more.

www.sjcphs.org/covid19/COVID19_Vaccine.aspx | 209-468-3411

1/19/2021


Together we can end the pandemic.

San Joaquin County Public Health Services
health grows here

For more information on vaccinations, please see Attachment B to this staff report.

Public Facilities Closures

The Town Hall and Library will remain closed to the public while we complete and implement our guidelines for a safe, orderly, and measured return to normal operations. Protecting our staff, residents and business partners is of utmost importance. Reopening protocols will include requiring face coverings in our buildings, maintaining social distancing, providing hand disinfectant dispensing stations, conducting meetings virtually, working remotely, staggering schedules, and limiting hours of operation and capacity. While we are not yet in a position to open to the public, we have installed additional plexiglass shielding at the first-floor service counter and at the Board room dais. We will install social distancing decals on the floors in the customer service area.

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I receive weekly updates from the San Joaquin County Public Health Department and periodically discuss best practices and public building reopening protocols with other City Managers in the region. Most cities are anticipating reopening indoor facilities when Tier 4 (minimal) is reached.

We continue to update the District website and our social media sites with links to COVID-19 related materials. Besides including District-specific information, you can also access important materials from the County's Public Health Department, the Governor's office, and the pertinent County and State orders related to COVID-19.

Public Parks

In accordance with California COVID-19 guidelines, we have posted signage at parks encouraging visitors to comply with face covering and social distancing protocols and limit their stay to thirty minutes when others are waiting. Park restrooms remain closed. Recreation programs and rentals of District facilities will remain on hold until the County achieves a Tier that warrants an easing of restrictions.

Recreation

Staff normally includes an item on the January Board agenda requesting approval of the calendar of events for the upcoming year. In light of our return to the purple (widespread) tier, the ability to offer community events and classes through spring and early summer of 2021 is uncertain. We will monitor COVID-19 conditions and health orders and recommend future events as deemed safe and appropriate.

While facilities are closed to the public and events and programming are suspended, staff is working on updating policies and desk manuals in conjunction with the on-going development of the recreation strategic plan.

Risk Management/Human Resources

Nicole Adamo, District Clerk, completed a risk management assessment of the District with the assistance of Management Strategies Group. Nicole is also reviewing and updating the return to work protocols discussed above. Staff meets routinely to discuss risk assessment and avoidance.

Nicole worked with our labor negotiator to review and update the District's personnel policy. This project will help reduce potential liabilities, ensure compliance with federal and state requirements, and result in the development of procedures that will make our processes more professional, efficient and consistent. The proposed update to the Personnel Policy will be presented to the Board for approval in February.

Nicole also coordinated a salary survey for French Camp McKinley Fire District staff assigned to the District as approved by the Board on July 8, 2020 and the results and recommendations were approved by the Board on December 9, 2020. Staff is working with the Fire District to implement those recommendations.

Web Services

Nicole Adamo and Angel Lamb, Recreation/Communications Coordinator, are taking the lead in the on-going upkeep of Open Town Hall, an on-line resource we will use to provide information to the public about District operations and development activity. We will also use the program to conduct surveys and educate and engage the community.

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To view the responses to on-line surveys, go to the following link:

https://www.opentownhall.com/portals/391/forum_home and click on one of the surveys.

We anticipate publishing a new survey on retail preferences for the new Shopping Center in the next week.

As technology evolves, our website is nearing the end of its useful life. Staff is working with Michele Davis of MoreThanTalk to assist with a thorough review and update of the District's website and conversion to the Granicus platform. Angel Lamb, Glenda Corona, Administrative Assistant, and Nicole Adamo worked with Ms. Davis and District staff to help frame our needs and vision for the website. We have begun work on the development of and transition to the new website.

Our goal is to design a site that is informative, up-to-date, easy to navigate and maintain, internally consistent, and pleasing to view. Departments will be expected to contribute content by describing areas of responsibilities, providing on-line forms and FAQs, and giving updates on developments that will impact residents, such as road closures. We will be sharing the beta site with the Board as it becomes available. We expect to complete the project within a year.

Social Media

Angel Lamb manages the District's Facebook and Nextdoor accounts. We have 2,850 followers on Facebook and we are able to connect with 5,000 households on Nextdoor. We post a variety of information and updates on both platforms including COVID-19 announcements, Library services, links to West Valley for street sweeping and garbage pickup, street closures, construction delays, and recreation events and classes. We share our posts with community Facebook accounts, which gives us exposure to their combined 18,000 followers. Residents can sign up for blast emails using the "sign up" button on our Facebook account, as shown below.

