



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

AGENDA FIRE COMMITTEE MEETING

1655 Front Street
6:30 P.M.

March 23, 2010

Oceano
TUESDAY

COMMITTEE MEMBERS

Pamela Dean, VP/Chair
Vern Dahl, President

STAFF

Raffaele F. Montemurro, General Manager
Mike Hubert, Fire Chief

-
1. Roll Call
 2. Public Comment
 3. Approval of Minutes
 - a. None
 4. Report of the Fire Operations
 - a. Fire Operations (Hubert & Angello)
 5. New Business
 - a. Consideration of Weed Abatement Procedures for 2010
 - b. Consideration of 2010 Fire Code Adoption
 - c. Fireworks program for 2010
 6. Old Business
 - a. Status of Fire Consolidation *
Update on Progress Towards 07/01/10 Implementation of JPA
 - b. Update on Assistance to Firefighters Grant
 - c. Update on Joint Fire Dispatch Study
 - d. OCSD Grant Application for New Engine
 7. General Manager Items/Discussion *
 - a. Other
 8. Written Communications

Adjournment

* Oral Presentation/Discussion

P.O. Box 599, Oceano, CA 93475
1655 Front Street, Oceano, CA 93445
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www.oceanocsd.org / ocsd@oceanocsd.org



Oceano Fire Department



REPORT for February 2010

During the month of February, the department responded to a total of 43 calls. 27 were in Oceano, 4 were in Grover Beach, 4 were in Arroyo Grande, 7 were with Cal Fire and 1 call on the beach. Of the 27 calls in Oceano, 19 were EMS related, 2 fires and 6 miscellaneous calls. This averaged out to be 1.5 calls per day. The total run total for this year is 115; the run total at the end of last year was 125.

Training

Joint training for the month of February included fire ground operations with the use of the ladder truck and patient and trauma assessments.

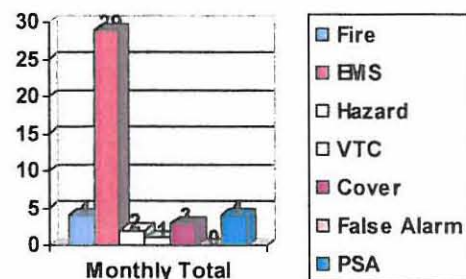
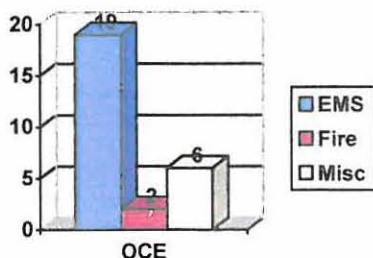
We are finishing up the cross training on the Oceano Dunes training with the Full Time captains at Arroyo Grande and Grover Beach. A few of them have one last session driving at night.

Equipment

E61 was in the repair shop for a major oil leak around the air compressor. The engine was out of service for approximately two weeks. We used the reserve engine that is housed at Grover Beach Fire Department.

Operations

Captain Angello completed a State Fire Marshall Instructor class for his Company Officer Certification.



Agenda Item 03 23 2010 Item 4.a.



Oceano Community Services District

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AGENDA BOARD OF DIRECTORS MEETING

1655 Front Street
6:30 PM

Oceano
Wednesday

March 24, 2010

BOARD MEMBERS

Vern Dahl, President
Mary K. Lucey, Director
Lori J. Angello, Director

Pamela Dean, Vice President
Jim Hill, Director

SECRETARY TO THE BOARD

Raffaele F. Montemurro
General Manager

DEPUTY SECRETARY TO THE BOARD

Gina A. Davis
Administrative Assistant

FIRE CHIEF

Chief Mike Hubert

UTILITY OPERATIONS SUPERVISOR

Philip T. Davis

ALL ITEMS APPEARING ON THE AGENDA ARE SUBJECT TO BOARD ACTION

1. Roll Call
2. Flag Salute
3. Public Comment *
Any member of the public may address the Board on any item of interest within the jurisdiction of the Board. The Board will listen to all communications; however, in compliance with the Brown Act, the Board cannot act on items not on the agenda.
4.
 - a. CLOSED SESSION, CONFERENCE WITH LEGAL COUNSEL-PENDING LITIGATION.
CLOSED SESSION – A closed session pursuant to Government Code Section 5456.9(b) To discuss with the District's Legal Counsel concerning pending litigation. (A potential Litigation against the District by Pamela Dean.)
 - b. CLOSED SESSION, CONFERENCE WITH LEGAL COUNSEL
CLOSED SESSION – A closed session pursuant to Government Code Section 54956.9(c) To determine whether to initiate litigation.
5. Board Member Comment *

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Board of Directors in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Boards of Directors' meetings are tape recorded.
2. All remarks must be addressed to the Chair. Conversation or debate between the speaker at the podium and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. It is important that all participants conduct themselves with courtesy, dignity and respect.
5. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted in advance of the actual hearing date.

6. Review and Approval of Minutes
 - a. February 24, 2010
 - b. March 10, 2010
7. Consideration of Warrants*
8. Administrative Items
 - a. Approval of Lease with DivLend Equipment Leasing, LLC
For the purchase of the new accounting software from Tyler Technologies.
 - b. District Declaring Weeds on Certain Properties To be a Public Nuisance.
Oceano Community Services District Resolution No. 2010-03
 - c. Fireworks Program 2010
Fireworks Program permitting process for 2010.
 - d. 218 Guidelines for Submission Pursuant to Article X11D, Section 6(a) of CA Constitution.
Discussion and recommended approval of 218 Guidelines.
 - e. Request that the OCSD send a letter of support to Air Pollution Control District (APCD)
Urging that mitigation measures for the prevention of particulate matter be further explored.
 - f. Discussion on the process to approve Will Serve Letters.
 - g. Discussion and possible response to Past Accusations.
Submitted at the Board Meeting on December 9, 2009
 - h. Discussion of Robert's "Rules of Order"
Discussion for the feasibility of Roberts Rules of Order.
9. Fire Items
None
10. Utility Items
 - a. Cleaning and Inspection of District Sewer and Water Lines
Continual Disclosure of the Emergency Declared by the Board of Directors
Concerning the Cleaning and Inspection of the District Sewer and Water Mains.
 - b. Sewer Repair and Replacement Project: Payment #8
Consideration of District Consulting Engineer to Approve Payment #8 to R. Baker
Construction.

- c. Will Serve and Fire Safety Plan Letters: Sipes, Richard (OCSD #6429)
Garage and new roof addition: 2160 Nipomo Street; APN 062,143,015
- d. Will Serve and Fire Safety Plan Letters: Community Health Center
Relocation of Existing Modular Bldg: 1941 Cienaga; APN 062,114,016
- e. Will Serve and Fire Safety Plan Letters: Dias, Manuel (OCSD #6432)
Room Addition to SFR: 1410 – 21st Street; APN 062,061,004
- f. Will Serve and Fire Safety Plan Letters: Salgero, Feliciano (OCSD #6431)
Remodel and Room Addition to SFR: 1438 – 15th Street; APN 062,041,012

11. Reports of District Representatives *

This item gives the President and Board Members the opportunity to present reports to other members regarding committees, commissions, boards, or special projects on which they may be participating.

a. **PRESIDENT VERN DAHL**

- (1) SSLOCSD 03 – 03 - 2010 03 – 17 - 2010
- (2) Fire Committee 03 – 23 - 2010
- (3) OAC 03 – 15 - 2010
- (4) Other

b. **VICE PRESIDENT PAMELA DEAN**

- (1) Fire Committee 03 – 23 - 2010
- (2) Other

c. **DIRECTOR JIM HILL**

- (1) Other

d. **DIRECTOR MARY LUCEY**

- (1) Other

e. **DIRECTOR LORI ANGELLO**

- (1) Other

12. General Manager Items/Discussion *

- a. Update regarding expences
- b. Update regarding staff
- c. Other

13. Public Comment *

14. Board Member Discussion *
15. Written Communications
(Correspondence for the Board Received After Preparation of this Agenda is Presented by the General Manager)

Adjournment

- Oral Presentation/Discussion

ALL ITEMS APPEARING ON THE AGENDA ARE SUBJECT TO BOARD ACTION

Consistent with the American with Disabilities Act and California Government Code §54954.2 requests for disability related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires the modification or accommodation in order to participate at the referenced public meeting by contacting the District General Manager or Administrative Assistant at 805-481-6730.

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March 24, 2009

TO: Board of Directors, OCSD

FROM: Raffaele F. Montemurro, General Manager

SUBJECT: 2010 FIREWORKS PROGRAM PERMITTING PROCESS AND FEES

1. The Board of Directors established their authority, through the adoption of Ordinance 1991-02, to regulate the fees and conditions for the granting of permits for the sale of safe and sane fireworks within the boundaries of the District. Thereafter, through the adoption of Resolution 1997-12, the Board of Directors limited the number of applicants to enhance the profit potential of each organization and therefore increase the return to the Community. Five organizations were recognized as authorized to submit application to the District to sell safe and sane fireworks; to wit: Oceano Depot Association, Oceano/Five Cities Elks No. 2504, Squad 745 (CHP), Five Cities Aerie No. 4153 F.O.E., and the South County Boys and Girls Club. During the 1999 Fireworks Program, the South County Boys and Girls Club opted not to participate, and the OCSD Board of Directors elected not to set into motion the defined procedure to replace the Boys and Girls Club with another participant. During the 2001 Fireworks Program, the Depot Association opted not to participate and the Oceano Firefighters' Association was authorized in lieu of the Depot Association to submit an application to sell safe and sane fireworks. The Firefighters' Association was granted continuing application authority by Resolution 2001-6.