The screenshot shows the official Facebook page for the Mountain House Community Services District. The page features the district's logo, a map of the service area, and several posts about COVID-19 assistance grants and utility bills.

About See All

251 E. Main St Mountain House, CA 95391

This is an announce only Facebook page for Mountain Community Services District.

Close to the San Francisco Bay area and Silicon Valley, Mountain House Community Services District is an unincorporated area of western San Joaquin Co... See More

2,630 people like this including 4 of your friends

Mountain House Community Services District Yesterday at 10:57 AM ·

Family COVID-19 Assistance Grant Program: \$5 Million Available. This program will provide financial assistance to individuals and families residing in San Joaquin County who have been financially harmed by the COVID-19 pandemic and are struggling with rent/lease, mortgage, and utility costs. Grants are awarded on a first-come, first-served basis, and the maximum grant is \$5,000. Families must have incomes below specified thresholds.

There are also grants for small businesses... See More

MOUNTAINHOUSECSD.ORG
mountainhousecsd.org

Like **Comment** **Share**

Mountain House Community Services District Yesterday at 10:08 AM ·

Please see the following link to view the Street Sweeping Schedule.
<https://www.westvalleydisposal.com/collection-schedule...>

Utility Billing

Utility billing and collection continues to be impacted by Governor Newsom's Executive Order which suspends water shutoffs during the COVID-19 health emergency. We are suspending late fees and shut offs for non-payment of utility bills. The amounts owed are not being forgiven, therefore we anticipate many requests for payment plan options. We will also be placing liens on properties to protect the District's interests in collecting these revenues.

When a utility customer sets up an account, they indicate on their application for services the address where utility bills are to be mailed. That same mailing address is used for late notices. However, we send notices of liens to the owner's mailing address if different than the service address on the application.

Administrative Services

Staff has finalized updates to the Financial Management Manual and to the Personnel Policy. We will be presenting these updates to the Board in February along with related updates to the Code of Ordinances.

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Other administrative policies that we expect to present to the Board for approval in future months include: Risk Management Policy, Facilities Use, Emergency Operations Plan, and Emergency Response Plan.

Library Operations

We are looking forward to celebrating the long-overdue grand opening of our new facilities. We are coordinating the Grand Opening event with our partners at Stockton/San Joaquin Library. Once the current COVID-19 restrictions are relaxed and we can ensure the safety of our residents in a large gathering, we will be scheduling a date for the Grand Opening.

In the meantime, Library staff instituted their Curbside Service @ Your Library Lobby program on June 11, 2020. Since the California stay at home order was lifted effective January 25, 2021, patrons will once again be able to come into the lobby and meet library staff at a table positioned at the front door of the library. True curbside service will remain available for those needing extra distancing. Patrons may place their orders online and either come into the library lobby or park at the Main Street side of the library for item pick-up.

Lobby service hours will return to:

- Monday, Tuesday, Thursday – 10:00 a.m. to 6:00 p.m.
- Wednesday – 1:00 p.m. to 6:00 p.m.
- Friday – 10:00 a.m. to 5:00 p.m.

Curbside service hours will remain as follows:

- Monday, Tuesday, Thursday – 10:00 a.m. to 5:45 p.m.
- Wednesday – 1:00 p.m. to 5:45 p.m.
- Friday – 10:00 a.m. to 4:45 p.m.

The Library system is offering virtual story times, professional performer programs, book clubs, and crafts. Staff is performing virtual outreach within the community and through the schools. They are also providing make-and-take crafts to patrons, featuring a different craft each week. The Link+ borrowing system, an agreement the library has with 52 other systems to share materials, gives customers access to materials throughout that system. In addition, the Library now issues eCards that provide online access to entertainment and tutoring databases.

For the second quarter of the fiscal year, Mountain House again had the highest circulation in the Stockton/San Joaquin Library system with 11,307 items checked out. Patron visits for curbside service since December 28, 2020 have been about 30 families per day. Staff is looking forward to seeing library use grow as lobby service resumes. New families continue to find the library as shown by the 247 new library cards that have been issued since July 1, 2020. There were a total of 151 participants who completed the Winter Reading Program.

Library staff is looking forward to offering limited access to the facility once COVID restrictions are eased with all of the protocols listed above in this report along with limited capacity. We will be working with the Library system to coordinate re-opening protocols with the District's practices.

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For more information on Library programs and services visit <http://www.ssjcpl.org/>.

Code Enforcement Statistics

The following are the Code Enforcement statistics for January.

Total Number of Cases: January 2021	19
Parking-related Notices	2
Administrative/property/landscaping warnings/notices	7
Administrative/property/landscaping citation (fine)	10
Appeal – parking-related	0
Request for change or variations of Master Restrictions	17
Approval permits for property changes approved	11
Approval permits for property changes pending	6

Grant Line Road West Improvements (Alameda County)

The 30% design level documents were completed and submitted to Alameda County for review. Staff will follow up with a formal agreement with Alameda County to identify the next steps. Staff hopes to continue to final design and move the project to the construction phase by the end of 2021. The two intersection upgrades are located at Grant Line Road at Altamont Pass Road and at Grant Line Road at Mountain House Road. District staff has developed a funding plan in association with Mountain House Developers (MHD) and Mountain House Investors (MHI), who are obligated to complete the project.

Water Master Plan Update

West Yost has completed the Water Master Plan update. The master plan will be presented to the Board for review and approval during the February Board meeting. Based on the final analysis, the water treatment plant capacity will remain at 20 million gallons per day.

Parks, Recreation, and Leisure Plan Update and Recreation Strategic Plan

Staff is continuing to work with MIG to finalize the Parks, Recreation, and Leisure Plan update and the Recreation Strategic Plan. The Bicycle and Pedestrian study recommendation have been merged with the Parks and Recreation Plan for a unified approach to the community plan. Staff will present information related to the recreation strategic plan at the meeting in February for feedback and discussion.

We expect to provide the final draft of the document to the Board in April. Once the Parks, Recreation, and Leisure Plan is updated, we will need to update the Master Plan and Specific Plans. This is will be a longer process and will require coordination with the County.

Bicycle and Pedestrian Master Plan

Alta has completed the draft master plan which was distributed to the developer. Staff will present initial recommendations to the Board during the February meeting. Based on Board's comments, we anticipate presenting the final report to the Board in April. Any recommendations must be incorporated in the Master Plan and Specific Plans. This is will be a longer process and will require coordination with the County.

Town Center Shopping Center

The shopping center project is moving forward as planned. The plan includes a 55,000 square foot grocery store, fuel station, and an additional 20,000 square feet of retail that will consist of a coffee shop and restaurant, among other uses. Work continues to widen Byron Road and Mountain House Parkway to support the shopping center project. These roadway projects should be completed by spring of 2021. We expect ground-breaking by April of this year, with completion by early 2022.

Neighborhood Commercial Projects

A developer has submitted final plans for the Mountain House Family Center project located at Central Parkway and Mustang Road. The project includes a Montessori school and a family center.

Grant Line Road Construction

The first phase of Grant Line Road construction between Mountain House Parkway and Central Parkway was opened to traffic on November 25th. The contractor is now working on the completion of the other elements of the project, including streetlights, landscaping, and traffic signal installation. There is a long lead time for the delivery of traffic signal and street light poles due to the COVID-19 pandemic. It is expected that the equipment will arrive in three months, and the associated work will be completed by July 2021.

The second phase of Grant Line Road construction from Central Parkway to Great Valley Parkway started in early February. This second construction phase does not require road closures. It is expected that road widening will be substantially completed by March 2022.

Districtwide Security Camera Implementation

The District is finalizing negotiation on a districtwide contract to design, build and maintain a security camera system. The potential contract is for an initial three-year term with an optional three-year extension. The proposal allows two types of submissions: agency-owned or a leased option. We expect to select a preferred vendor and present the recommendation to the Board at the March Board meeting.

Multi-Family Development Application

The CSD has received an application referral from the County for a 304-unit multi-family residential project within Specific Plan I area. The site address is 505 E. Arnaudo Blvd.

CFF & TIF Update

Staff and Harris & Associates have kicked off the comprehensive Community Facilities Fee and Transportation Improvement Fee program updates. We are working on background data and the next step in the process will be to engage our partners within the development community.