2. It has been past practice to limit the number of participants to between four and six. This year under the recommendation of the Fire Chief Michael E. Hubert and for the increase safety of the residents. We would like to limit the number of participants to two (2).

3. In prior years, the Board of Directors elected to charge each participant a \$385 fee.

4. This year we would suggest the fee be \$500.00 because there will only be two.

THE RECOMMENDED ACTION BEFORE YOUR BOARD is to: by Board discussion, public comment, motion, second, and voice vote, direct staff to provide each of the designated organizations (Squad 745 [CHP]; Five Cities Aerie No. 4153 F.O.E.; Church of God of Prophecy; and Oceano Kiwanis Club) with an application form in which they may indicate:

- a. Their interest in participating in the safe and sane fireworks for 2009,
- b. How their profits in 2009 were used to benefit the Community, and,
- c. How they would use any revenues realized in 2010 for the betterment of the Oceano.

Applications must be received by the District no later than April 16, 2010.

FURTHER, by Board discussion, public comment, motion, second, and voice vote: confirm the administration/processing fee at \$500.00 payable at such time as the application is filed with the District.



Oceano Community Services District

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WARRANT SUMMARY

[illegible]

CK.#	LAST NAME	F M	REGULAR	O.T.	OTHER	AUTO/BUS	GROSS	NET PAY
50417	MONTEMURRO	R F	3019.20	.00	150.00	.00	3169.20	.00
50418	DAVIS	G A	2411.76	.00	.00	.00	2411.76	.00
50419	DIAZ	A L	1524.80	.00	.00	.00	1524.80	.00
50420	PARDO	C C	1150.24	21.84	.00	.00	1172.08	.00
50421	RUIZ	P Z	653.20	.00	.00	.00	653.20	.00
50422	DAVIS	P T	2566.64	.00	.00	.00	2566.64	.00
50423	TORRES	M A	1971.04	203.26	.00	.00	2174.30	.00
50424	SILVEIRA	D P	1674.96	188.44	.00	.00	1863.40	.00
50425	KALATA	P J	576.00	.00	.00	.00	576.00	.00
50426	WATHEN	S C	280.80	.00	.00	.00	280.80	.00
50427	SCHMIDT	M E	319.00	.00	.00	.00	319.00	.00
50428	CORSIGLIA	S L	33.00	.00	.00	.00	33.00	.00
50429	WALTON	C J	792.00	.00	.00	.00	792.00	633.89
50430	BENNET	I M	605.00	.00	.00	.00	605.00	.00
50431	MCKIM	J P	30.00	.00	.00	.00	30.00	.00
50432	KENNEDY	J M	520.00	.00	.00	.00	520.00	473.85
50433	LEATHERS	B W	2339.75	.00	.00	.00	2339.75	.00
50434	BOVA	J M	2659.14	1478.56	.00	.00	4137.70	.00
50435	RODLIN	J M	288.00	.00	.00	.00	288.00	.00
50436	ANGELLO	C A	2445.14	196.36	.00	.00	2641.50	.00
50437	FUKUHARA	B R	550.00	.00	.00	.00	550.00	.00
			26409.67	2088.46	150.00	.00	28648.13	1107.74 *

21 RECORDS PROCESSED

REGULAR PAYROLL FOR THE PERIOD ENDED 03-13-10

P/R DATE 3/13/10
CHK DATE 3/19/10

OCEANO COMMUNITY SERVICES DISTRICT
DIRECT DEPOSIT LIST

RUN: 3/19/10
12:02:56

PAGE 1
PRDDEP

EMPH	NAME	DEDUCTION	DATE	CHECK#	
1-2002	MONTEMURRO, RAFFAELE F	2,273.84	3/19/10	50417	
1-2100	DAVIS, GINA A	1,721.14	3/19/10	50418	
1-2206	REA, GINA J	.00	3/19/10		NO CHECK THIS PAYROLL PER
1-2207	SUMPTER, HEATHER M	.00	3/19/10		NO CHECK THIS PAYROLL PER
1-2210	DIAZ, ALMA L	1,407.97	3/19/10	50419	
1-2220	PARDON, CAROL ANN	978.24	3/19/10	50420	
2-3100	DAVIS, PHILIP T	1,856.84	3/19/10	50422	
2-3150	TORRES, MAXIMIANO A	1,960.49	3/19/10	50423	
2-3182	SILVEIRA, DANIEL P	1,229.22	3/19/10	50424	
2-3194	LANGSTAFF, STEVEN A	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4881	LEATHERS, BRIAN W	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4891	BOVA, JOHN M	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4908	RODLIN, JIM M	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4931	ANGELLO, CRAIG A	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4954	GARCIA, GULMARO	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4956	KALATA, PAUL J	419.71	3/19/10	50425	
5-4968	MCTIGUE, BRET H	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4972	CIECEK, DANIEL C	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4973	FUKUHARA, BRIAN R	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4977	WATHEN, SHAUN C	251.23	3/19/10	50426	
5-4978	STEELE, ANDREW J	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4979	SCHMIDT, MICHAEL E	286.08	3/19/10	50427	
5-4981	CORSIGLIA, SCOTT L	25.11	3/19/10	50428	
5-4982	LANE, JEFFREY R	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4988	BENNET, IAN M	496.10	3/19/10	50430	
5-4994	DAVIS, JASON B	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4996	BRAMLETTE, JUSTIN M	.00	3/19/10		NO CHECK THIS PAYROLL PER
5-4997	MCKIM, JEREMY P	22.37	3/19/10	50431	
5-5001	CHIRCOP, MATTHEW V	.00	3/19/10		NO CHECK THIS PAYROLL PER
25-4881	LEATHERS, BRIAN W	1,855.59	3/19/10	50433	
25-4891	BOVA, JOHN M	2,810.13	3/19/10	50434	
25-4908	RODLIN, JIM M	269.19	3/19/10	50435	
25-4931	ANGELLO, CRAIG A	1,894.01	3/19/10	50436	
25-4972	CIECEK, DANIEL C	.00	3/19/10		NO CHECK THIS PAYROLL PER
25-4973	FUKUHARA, BRIAN R	483.70	3/19/10	50437	
1-2230	RUIZ, CELIA Z	636.54	3/19/10	50421	
36	EMPS CODED FOR DIRDEP	20,877.50	TOTAL DIRECT DEPOSIT		
19	EMPS WITH DEDUCTION				

DIRECT DEPOSIT PAYROLL FOR THE PERIOD ENDED 03-13-10

PAYEE	VEND.NO.	CHECK DATE	CHECK #	CHECK AMT	PREPAID
R. BAKER, INC.	26355	31010	50416	68217.48	1
TUCKFIELD & ASSOCIATES	34210	32410	50458	7735.00	0
ARROYO GRANDE, CITY OF	2086	32410	50441	5489.58	0
TODD ENGINEERS	33570	32410	50456	4364.68	0
WALLACE GROUP	35541	32410	50462	3630.92	0
A.C.E., INC. 3424	17200	32410	50447	2875.00	0
STATE COMPENSATION INS. FUND	32472	31010	50415	2247.39	1
AGP VIDEO	700	32410	50440	1410.00	0
SAN LUIS OBISPO, COUNTY OF	28908	32410	50452	834.41	0
SAN LUIS OBISPO, COUNTY OF	28611	32410	50451	833.44	0
WRIGHT, IV HAROLD L.	91038	32410	50463	775.00	0
ACS	35530	32410	50461	763.16	0
VALLEY GLASS & MIRROR	35047	32410	50460	731.30	0
A T & T	255	32410	50439	574.65	0
GROVER BEACH, CITY OF	15245	32410	50446	537.22	0
ULTREX BUSINESS PRODUCTS	34400	32410	50459	458.11	0
CLINICAL LABORATORY OF	8135	32410	50442	440.00	0
PHILADELPHIA INSURANCE CO.	25255	32410	50449	390.48	0
STAPLES BUSINESS ADVANTAGE	32425	32410	50454	328.27	0
J.B. DEWAR, INC.	11150	32410	50445	288.60	0
DAVIS, PHILIP T.	10791	32410	50444	256.11	0
NATIONWIDE RETIREMENT	26225	32410	50450	250.00	0
WATER SYSTEMS CONSULTING, INC.	94532	32410	50468	236.03	0
THE GAS COMPANY	31878	32410	50453	177.95	0
COMPTON, SANDRA AND BILL	94115	32410	50466	143.75	0
NOSSAMAN, GUTHNER, KNOX ETAL	23375	32410	50448	142.64	0
RANGE MASTER	91045	32410	50464	127.01	0
SUPREME AUTOMOTIVE	91055	32410	50465	121.56	0
DAHL, VERN	10300	32410	50443	100.00	0
STATE COMPENSATION INS. FUND	32472	31610	50438	95.40	1
STANLEY CONVERGENT SECURITY	33040	32410	50455	45.00	0
TORRES, MAXIMIANO	33590	32410	50457	29.05	0
AVALOS, RIGOBERTO	94116	32410	50467	12.01	0

104662.20 *

33 RECORDS PROCESSED

PAYEE	DETAIL OF DEMANDS VEND. NO.	INV. NO.	ACCOUNT	DEPT NAME	CHECK NO.	CHECK AMOUNT	JOB/PROJECT	KEY #
030210	8054816730	805481673062	01-4100-111	ADMINISTRA		327.41		90
030210	8054810085	805481008558	02-4400-111	WATER		63.64		100
030210	8054892124	805489212449	02-4400-111	WATER		104.82		110
030210	8054817760	805481776058	03-4500-111	SEWER		78.78		120
A T & T	00255				050439	574.65		
02/10 VIDEO SERV		3825	01-4100-220	ADMINISTRA		1,410.00		320
AGP VIDEO	00700				050440	1,410.00		
03/10 BATT CHIEF		201007-156	01-4200-220	FIRE		2,312.75	422060220	420
03/10 FIRE CHIEF		201007-156	01-4200-220	FIRE		3,176.83	422160220	430
ARROYO GRANDE, CITY OF	02086				050441	5,489.58		
02/10 PROF SERV		906764	02-4400-220	WATER		440.00		310
CLINICAL LABORATORY OF	08135				050442	440.00		
B/S:1 ALUC (FEB)		021410	01-4100-225	ADMINISTRA		50.00	118860225	300
B/S:1 OAC		021510	01-4100-225	ADMINISTRA		50.00	118860225	560
DAHL, VERN	10300				050443	100.00		
D2 CERT		102709	02-4400-180	WATER		160.00	310080100	350
OFF SUPP		122309	02-4400-200	WATER		10.00		360
CLASS REIMB		030410	02-4400-285	WATER		11.11		370
ANN BOOT ALLOW		031610	02-4400-100	WATER		75.00	310080100	380
DAVIS, PHILIP T.	10791				050444	256.11		
03/15 FUEL 6100		725485	01-4200-172	FIRE		16.17	20980172	150
03/15 FUEL 6193 (CANS)		725485	01-4200-172	FIRE		10.43	20380172	160
03/15 FUEL 30009		725485	03-4500-172	SEWER		89.06	50980172	170
03/15 FUEL 30015		725485	02-4400-172	WATER		82.36	41580172	180
03/15 FUEL 30016		725485	02-4400-172	WATER		90.58	41680172	190
J.B. DEWAR, INC.	11150				050445	288.60		
0212:R&M 6192		10-02	01-4200-171	FIRE		537.22	21280171	440
GROVER BEACH, CITY OF	15245				050446	537.22		
R&M NETWORK		2259	01-4100-170	ADMINISTRA		1,450.00		450
R&M NETWORK		2260	01-4100-170	ADMINISTRA		1,050.00		460
WRT RATE DATA		2260	02-4400-357	WATER		187.50		540
SWR RATE DATA		18750	03-4500-357	SEWER		187.50		550
A.C.E., INC. 3424	17200				050447	2,875.00		
02/10 LIT SERV:27.30%		366523	09-4994-362	WATER LITI		142.64	949960362	200

PAYEE	DETAIL OF DEMANDS VEND.NO.	INV.NO.	ACCOUNT	DEPT NAME	CHECK NO.	CHECK AMOUNT	JOB/PROJECT	KEY #
NOSSAMAN, GUTHNER, KNOX ETAL	23375				050448	142.64		
040110 LIABLITY INS PHILADELPHIA INSURANCE CO.	25255	043010	01-4100-150	ADMINISTRA	050449	390.48 390.48		490
CONTRIB:PRO302 NATIONWIDE RETIREMENT	26225	05220@031910	01-2183-000	PAYROLL	050450	250.00 250.00		590
CDBG SEWER PROJ: WRK TO DATE R. BAKER, INC.	26355	09-11-4001	03-4500-355	SEWER 3/10/10	050416	68,217.48 68,217.48	*	600
X-CONN SERV: 11+12/2009 X-CONN SERV: 01+02/2010 SAN LUIS OBISPO, COUNTY OF	28611	IN0068756 IN0068772	02-4400-220 02-4400-220	WATER WATER	050451	417.28 416.16 833.44		390 400
CONTRIB:PRO302 EMPLER 20.64% CONTRIB:PRO302 EMPLEE 11.87% SAN LUIS OBISPO, COUNTY OF	28908	8570 8570	01-2182-000 01-2182-000	PAYROLL PAYROLL	050452	529.75 304.66 834.41		570 580
3/17 1655 FRONT 3/17 1689 FRONT 3/16 1935 WILMAR THE GAS COMPANY	31878	14371606006 15211606007 01761523008	01-4100-290 01-4200-290 02-4400-290	ADMINISTRA FIRE WATER	050453	78.71 49.73 49.51 177.95		10 20 30
OFF SUPP OFF SUPP STAPLES BUSINESS ADVANTAGE	32425	3133275948 3133543602	01-4100-200 01-4100-200	ADMINISTRA ADMINISTRA	050454	231.95 96.32 328.27		280 290
PREM: SURCHARGES STATE COMPENSATION INS. FUND	32472	590828-10	01-2168-000	PAYROLL 3/10/10	050415	2,247.39 2,247.39	*	620
PREM: SURCHARGES STATE COMPENSATION INS. FUND	32472	590828-10	01-2168-000	PAYROLL 3/16/10	050438	95.40 95.40	*	610
04/10 ALARM SERV 04/10 ALARM SERV 04/10 ALARM SERV 04/10 ALARM SERV STANLEY CONVERGENT SECURITY	33040	7150093 7150093 7150093 7150093	02-4400-110 02-4400-110 03-4500-110 01-4200-110	WATER WATER SEWER FIRE	050455	11.25 11.25 11.25 11.25 45.00	44180220 44080220 57380220 927380220	210 220 230 240
8601: ANNUAL MONITORING	46206	2-10	02-4400-220	WATER		4,364.68	860160220	410

PAYEE	DETAIL OF DEMANDS	VEND. NO.	INV. NO.	ACCOUNT	DEPT NAME	CHECK NO.	CHECK AMOUNT	JOB/PROJECT	KEY #
TODD ENGINEERS		33570				050456	4,364.68		
PSOTAGE			031010	02-4400-210	WATER		29.05		270
TORRES, MAXIMIANO		33590				050457	29.05		
RATE STUDY:WATER			0261	02-4400-357	WATER		3,867.50		630
RATE STUDY:SEWER			0261	03-4500-357	SEWER		3,867.50		640
TUCKFIELD & ASSOCIATES		34210				050458	7,735.00		
0151:MO BIZHUB C451			107991	01-4100-170	ADMINISTRA		459.11	15180170	260
ULTREX BUSINESS PRODUCTS		34400				050459	459.11		
R&M:SHERIFF'S SO STAT			79358	10-4300-173	FUNDED CON		731.30		530
VALLEY GLASS & MIRROR		35047				050460	731.30		
ANNUAL F/H AGREE THRU	022811		506483	01-4200-170	FIRE		763.16		250
ACS		35530				050461	763.16		
022810 ADMIN			29577	01-4100-222	ADMINISTRA		816.92		40
022810 GRND WTR BASIN			29578	02-4400-222	WATER		700.00		50
022810 17TH & BEACH ALLEY			29578	02-4400-222	WATER		57.50		60
022810 CDBG/DRI ENGRING			29578	03-4500-355	SEWER		1,441.50		70
022810 SDW (GRANTS 4 SHOVEL-RE			29578	02-4400-222	WATER		615.00		80
WALLACE GROUP		35541				050462	3,630.92		
PROF SERV: 15.5 HRS			031310	01-4100-220	ADMINISTRA		775.00		330
WRIGHT, IV HAROLD L.		91038				050463	775.00		
CLOTHING			3873	01-4200-100	FIRE		127.01		140
RANGE MASTER		91045				050464	127.01		
0415:R&M 30015			0021982	02-4400-171	WATER		60.78	41580171	500
0509:R&M 30009			0021983	03-4500-171	SEWER		60.78	50980171	510
SUPREME AUTOMOTIVE		91055				050465	121.56		
CR BAL UB#03048710			01312010	01-5000-000			143.75		470
COMPTON, SANDRA AND BILL		94115				050466	143.75		
CR BAL UB# 04553602			09302009	01-5000-000			12.01		480

3/24/10 OCEANO COMMUNITY SERVICES DISTRICT RUN: 3/19/10 PAGE 4
 1044 REGISTER OF DEMANDS 14:51:16 APWR02-U1

PAYEE	DETAIL OF DEMANDS VEND. NO.	INV. NO.	ACCOUNT	DEPT NAME	CHECK NO.	CHECK AMOUNT	JOB/PROJECT	KEY #
AVALOS, RIGOBERTO	94116				050467	12.01		
LOPEZ LINE: 22.50%		0096-0	02-4400-220	WATER		236.03		520
WATER SYSTEMS CONSULTING, INC	94532				050468	236.03		
CHECKS WRITTEN						34,101.93		
* PREPAID ITEMS						70,560.27	*	
TOTAL DEMANDS PAID						104,662.20		

**OCEANO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2010-03**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OCEANO COMMUNITY SERVICES
DISTRICT DECLARING WEEDS ON CERTAIN PROPERTIES TO BE A PUBLIC NUISANCE**

WHEREAS, Oceano Community Services District is empowered to provide fire protection services as detailed in California State Government Code Section 61623.5 and California State Health and Safety Code Section 14880; and,

WHEREAS, the Fire Department of the Oceano Community Services District has determined that the uncontrolled growth of weeds within the District represents a fire hazard; and,

WHEREAS, the Board of Directors for the Oceano Community Services District has found the weeds on these properties to be a seasonal recurring nuisance under the California State Health and Safety Code, Section 14900.5.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors for the Oceano Community Services District, San Luis Obispo County, California, as follows:

1. The weeds growing upon the properties within the District and incorporated herein by reference are declared to be a seasonal and recurring nuisance.
2. The General Manager and/or the Fire Department of the Oceano Community Services District are hereby designed as the person(s) to give notice and to destroy said weeds.