Questa Residential Tree Issues

Questa contains approximately 2,000 residential trees. About 1,200 of these trees are Chinese Hackberry trees located between the curb and sidewalk within the District right-of-way. Property owners are required to maintain these trees. Of these 1,200 Chinese Hackberry trees, about 25 percent are inflicted with scale or aphids on a yearly basis. This causes a honeydew mist that is actually the waste of the insect to drop on sidewalks and cars. It causes a sticky residue to build up. The residue washes off with water but becomes quite a nuisance. The trees require an insecticidal treatment. A topical application is difficult in a populated environment, so it is recommended that a systemic application be applied by soil injection near the tree root zone. This

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is applied by licensed contractors and supervised by an arborist. Costs range from \$20-\$45 per tree depending on the volume. Results are experienced within two weeks and last one season. Upon the first application, the following season is not as serious. This allows the tree to regain stamina and fight against future pests.

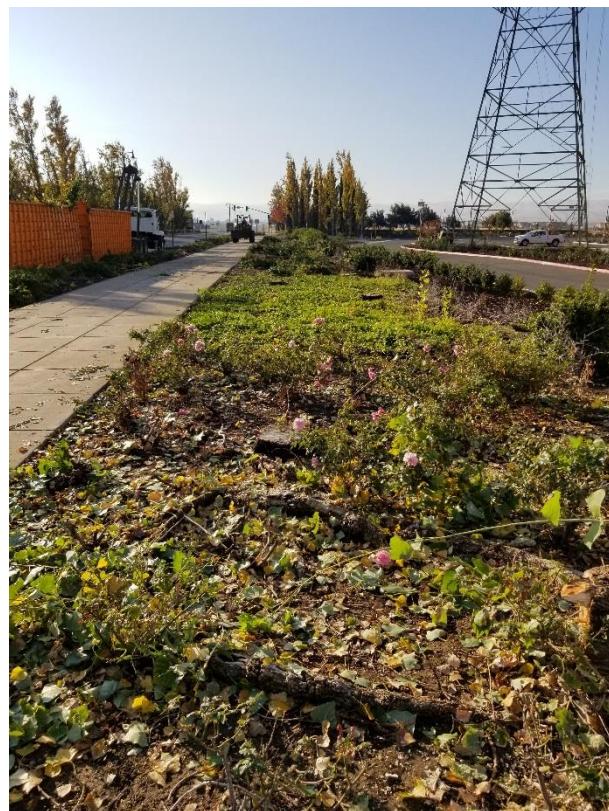
Staff is working with West Coast Arborist, the District's Tree Maintenance contractor, to get a cost estimate for the District to abate the nuisance.

Illegal Dumping

There have been two incidents of illegal dumping in the Cordes Neighborhood. The first location was a privately owned vacant lot at Central and Phelps. Staff worked with the property owner who acted quickly to clear the debris. The second location was near a trash can by the RTD bus stop located across the street from the high school tennis courts. Our Operations & Maintenance staff cleaned up the site the day the District was notified.

Poplar Tree Replacement Project

The Poplar Tree Removal Project began on Monday, November 16. Portal entries along Arturo Boulevard were completed during the week of November 16 and tree removals began on the west side of Mountain House Parkway on November 30. Poplar trees along Mountain House Parkway, Arturo Boulevard, Wicklund Crossing, and Arnaudo Boulevard have been removed. Stump treatments for root mitigation are completed immediately after the removal of each tree. Approximately two weeks after the stumps are treated, the contractor returns to remove stumps and grind roots. The installation of tree and shrub replacements will begin on Mountain House Parkway in March and continue throughout the spring. Final tree removals along Great Valley Parkway and DeAnza Boulevard are scheduled for this spring, ending in early July. Consideration for additional tree removals will be proposed to the Board for FY 2021-22.



Road Repairs

Engineering staff had prepared a design and bid package to repair arterial streets within Mountain House including Mountain House Parkway, Central Parkway, Mustang Way and Arnaudo Boulevard, in addition to Bethany Road. The project was presented to the Board in a special meeting on November 5, 2020 and was awarded to Tom Mayo Construction as the responsible lowest bidder. The preconstruction meeting was conducted and the contractor completed the asphalt removal and replacement on Bethany Road. Pavement repairs on arterial streets are planned to start in March 2021 when the temperature rises to above 50 degrees Fahrenheit.

Potable Water Storage Tank Conversion

The raw water storage tank 1 was installed with the first phase of the water treatment plant. We converted this tank to a potable water storage use to provide additional storage that is needed for fire and emergency water storage. The conversion of Tank 2 has been completed and inspected by California Department of Public Health and was signed off to be placed in service for potable water storage in mid-January. Tank 2 is now placed in service and work will begin to complete the tie-ins for tank 1 and put it back into service. Tank 1 is expected to be put back in service by March 2021 and all site improvements, including grading, paving, and cleanup are expected to be completed by June 2021. We will empty tank 1 again after the summer to paint and provide cathodic protection.