Upon the motion of _____, seconded by _____, and upon the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

the foregoing Resolution is hereby passed and adopted this 24th day of March, 2010.

VERN DAHL, PRESIDENT

ATTEST:

Gina A. Davis
Deputy Board Secretary

Agenda Item 03 24 2010 8.b.

2010 FIRE HAZARD REDUCTION SCHEDULE

- March 26 Call County and request CD (Format) and labels to be mailed. Update information and order postcards.
- April 14 Present to Board the 2009 Fire Hazard Reduction Calendar and Resolution "Declaring Weeds on Certain Properties to be Seasonal and Recurring Public Nuisance". Upon adoption of Calendar, set June 10th as date for Public Hearing.
- April 15 To TIMES PRESS RECORDER: Legal Notice advising residents of the Public Hearing on June 9th AND mail copy of Calendar to South County Sanitary Service. (Garbage Company to coordinate their delinquent notices and Public Hearing with OCSD schedule.)
- April 15 To TIMES PRESS RECORDER: Legal Notice requesting bid proposals for Fire Hazard Reduction (bids due by May 13th at 2:00 pm) AND Public Service Announcement apprising public of upcoming Fire Hazard Reduction program, including information regarding 4" maximum height of weeds through November 1st. Order postcards and print labels.
- April 15 OCSD staff to mail notices to every property owner.
- May 1 Prepare and submit maps and directive to District Personnel to begin preparation of list of properties in need of Fire Hazard Reduction.
- May 13 ** Open bids, at 2:00 pm, received for Fire Hazard Reduction services. Prepare summary for presentation at May 27th Board Meeting.
- May 26 Award bid to contractor at Board Meeting.
- Jun 1-4 District Staff to prepare final lot list for Fire Hazard Reduction by contractor.
- June 9 Public Hearing for Protests Against Fire Hazard Reduction Notices.
- June 14 Fire Hazard Reduction may commence. **Contractor** will take before and after photos of each lot.
- June 11 Deadline for District personnel to submit listing of all questionable/marginal lots for re-evaluation and final reduction decision.
- June 18 Deadline for completion of all Fire Hazard Reduction.

Agenda Item 03 24 2010 8.b.

2009 FIRE HAZARD REDUCTION SCHEDULE

- June 24 Contractor to turn in summary of total hours for weed eater and/or tractor, hauling charges, etc, in final form. **Payment to contractor will be made after all lots have been reviewed and accepted by Fire Department.**
- June 25 Reinspection date. District Personnel to survey all lots for possible Round Two reduction.
- June 23-25 Staff to compute and mail out hand billings.
- July 14 Public Hearing.
- July 12 Final postmark date for receipt of hand-billed reduction charges.
- July 14* Deadline for submission special assessment listing and authorizing resolution to County Auditor's office for collection of Fire Hazard Reduction charges on the tax roll.
- July 19 Submit list of APNs to District Office to prepare Round Two reduction.
- August 26* Deadline for submission of final special assessment listing and proof to County Auditor's office for collection of Fire Hazard Reduction charges on the tax roll.
- November 1 END of FIRE SEASON.

* County deadline dates may change since formal notice has not been received.

RESOLUTION XX-2010
_____, XX-2010

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE OCEANO COMMUNITY SERVICES DISTRICT
ADOPTING GUIDELINES FOR THE SUBMISSION AND TABULATION OF
PROTESTS IN CONNECTION WITH RATE HEARINGS
CONDUCTED PURSUANT TO ARTICLE XIID, SECTION 6,
OF THE CALIFORNIA CONSTITUTION,
AND RELATED NOTICING**

WHEREAS, Article XIID, Section 6 of the California Constitution requires the Board of Directors of the Oceano Community Services District (OCSD) to consider written protests to certain proposed increases to utility charges; and

WHEREAS, this constitutional provision does not offer specific guidance as to who is allowed to submit protests, how written protests are to be submitted, or how the OCSD is to tabulate the protests; and

WHEREAS, for purposes of determining protests, Government Code Section 53755(b) provides for one written protest per parcel, and Government Code Section 53750(g) provides that identified parcels are those parcels that an agency has identified as a parcel upon which a proposed fee or charge is to be imposed; and

WHEREAS, to implement these provisions, and given the history of subdivision and development in Oceano, where the OCSD serves customers owning Assessor Parcel Numbers (APN) with more than one lot and the OCSD also serves customers with more than one APN, the attached Guidelines provide that a majority protest is to be determined based upon the number of parcels with active accounts served by the OCSD on the date of the public hearing, and defines "parcel" as a piece of land or property identified by Assessor's Parcel Number that is served by the OCSD, the owner of which is subject to the proposed charge; and

WHEREAS, the Board of Directors of the OCSD may direct the General Manager to mail notice of future proposed water charges and proposed wastewater charges, to each record owner of every parcel served by the OCSD, scheduling the rates protest hearings for a regular Board Meeting the second or fourth Wednesday of a month at least 60 days after, at Oceano Community Services District, at 6:30 pm, 1655 Front Street, Oceano, CA; and

Agenda Item 03 24 2010 8.d.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the OCSD hereby adopts the Guidelines for the Submission and Tabulation of Protests attached hereto as Exhibit "A" and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED on this _____ day of ____ 20__.

Vern Dahl
President

ATTEST:

APPROVED AS TO FORM:

Raffaele F. Montemurro
Board Secretary

Alex Simas
District Legal Counsel

Attachment "A"

OCEANO COMMUNITY SERVICES DISTRICT

GUIDELINES FOR THE SUBMISSION AND TABULATION OF PROTESTS

Where notice of a public hearing with respect to the adoption or increase of a utility charge has been given by the OCSD pursuant to Article XIID, Section 6(a) of the California Constitution, the following guidelines shall apply.

DEFINITIONS

Unless the context plainly indicates another meaning was intended, the following definitions shall apply in construction of these Guidelines:

1. "Parcel" means a piece of land or property identified by Assessor's Parcel Number (APN) that is served by the OCSD, as determined by the San Luis Obispo County Tax Assessor.
2. "Record owner" or "parcel owner" means the person or persons whose name or names appear on the San Luis Obispo County Tax Assessor's latest equalized assessment roll as the owner of a parcel.
3. A "fee protest proceeding" is not an election, but the General Manager will maintain the confidentiality of protests as provided below and will maintain the confidentiality and integrity of protests at all times.
4. "Public hearing" means the public hearing on the proposed charges.
5. "Customer of record" means the person who's name and address appears on the bi-monthly bill. When that is different from the record owner or parcel owner.

NOTICE OF PROPOSED RATES AND PUBLIC HEARING

5. *Notice Delivery.*

- A. The OCSD shall give notice of proposed charges, notice of protest process, and public hearing on the proposed charges via 1st-class U.S. mail to all record owners and to all customers of record served by the OCSD, effective the date the notice is approved by the Board of Directors, at least Forty-Five (45) days before the date of the public hearing.

- B. The OCSD will mail each notice subject to a request that the U.S. Postal Service provide forwarding address information to the OCSD for any notices forwarded by the U.S. Postal Service.
- C. If the U.S. Postal Service returns any notice to the OCSD as undeliverable and provides the OCSD a forwarding address, the OCSD shall mail the notice to the forwarding address, but its doing so does not extend the time in which protests may be submitted with respect to the proposed charges that are the subject of the public hearing.
- D. The OCSD will provide the notice of proposed charges and public hearing to each record owner and/or record customer who initiates OCSD utility services after the notice is mailed and before the date of the public hearing on the proposed charges, but its doing so does not extend the time in which protests may be submitted with respect to the proposed charges that are the subject of the public hearing.
- E. The OCSD will post the notice of proposed charges and public hearing at its official posting site after the notice is approved by the Board of Directors.

SUBMISSION OF PROTESTS

7. *Protest Requirements.*

- A. A written protest must include:
 - (i) A statement that it is a protest against the proposed charge which is the subject of the hearing; and
 - (ii) Name of the record owner; and
 - (iii) Identity of the affected parcel by assessor's parcel number or service address; and
 - (iv) Original signature of the record owner with respect to the identified parcel.
- B. Protests shall not be counted if any of the required elements (i thru iv) outlined in the preceding subsection "7.A." are omitted.
- C. A notice of proposed charges may, but need not, include a form by which record owners may note their protest of, or support for, a proposed charge. However, use of such a protest form shall not be required and the OCSD shall accept any protest which complies with these Guidelines.

8. *Protest Submittal.*

- A. Any record owner or customer of record who is subject to the proposed utility charges, which are the subject of the public hearing, may submit a written

protest to the General Manager, at any time before or during the public hearing:

- Delivery to the Oceano Community Services District's Office, at 1655 Front Street Oceano, CA 93475
 - Mail to OCSD, Attention: General Manager,
 - Post Office Box #599, Oceano, CA 93475
 - Personally submitting the protest at the public hearing.
- B. Protests must be received prior to the end of the public hearing, including those mailed to the OCSD. No postmarks will be accepted;
- C. In order to reduce duplicate protests and to avoid fraud, a protest may only be submitted by the record owner or an individual authorized in writing by the record owner. That written authorization shall be provided to the General Manager.
- D. Designated trustees, legal guardians, probate estate executors or administrators, court-appointed or other legal representatives, or property managers/agents of a record owner may file a protest when authorized by the owner of record. Anyone other than the record owner shall provide the General Manager with the written authorization to act in such capacity.
- E. Emailed protests shall not be counted. Only protests with original signatures shall be counted.
- F. Copied protests shall not be counted. Only protests with original signatures shall be counted.
- G. Although oral comments at the public hearing will not qualify as a formal protest unless accompanied by a written protest, the OCSD Board of Directors welcomes input from the community during the public hearing on the proposed charges.

9. ***Protest Withdrawal.***

Any person who submits a protest may withdraw it by submitting to the General Manager a signed written request that the protest be withdrawn. The withdrawal of a protest shall identify the affected parcel and the name of the owner of record who submitted both the protest and the request that it be withdrawn.

10. ***Multiple Record Owners or Customers of Record.***

- A. Each record owner or customer of record of a parcel served by the OCSD may submit a protest. This includes, but is not limited to, instances where:
- (i) A parcel is owned by more than a single record owner or more than one name appears on the OCSD's records.

- (ii) Multiple parcels are served via a single utility account such as master-metered condominium units and multiple family residential units.

B. Only one protest will be counted per parcel.

C. Any one protest submitted in accordance with these rules will be sufficient to count as a protest for the identified parcel.

11. ***OCSD as Record Owner of Parcel.***

Parcels owned by the OCSD that receive utility services, shall not be included in the parcel count for tabulation, or in the count of total numbers of parcels served by the OCSD.

12. ***Transparency, Confidentiality, and Disclosure.***

A. To ensure transparency and accountability in the fee protest tabulation, while protecting the privacy rights of record owners, protests will be maintained in confidence until tabulation begins following the public hearing.

B. Once a protest is opened during the tabulation, it becomes a disclosable public record, as required by state law.

TABULATION OF PROTESTS

13. ***Protest Official.***

The OCSD shall retain a neutral third-party with experience as the League of Women Voters or any other Non-Governmental elections official (the Protest Official) to determine the validity of all protests. The Protest Official shall not accept as valid any protest if he or she determines that any of the following conditions exist:

A. The protest does not state its opposition to the proposed charges.

B. The protest does not name the record owner or record customer of the parcel identified in the protest, as of the date of the public hearing.

C. The protest does not identify a parcel served by the OCSD which is subject to the proposed charge.

D. The protest does not bear an original signature of the named record owner with respect to the parcel identified on the protest. Whether a signature is valid shall be entrusted to the reasonable judgment of the Protest Official, who may review and compare it with signatures on file with the County Elections Official and/or the OCSD. If the signature is questionable, it will be retained for further follow-up with the owner or customer of record. Should the count be close enough that any retained

protest might change it, the Protest Official will mail a notice to the record owner requesting they contact the Protest Official within five (5) business days to verify their signature.

- E. The protest was altered in a way that raises a fair question as to whether the protest actually expresses the intent of a record owner or a customer of record to protest the charges.
- F. The protest was emailed or copied.
- G. The protest was not received by the General Manager before the close of the public hearing on the proposed charges.
- H. The Protest Official's decision that a protest is not valid shall constitute a final administrative action of the OCSD.

14. ***Majority Protest.***

- A. A majority protest exists if protests are timely submitted and not withdrawn by the record owner or customers of record with respect to a majority (50% plus one) of the parcels subject to the proposed charge.
- B. The number of parcels with active customer accounts served by the OCSD on the date of the public hearing shall control in determining whether a majority protest exists.
- C. The OCSD will inform the public of the number of parcels served by the OCSD when the notice of proposed charges is mailed.

15. ***Tabulation of Protests.***

At the conclusion of the public hearing, the Protest Official shall tabulate all protests received, including those received during the public hearing, and shall report the results of the tabulation to the OCSD Board of Directors.

16. ***Report of Tabulation.***

If at the conclusion of the public hearing the Protest Official determines that he or she will require additional time to tabulate the protests, he or she shall so advise the OCSD Board of Directors, which may continue the meeting to allow the tabulation to be completed on another day or days. If so, the OCSD Board shall declare the time and place of tabulation, which shall be conducted in a place where interested members of the public may observe the tabulation, and the Board shall declare the time at which the meeting shall be resumed to receive and act on the tabulation report of the Protest Official.

SAMPLE

NOTICE OF PROPOSED WATER AND SEWER RATE INCREASES

Date _____, 20__

Dear Record Owner:

This notice is intended to inform you that the Oceano Community Services District (OCSD) will hold public hearings regarding proposed increases to utility charges for customers receiving OCSD water and wastewater (sewer) services. The proposed water and sewer rate increases will be considered by the OCSD Board of Directors at the date, time, and location specified below. If you would like to receive this notice in Spanish, please contact the OCSD at (805) 481-6730. ***Si le gustaria recibir este document en Español, por favor llame a OCSD (805) 481-6730.***

Consistent with the requirements of Proposition 218, this notice also provides you with the following information:

- The amount of the proposed increases to water and sewer charges;
- The basis upon which the amount of the proposed increases to water and sewer charges was calculated; and
- How to protest the proposed increases to water and sewer charges.

NOTICE OF PUBLIC HEARINGS

Public Hearings for the proposed increases to Water and Sewer Charges will be held on:

Date: **Wednesday, _____, 20__**

Time: **6:30 PM**

Place: **Oceano Community Services District, 1655 Front Street, Oceano, CA**

This notice has been sent to all record owners and to all customers of record that are directly responsible for payment of OCSD water and sewer charges. If adopted by the OCSD Board of Directors, the proposed increases to water and sewer charges would become effective _____ 20__.

PROPOSED WATER AND SEWER RATE INCREASES

Increases to the bi-monthly base rate and per unit (ccf¹) rate for water and sewer services are proposed for all customer classifications (Residential and Commercial) as follows:

WATER: ___% - Effective _____ 20__ (Bill mailed _____, 20__)

SEWER: ___% - Effective _____ 20__ (Bill mailed _____, 20__)

The following tables reflect the proposed bi-monthly water and sewer rate schedules:

Proposed Bi-Monthly Water Rates-Effective _____, 20__

Usage (ccf)	Existing Residential Rate	Proposed Residential Rate	Existing Commercial Rate	Proposed Commercial Rate
Base Rate plus 0-6 Units	\$	\$	\$	\$
7-15 Units-per Unit	\$	\$	\$	\$
16-20 Units-per Unit	\$	\$	\$	\$
21-30 Units-per Unit	\$	\$	\$	\$
31-40 Units-per Unit	\$	\$	\$	\$
41-50 Units-per Unit	\$	\$	\$	\$
51-60 Units-per Unit	\$	\$	\$	\$
61-70 Units-per Unit	\$	\$	\$	\$
71-80 Units-per Unit	\$	\$	\$	\$
81 or More Units-per Unit	\$	\$	\$	\$

Proposed Bi-Monthly Sewer Rates-Effective _____, 20__

Usage (ccf)	Existing Residential Rate	Proposed Residential Rate	Existing Commercial Rate	Proposed Commercial Rate
Base Rate plus 0-1 Units	\$	\$	\$	\$
2 or More Units-per Unit	\$	\$	\$	\$

¹ A unit equals one ccf "hundred cubic feet;" a hundred cubic feet of water is 748 gallons.

SAMPLE RESIDENTIAL BI-MONTHLY UTILITY SERVICE BILL (CONSUMPTION: 12 UNITS)

Current Rate:			Proposed Rates: Effective -----20		
Water	Base	\$	Water	Base	\$
Water	Units	\$	Water	Units	\$
Sewer	Base	\$	Sewer	Base	\$
Sewer	Units	\$	Sewer	Units	\$
Total			Total		\$

BASIS FOR THE PROPOSED WATER AND SEWER RATE INCREASES

WRITTEN PROTEST

Pursuant to Proposition 218, you may express support for or opposition to any or all of the proposed increases to water and sewer charges, **prior to the close of the public hearings** referenced above. A form is attached.

A written protest must contain:

1. A statement that it is a protest against the proposed charge which is the subject of the hearing; and
2. Name of the record owner and
3. Identity of the affected parcel by Assessor's Parcel Number (APN) or service address; and
4. Original signature of the record owner with respect to the identified parcel.

Written protests must be submitted to the General Manager by:

- Delivery to the General Manager's Office 1655 Front Street Oceano, CA 93475;
- Mail to the OCSD, Attention: General Manager, Post Office Box 599 Oceano, CA 93475; or
- Personally submitting the protests at the public hearing.

A protest may only be submitted by the record owner or customer of record who signed the protest or an individual authorized in writing by the record owner or customer of record to submit the protest. That written authorization shall be provided to the General Manager so the General Manager may accept a protest from someone other than the record owner or customer of record.