Phase III Wastewater Treatment Plant Expansion

The design of the wastewater treatment plant (WWTP) expansion project has been completed and the project is ready to go to construction. The property needed for the expansion has been obtained from Trimark. The contractor started the construction preparation work mid-January and is expected to take about 34 months to complete. This project will convert the sequence batch reactor treatment process to a membrane bioreactor.

This year's budget included an allocation for consulting services to manage the WWTP project and the Requests for Proposals for utility operations and billing/collection services. The District's agreement with Inframark expires on June 30, 2020. We have retained Dexter Wilson, a utility consultant, to assist staff with technical review and oversight of the WWTP phase 3 expansion. A Utility Manager position will be proposed for fiscal year 2021-2022.

Water Hardness Update

There has been some concern about the hardness of water in Mountain House and the water softener companies are encouraging the residents to purchase softening equipment and install various softening processes. The water in Mountain House is not considered very hard. The hardness is measured by the amount of minerals which are typically a combination of calcium and magnesium in form of carbonates, bicarbonates and sulfates. These are measured in milligram per liter (mg/l) or part per million (ppm). They can also be measured in grains per gallon. Each grain per gallon is equal to 17.1 ppm.

As shown in the tables below, water is considered soft up to 60 ppm, moderately hard between 61 and 120 ppm, hard between 121 and 180 ppm, and very hard above 180 ppm.

The test results for the last 4 years show that Mountain House water hardness was:

2017	29.8 ppm
2018	67.8 ppm

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2019	38.9 ppm
2020	117 ppm

This puts Mountain House water in the soft to moderately hard range which does not require any softeners. Some minerals in the water are necessary for human consumption. Some softeners replace these minerals with salt in the process which could be more harmful. Additionally, there are limits on the salinity of MH effluent discharge that could be exceeded by using salt-based softeners. That is why MHCSD has adopted the ordinance that prohibits the use of salt-based softeners that discharge their brine into the sewer drain system. Only self-contained systems may be used in Mountain House that will not discharge anything into the sanitary sewer system.

WATER HARDNESS SCALE					
ppm as CaCO ₃	Grains/Gallon	German degrees	Clark degrees	French degrees	Classification
<60	<3.5	<3.4	<4.2	<6.0	Soft
61 - 120	3.51 – 6.96	3.41 – 6.72	4.21 – 8.40	6.1 – 12.0	Moderately Hard
121 - 180	6.97 – 10.44	6.73 -10.08	8.40 – 12.60	12.1 – 18.0	Hard
>180	>10.44	>10.08	>12.60	>18.0	Very Hard

Water Hardness Scale		
Grains/Gal	mg/L & ppm	Classification
Less than 1	Less than 17.1	Soft
1 – 3.5	17.1 - 60	Slightly Hard
3.5 - 7	60 - 120	Moderately Hard
7 - 10	120 - 180	Hard
Over 10	Over 180	Very Hard

Water Hardness Scale		
mg/L & ppm as CaCO ₃	dH	Classification
0 - 75	0 - 4	Soft
75 - 150	4 - 8.5	Slightly Hard
150 - 300	8.5 - 17	Hard
300+	17+	Very Hard

Police and Fire Studies

Staff is in the process of finalizing the two studies focused on the future provision of public safety services.

The Fire study will provide guidance regarding the future staffing needs for the Fire Department. It will also provide guidance regarding the scope, scale and timing of the District's second fire station. The second station is required to be built in conjunction with the first homes built north of Byron Road.

The Police study is reviewing the District's options for service delivery in the future. It is also reviewing the need for a stand-alone Police Facility.

Building Permit Update

We are now halfway through the fiscal year and completing the calendar year. For the year ending December 31, building permits were issued for 601 housing units. For the first half of the current fiscal year, 430 units have been issued permits.

For the year ending December 31, 506 units received occupancy permits. For the first half of the fiscal year, 235 units have been occupied.

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Year	Permits Issued for Housing Units	New Housing Occupancies
2010	92	56
2011	155	62
2012	323	207
2013	268	414
2014	271	231
2015	375	271
2016	260	327
2017	432	260
2018	754	652
2019	591	674
2020	601	506

For the calendar year, the annual growth rate in building permits was 9.0 percent and the growth rate in occupancies was 8.0 percent.