QUESTIONS?

Additional information may also be obtained by contacting the OCSD at (805) 481-6730 or via email to the General Manager: raffaele@oceanocsd.org

Sample

I protest the proposed OCSD water/sewer rate increase.

Name of record owner _____

Address/APN _____

Signature _____

I authorize _____ to submit this protest of
water/sewer rate increase to the OCSD on my behalf.

Signature _____

Note: Any Statement that incorporates the information in Section 7 A of the
attached letter will be acceptable as a protest submittel.



PISMO BEACH COUNCIL AGENDA REPORT

SUBJECT/TITLE:

SOUTH COUNTY PHASE 2 PARTICULATE STUDY; SAN LUIS OBISPO COUNTY AIR POLLUTION CONTROL DISTRICT – FEBRUARY 2010

RECOMMENDATION:

By motion, authorize the Mayor on behalf of the City Council to send a letter to the San Luis Obispo County Air Pollution Control District Board of Directors requesting the Board take no action on the South County Phase 2 Particulate Study.

EXECUTIVE SUMMARY:

In February 2010 the San Luis Obispo County Air Pollution Control District released the "South County Phase 2 Particulate Study" for public review. The current study is intended as a follow-up to a Phase 1 study that was finalized in 2007 that showed air quality on the Nipomo Mesa exceeded the state 24-hour PM10 health stand at one or more monitoring locations on over one quarter of the sample days. APCD staff intends to present the above Phase 2 study to the Air Pollution Control Board of Directors on March 24, 2010. The Current Phase 2 study has the potential for far reaching impacts on the Mesa and the Oceano Dunes State Recreational Vehicle Area(ODSRVA). Staff believes that before the Air Pollution Control District Board takes action on the above study California State Parks, who operates ODSRVA, have the opportunity to respond. State Parks is currently in the process of preparing an Environmental Impact Report that is intended to address two major issues. The first is the transfer of property from the County to the State of California and second is a review of continued operations of the ODSRVA Park. In light of this staff recommends the City Council authorize the Mayor to send a letter to the San Luis Obispo County Air Pollution Control District Board of Directors requesting the Board take no action on the above study until State Parks can respond through their current ongoing environmental process.

FISCAL IMPACT:

None.

OPTIONS:

1. Authorize letter
2. Take no action
3. Provide direction to staff.

ATTACHMENTS:

Executive Summary of Phase 2 Particulate Study

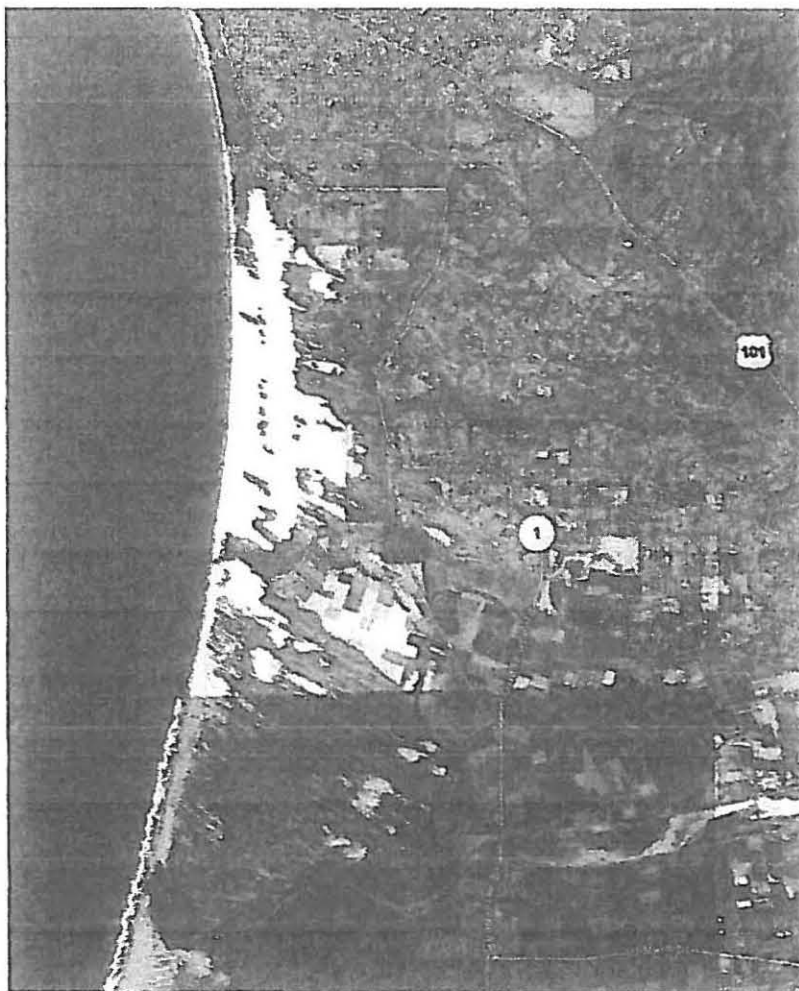
Prepared by: Randy Bloom, Community Development Director

Meeting Date: March 16, 2010

Acting City Manager Approval:

A handwritten signature in blue ink, appearing to read "Randy Bloom", is written over a horizontal line.

SOUTH COUNTY PHASE 2 PARTICULATE STUDY
San Luis Obispo County Air Pollution Control District
February 2010



Project Manager

Joel Craig, San Luis Obispo County APCD

Principal Authors

Joel Craig, San Luis Obispo County APCD

Dr. Thomas Cahill, University of California Davis

Duane Ono, Great Basin Unified APCD

EXECUTIVE SUMMARY

Historical ambient air monitoring on the Nipomo Mesa has documented atypical concentrations of airborne particulate matter compared to other areas of San Luis Obispo County and other coastal areas of California. These historical measurements show that the California health standard for PM₁₀ (airborne particles with a mean aerodynamic diameter of 10 microns or less) is regularly exceeded in many locations on the Nipomo Mesa. Population-based studies in hundreds of cities in the U.S. and around the world have demonstrated that both short-term and long-term exposure to elevated particulate levels can cause significant increases in hospital admissions, emergency room visits, asthma attacks and premature deaths. Groundbreaking long-term studies of children's health conducted in California have also shown that particle pollution may significantly reduce lung function growth in children.

To better understand the extent and sources of these unusually high concentrations of particulate pollution on the Nipomo Mesa, the San Luis Obispo County Air Pollution Control District (SLO APCD) has conducted comprehensive air monitoring studies in that region. The Phase 1 South County Particulate Matter (PM) Study began in 2004 and utilized filter-based manual particulate samplers measuring both PM₁₀ and PM_{2.5} (particles 2.5 microns in diameter or less) concentrations at 6 monitoring sites located throughout the Mesa. Samples were collected over a one year period and analyzed for mass and elemental composition; meteorological measurements of wind speed and direction were also performed at numerous locations in the study area.

Data from the Phase 1 study showed air quality on the Nipomo Mesa exceeds the state 24-hour PM₁₀ health standard at one or more monitoring locations on over one quarter of the sample days. Elemental analysis of PM_{2.5} filter samples demonstrated that on these high particulate days, the largest fraction of particles are composed of the wind blown crustal material containing silicon, iron, aluminum, and calcium. Meteorological data showed that high wind events entraining crustal particulate from the dune fields at the Oceano Dunes State Recreational Vehicle Area (SRVA) upwind of the Nipomo Mesa area and transporting them inland as the likely cause; data from a directional PM₁₀ sampler on the Mesa that only operated on high wind days strongly supported this conclusion. Further analysis of Phase 1 study data was unable to provide a conclusive determination on whether off-road vehicle (OHV) activity in the SVRA played a role, either direct or indirect, in the particulate pollution observed on the Nipomo Mesa.

The Phase 1 Study Report was presented to the SLO APCD Board of Directors in March of 2007. The Board directed staff to design and conduct a follow-up study with the primary goal of determining if OHV activity on the SVRA played a role in the high particulate levels measured on the Nipomo Mesa; a secondary goal of the study was to determine what, if any, particulate impacts on the Mesa are due to fugitive dust from the petroleum coke piles at the ConocoPhillips Refinery complex. To help design and conduct the Phase 2 study, the SLO APCD retained the services of the Delta Group, an affiliation of scientists, mostly from the University of California at Davis (UCD), dedicated to the detection and evaluation of aerosol transport. The Great Basin Unified Air Pollution Control District (GBUAPCD), a recognized leader nationwide in understanding and mitigating wind blown particulate pollution, also lent their considerable expertise to the design and implementation of the study. Scientists from the Santa Barbara County APCD, the California Air Resources Board (CARB) and the California State Parks Department also provided significant input in the design phase of the study.

The Phase 2 Study design involved three independent investigations using a broad array of technologies and measurement techniques to better understand the source(s) and activities responsible for the observed particulate pollution problem on the Nipomo Mesa. Determining the role of OHV activity on the SVRA was a key focus of the study, so it was important to conduct measurements and analyses both within and downwind of the dunes at the SVRA, as well within and downwind of "control site" dunes north and south of the SVRA where offroad vehicles are not allowed, to evaluate the differences between them. PM and meteorological measurements downwind of the refinery coke piles and agricultural fields on the Mesa were also a necessary design element to determine potential contributions from those areas. Further, since the Phase 1 study showed that high PM concentrations on the Mesa occur primarily on high wind days, it was critical to ensure that study measurements captured the high wind events that typically occur during the early spring and late fall months.

The field measurement phase of the study was conducted from January 2008 through March 2009. The portion of the study performed by the SLO APCD entailed the deployment and use of real-time particulate monitors and wind sensors at a variety of locations downwind of both the SVRA and the control sites, as well as downwind of the coke piles and agricultural fields. These measurements were designed to assess the relative levels of airborne particulate coming from those areas, particularly on high wind days.

The portion of the study directed by the GBUAPCD involved measuring the amount of sand movement at different wind speeds, both in the SVRA and a control site, to better understand the mechanism and potential source location responsible for wind blown emissions. The Delta Group was responsible for deploying and operating sophisticated research sampling instruments designed to measure the mass, size distribution and elemental composition of the particulate pollution. These samplers were located downwind from the SVRA and a number of control sites that currently do not allow OHV activity. The samplers were also used to look for tracer elements to assess if petroleum coke from the ConocoPhillips refinery facility was being entrained by winds and impacting ambient PM levels in the area. The Delta Group also collected and analyzed soil samples upwind from each monitoring station.

The 3-pronged field investigation effort for the Phase 2 study gathered well over two million data points, requiring nearly a year to review, validate and analyze the data and compile the results. The data analysis was performed by the three independent research groups involved in designing and implementing the study, followed by peer review of the draft study report by a diverse and respected group of scientists with expertise in this field. This wealth of data and critical review of the results by numerous independent experts, combined with the results from the Phase 1 study, provides a much more complete understanding of the particulate pollution problem in the area, leading to the following major findings:

- The airborne particulate matter predominantly impacting the region on high episode days does not originate from an offshore source.
- Neither the petroleum coke piles at the ConocoPhillips facility nor agricultural fields or activities in and around the area are a significant source of ambient PM on the Nipomo Mesa.
- The airborne particulate matter impacting the Nipomo Mesa on high episode days predominantly consists of fine sand material transported to the Mesa from upwind areas under high wind conditions.

- The primary source of high PM levels measured on the Nipomo Mesa is the open sand sheets in the dune areas of the coast.
- The open sand sheets subject to OHV activity on the SVRA emit significantly greater amounts of particulates than the undisturbed sand sheets at the study control sites under the same wind conditions.
- Vegetated dune areas do not emit wind blown particles; the control site dunes have significantly higher vegetation coverage than is present at the SVRA.

The major findings resulting from detailed analysis of the diverse and comprehensive data sets generated during the Phase 1 and Phase 2 South County PM Studies clearly lead to a definitive conclusion: OHV activity in the SVRA is a major contributing factor to the high PM concentrations observed on the Nipomo Mesa.

There are two potential mechanisms of OHV impact. The first is direct emissions from the vehicles themselves, which includes fuel combustion exhaust and/or dust raised by vehicles moving over the sand. Elemental analysis of study data shows combustion exhaust particles are not a significant component in the samples during high concentration periods. However, analysis of SVRA vehicle activity data does show a weak relationship between high PM10 concentrations and high vehicle activity. This indicates a very small direct emissions impact from OHV activity caused by wind entrainment of dust plumes raised by vehicles moving across the open sand. While significant, the study data shows this is not the major factor responsible for the high PM levels downwind from the SVRA.

The second potential mechanism of impact from OHV activities involves indirect emission impacts. Offroad vehicle activity on the dunes is known to cause de-vegetation, destabilization of dune structure and destruction of the natural crust on the dune surface. All of these act to increase the ability of winds to entrain sand particles from the dunes and carry them to the Mesa, representing an indirect emissions impact from the vehicles. The data strongly suggests this is the primary cause of the high PM levels measured on the Nipomo Mesa during episode days.

**DECLARATION OF FAILURES AND CALL FOR IMMEDIATE DISMISSAL
OF THE ADMINISTRATIVE ASSISTANT
OF OCEANO COMMUNITY SERVICES DISTRICT
AND SUPPORT OF RECALL OF DISTRICT DIRECTORS WHO OPPOSE IT**
submitted on December 9, 2009

In view of the fact that in recent months it has come to the public's knowledge that:

1. since the District's inception, and until recently, cash has been received by the OCSD front desk without any method of securing those cash payments from theft (i.e. no safe);
2. actual check numbers do not match the check numbers given to the Board on the warrants lists, thus making tracking virtually impossible;
3. checks for large sums of monies have been issued but not cashed and no followup has been reported to the auditor despite their request;
4. the District is behind in its annual audits, and information requested by the auditor has repeatedly not been provided;
5. checks have been issued without any warrants;
6. warrants have been issued without invoices;
7. information regarding annual budgets have not been provided to the Board of Directors in a timely manner, thus having them have to operate without an approved budget for months;
8. it has been found that for Director Dahl's 1099's, three of six years were corrected, but the numbers don't add up to what the warrants show as paid, and the numbers reported on the 1099's are below what the warrants add up to;
9. cell phones paid by the District have not been reported on 1099's;
10. 1099's for 2008 reportedly cannot be found;
11. the District incurred IRS fines and penalties in 2005, with no report of it made to the Board of Directors;
12. a penalty was paid to the IRS in June 2009 by overpaying the quarterly payroll tax instead of reporting it as a separate line item to be approved by the Board of Directors and appropriately disclosed on public records;
13. it was reported to the Board of Directors that the District's umbrella insurance policy was being cancelled, when in fact, what was NOT reported was that the District's entire liability insurance policy is being cancelled effective January 2010;
14. repeated requests by the public and members of the Board of Directors for an update of the reserve accounts were not provided for several months;

15. department budgets have not been reported on a monthly basis, thus making it virtually impossible for any department to know the status of their budget on a month-to-month basis and operate fiscally responsibly;
16. telephone records indicate that the administrative assistant's District-provided cell phone has been used to download music for personal use and paid with public funds;

the above failures to perform for the interest of the people of Oceano are, at best, indicators of gross negligence in the performance of duties required by, and requested of, the administrative assistant, if not worse. Perhaps a forensic audit will reveal more, if we ever get enough board members to take their fiscal responsibility to the people of Oceano seriously enough to order one. Members of this Board of Directors have opposed a forensic audit to bring to light what's been going on with the finances of this district.

Given all the above, I morally have no choice but to, on behalf of the people of Oceano, call for the immediate dismissal of the current administrative assistant and support the immediate recall from Oceano Community Service District's Board of Directors, any director who supports the administrative assistant by using the privilege of their office to oppose, and/or obstruct, such dismissal.



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

March 24, 2010

TO: Board of Directors, OCSD

FROM: Raffaele F. Montemurro, General Manager

SUBJECT: CLEANING AND INSPECTION OF DISTRICT SEWER AND WATER LINES

Public Contracts Code Section 22050(c)(1) requires that if the governing body orders any action after the emergency has been declared, the governing body shall review the emergency action at its next regularly-scheduled meeting and at every regularly- scheduled meeting thereafter until the action is terminated, to determine, by four-fifths vote, that there is need to continue the action.

THE RECOMMENDED ACTION BEFORE YOUR BOARD is to: by Board discussion, public comment, motion, second, and roll call vote, determine, by four-fifths vote, that there is a need to continue the action.

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TRANSMITTAL



Date	March 5, 2010	Project Number:	0825-0002-0001
To:	Mr. Raffaele Montemurro Oceano CSD 1655 Front Street Oceano, CA 93445	Phone:	481-6730
		Fax:	481-6836
		Email:	
From:	Doug Groshart Wallace Group 612 Clarion Court San Luis Obispo, CA 93401	Phone:	(805) 544-4011
		Fax:	(805) 544-4294
		Email:	Dougg@wallacegroup.us
Subject:	Sewer Repair and Replacement Project – Progress Payment Request No. 8		

CIVIL ENGINEERING
CONSTRUCTION
MANAGEMENT
LANDSCAPE
ARCHITECTURE
MECHANICAL
ENGINEERING
PLANNING
PUBLIC WORKS
ADMINISTRATION
SURVEYING /
GIS SOLUTIONS
WATER RESOURCES
WALLACE SWANSON
INTERNATIONAL

Dear Mr. Montemurro,

The documentation attached represents Progress Payment Request No. 8 for the Sewer Main Repair and Replacement Project (DRI #05-DRI-004).

A Conditional Waiver and Release upon Progress Payment No. 8 is also attached for District records.

Wallace Group recommends payment in the amount of **\$82,910.95**. The total current amount of the retention fund is now **\$89,886.16**.

Upon reviewing the attached documents, please prepare payment to the contractor accordingly. Should you have any questions, please contact us at your convenience.