The District has now issued permits for 7,440 units with 6,992 granted occupancy.

Following is a summary of the total number of units issued permits since 2003:

<u>As of December 31, 2020</u>									
Neighborhood	Auth.	Permits	Permits Issued	Units Finished	Remaining Authorized	Second Units Issued	Total Finaled Units	Issued	Finaled
Bethany	1372	1295	1295		77	68	68	1363	1363
Wicklund	1518	979	979		539	67	67	1046	1046
Altamont	1217	890	890		327	62	62	952	952
Questa	1638	1077	1077		561	70	70	1147	1147
Hansen	1280	1139	1055		141	174	173	1313	1228
Cordes	1297	1038	944		259	146	139	1184	1083
College Park	1763	367	139		1396	68	34	435	173
Subtotal	10,085	6,785	6,379	3,300		655	613	7,440	6,992
						9.65%			
Future Neighborhoods									
I	1427								
J	1137								
K	1192								
L	1381								
Town Center	440								
Subtotal	5,577				5,577				
Total	15,662				8,877				

California Society of Municipal Finance Officers

Certificate of Award

Operating Budget Excellence Award Fiscal Year 2020-2021

Presented to the

Mountain House Community Service District

For meeting the criteria established to achieve the CSMFO Excellence Award in Budgeting

January 31, 2021



Marcus Pimentel

Marcus Pimentel
CSMFO President

Michael Manno

Michael Manno, Chair
Recognition Committee

Dedicated Excellence in Municipal Financial Reporting

How Will the COVID-19 Vaccine Be Distributed And When?



* Dependent on availability of vaccine

Adapted from Ventura County Public Health

01-15-21

For more information on COVID-19 vaccine visit:
www.sjcphs.org/covid19/COVID19_Vaccine.aspx



FOR IMMEDIATE RELEASE

December 28, 2020

Contact: Jolena Voorhis
(209) 468-2997/ jvoorhis@sjgov.org

**San Joaquin County Announces New Round of Small Business Grants and
Launches New Family COVID-19 Assistance Grant Program**
Applications are due by January 31, 2021

STOCKTON – Beginning December 28, 2020, small businesses, non-profits, and families in San Joaquin County can now apply for the latest round of grants approved by the San Joaquin County Board of Supervisors (Board). The County's current round of grant programs closes on January 31, 2021.

On May 12, 2020, the Board established a \$15 million CARES Act Economic Development Fund to provide immediate relief for small businesses and nonprofits impacted by the COVID-19 pandemic. The first round of grant funding occurred from June 1 through June 30, 2020. On July 7, 2020, the Board approved the expansion of the County's Small Business Assistance Grant Program. To date, the County has provided \$7.7 million to small business from CARES Act funding.

On December 15, 2020, the Board approved \$10 million from the County contingency fund to provide assistance to small businesses with a third round of small business grants. The Board also approved an additional \$5 million in funding for a new program to assist families and those in need of rental and utility assistance due to the ongoing pandemic.

The two programs are:

- Small Business Grant Program – Round 3: \$10 Million Available. This program will provide financial assistance to small businesses located in San Joaquin County to address expenses for rent/lease, mortgage, utilities, or personal protective equipment for business who suffered financial harm caused by the COVID-19 pandemic. The maximum grant is \$25,000.
- Family COVID-19 Assistance Grant Program: \$5 Million Available. This program will provide financial assistance to individuals and families residing in San Joaquin County who have been financially harmed by the COVID-19 pandemic and are struggling with rent/lease, mortgage, and utility costs. Grants are awarded on a first-come, first-served basis and the maximum grant is \$5,000. Families must have incomes below specified thresholds.

"San Joaquin County's CARES Act grant program has already provided \$7.7 million in small business cash grants which has been tremendously helpful to struggling businesses and non-profits throughout the County," said Kathy Miller, Chair of the San Joaquin County Board of Supervisors. "Because the COVID-19 pandemic continues to devastate many businesses as well as families, the County has expanded its grant program efforts to assist as many qualifying organizations and individuals as possible within the community."

The grant application forms and associated documents are available on the County's website at:
<https://www.sjgov.org/covid19/grants/>.

For questions, San Joaquin County staff are available Monday – Friday, from 8 am to 5 pm at:
SmallBusinessGrantQuestions@sjgov.org or FamilyCOVIDGrantQuestions@sjgov.org

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