Sincerely,

Wallace Group

Attachments:
Progress Payment No. 87
Conditional Waiver for Progress Payment No. 8

cc: Wallace Group File

WALLACE GROUP
A California Corporation

612 CLARION CT
SAN LUIS OBISPO
CALIFORNIA 93401

T 805 544-4011
F 805 544-4294

Sent Via: ☐ Fax ☐ Mail ☒ Hand Delivery ☐ Overnight ☒ Email
Originals Mailed: ☒ Yes ☐ No ☐ Number of Pages (Including Cover): **11**

Agenda Item 03 24 2010 10.b. www.wallacegroup.us

R. BAKER, INC.

PIPE LINE AND UTILITY CONSTRUCTION

PHONE: (805) 489-8711 FAX: (805) 489-1653

POST OFFICE BOX 419, ARROYO GRANDE, CA 93421-0419

email: rbakerinc@charter.net

CONTRACTOR'S LICENSE NO 372751

INVOICE DATE: January 19, 2010

**TO: OCEANO COMMUNITY SERVICES DISTRICT
C/O WALLACE GROUP**

612 CLARION CT
SAN LUIS OBISPO, CA 93401-8177

INVOICE #: 10-01-4100

RBI JOB #: 195

CONTRACT #: 2007-276

PROGRESS BILLING #: 8

RE: OCSD SEWER REPAIR AND REPLACEMENT

REQUEST PAYMENT FOR: PROGRESS BILLING:

CONTRACT BASE TOTAL:	\$376,672.00
CONTRACT ALT ITEMS TOTAL:	\$210,973.00
CHANGE ORDERS:	\$378,288.10
REVISED CONTRACT:	\$965,933.10
COMPLETED TO DATE:	\$898,861.63
LESS 10% RETENTION:	\$89,886.16
TOTAL DUE THIS INVOICE:	\$82,910.95

R. BAKER, INC.

RBI JOB NO: 195

INVOICE NO: 10-01-4100

PO BOX 419

PROJECT: OCSD SEWER REPAIR AND REPLACEMENT

PROGRESS BILLING: 8

ARROYO GRANDE, CA 93421

ENGINEER: WALLACE GROUP

2006 CDBG FUNDS

DATE: 1/19/2010

OCSD JOB # DRI #05-DRI-0004

CONTRACTOR'S LICENSE #372751

OWNER: OCEANO COMMUNITY SERVICES DISTRICT

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
BASE BID													
SEGMENT 1-Juanita													
1	General Construction Practice	1	LS	16650.00	1	0	1	100	0.00	0.00	0.00	16,650.00	0.00
2	10" SDR 35 Sewer	118	LF	49.00	118	0	118	100	0.00	0.00	0.00	5,782.00	0.00
3	Sanitary Sewer Service	1	EA	325.00	1	0	1	100	0.00	0.00	0.00	325.00	0.00
4	Connect to Existing Manhole	2	EA	950.00	2	0	2	100	0.00	0.00	0.00	1,900.00	0.00
5	Asphalt Concrete	1	TON	440.00	3	0	3	100	0.00	0.00	0.00	1,320.00	880.00
6	Class 2 Base	2	CY	165.00	2	0	2	100	0.00	0.00	0.00	330.00	0.00
7	Replace Cement Concrete	20	SF	65.00	39	0	39	100	0.00	0.00	0.00	2,535.00	1235.00
8	Repair Landscape	568	SF	2.00	568	0	568	100	0.00	0.00	0.00	1,136.00	0.00
9	Environmental Compliance	1	LS	150.00	1	0	1	100	0.00	0.00	0.00	150.00	0.00
	28,013.00	SEGMENT 1-Juanita											
SEGMENT 2-Airport													
10	General Construction Practice	1	LS	2300.00	1	0	1	100	0.00	0.00	0.00	2,300.00	0.00
11	Reline 12" Sewer	353	LF	125.00	328	0	328	100	0.00	0.00	0.00	41,000.00	-3125.00
12	Environmental Compliance	1	LS	2250.00	1	0	1	100	0.00	0.00	0.00	2,250.00	0.00
	48,675.00	SEGMENT 2-Airport											
SEGMENT 3-Airport													
13	General Construction Practice	1	LS	2300.00	1	0	1	100	0.00	0.00	0.00	2,300.00	0.00
14	Reline 12" Sewer	282	LF	145.00	283	0	283	100	0.00	0.00	0.00	41,035.00	145.00
15	Environmental Compliance	1	LS	2325.00	1	0	1	100	0.00	0.00	0.00	2,325.00	0.00
	45,515.00	SEGMENT 3-Airport											
SEGMENT 5-Aloha Place													
16	General Construction Practice	1	LS	6100.00	1	0	1	100	0.00	0.00	0.00	6,100.00	0.00
17	8" SDR 35 Sewer	215	LF	85.00	229	0	229	100	0.00	0.00	0.00	19,465.00	1190.00
18	Sanitary Sewer Service	2	EA	1250.00	3	0	3	100	0.00	0.00	0.00	3,750.00	1250.00
19	Connect to Existing Manhole	2	EA	990.00	2	0	2	100	0.00	0.00	0.00	1,980.00	0.00
20	Asphalt Concrete	75	TON	165.00	148	0	148	100	0.00	0.00	0.00	24,420.00	12045.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
21	Class 2 Base	89 CY	105.00	9,345.00	62	0	62	100	0.00	0.00	0.00	6,510.00	-2835.00
22	Repair Landscape	60 SF	10.00	600.00	60	0	60	100	0.00	0.00	0.00	600.00	0.00
23	Replace Cement Concrete	80 SF	15.00	1,200.00	42.5	0	42.5	100	0.00	0.00	0.00	637.50	-562.50
	52,375.00	SEGMENT 5-Aloha Place											
	SEGMENT 14-Highway 1 @ 13th Street												
71	General Construction Practice	1 LS	19500.00	19,500.00	1	0	1	100	0.00	0.00	0.00	19,500.00	0.00
72	10" SDR 35 Sewer	116 LF	224.00	25,984.00	109	0	109	100	0.00	0.00	0.00	24,416.00	-1568.00
73	Connect to Existing Manhole	2 EA	1300.00	2,600.00	2	0	2	100	0.00	0.00	0.00	2,600.00	0.00
74	Remove Existing Tree	2 EA	2800.00	5,600.00	2	0	2	100	0.00	0.00	0.00	5,600.00	0.00
75	Asphalt Concrete	30 TON	360.00	10,800.00	26	0	26	100	0.00	0.00	0.00	9,360.00	-1440.00
76	Class 2 Base	31 CY	26.00	806.00	3.5	0	3.5	100	0.00	0.00	0.00	91.00	-715.00
77	Repair Landscape	672 SF	1.00	672.00	672	0	672	100	0.00	0.00	0.00	672.00	0.00
78	Replace Cement Concrete	177 SF	15.00	2,655.00	359	0	359	100	0.00	0.00	0.00	5,385.00	2730.00
	68,617.00	SEGMENT 14-Highway 1 @ 13th Street											
	SEGMENT 27-RR Tracks												
128	General Construction Practice	1 LS	1400.00	1,400.00	1	0	1	100	0.00	0.00	0.00	1,400.00	0.00
129	8" Sanitary Sewer	7 LF	165.00	1,155.00	7	0	7	100	0.00	0.00	0.00	1,155.00	0.00
130	Connect to Existing Manhole	2 EA	1100.00	2,200.00	1	0	1	100	0.00	0.00	0.00	1,100.00	-1100.00
131	Class 2 Base	9 CY	145.00	1,305.00	0	0	0	100	0.00	0.00	0.00	0.00	-1305.00
	6,060.00	SEGMENT 27-RR Tracks											
	SEGMENT 7-Lake Alley/Jetty												
33	General Construction Practice	1 LS	175.00	175.00	1	0	1	100	0.00	0.00	0.00	175.00	0.00
34	Environmental Compliance	1 LS	110.00	110.00	1	0	1	100	0.00	0.00	0.00	110.00	0.00
35	Repair Landscape	196 SF	2.00	392.00	196	0	196	100	0.00	0.00	0.00	392.00	0.00
36	Sanitary Sewer Service	3 EA	1550.00	4,650.00	3	0	3	100	0.00	0.00	0.00	4,650.00	0.00
	5,327.00	SEGMENT 7-Lake Alley/Jetty											
	SEGMENT 15-Palace Avenue												
79	General Construction Practice	1 LS	265.00	265.00	1	0	1	100	0.00	0.00	0.00	265.00	0.00
80	Environmental Compliance	1 LS	925.00	925.00	1	0	1	100	0.00	0.00	0.00	925.00	0.00
81	6" SDR 35 Sewer	72 LF	64.00	4,608.00	72	0	72	100	0.00	0.00	0.00	4,608.00	0.00
82	Sanitary Sewer Service	2 EA	1300.00	2,600.00	1	0	1	100	0.00	0.00	0.00	1,300.00	-1300.00
83	Asphalt Concrete	9 TON	265.00	2,385.00	6.5	0	6.5	100	0.00	0.00	0.00	1,722.50	-662.50
84	Class 2 Base	19 CY	105.00	1,995.00	13	0	13	100	0.00	0.00	0.00	1,365.00	-630.00
85	Repair Landscape	308 SF	11.00	3,388.00	308	0	308	100	0.00	0.00	0.00	3,388.00	0.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
86	Replace Cement Concrete	44 SF	15.00	660.00	0	0	0	100	0.00	0.00	0.00	0.00	-660.00
	16,826.00	SEGMENT 15-Palace Avenue											
	SEGMENT 9-Pier Avenue												
41	General Construction Practice	1 LS	8400.00	8,400.00	1	0	1	100	0.00	0.00	0.00	8,400.00	0.00
42	6" SDR 35 Sewer	313 LF	73.00	22,849.00	315	0	315	100	0.00	0.00	0.00	22,995.00	146.00
43	Sanitary Sewer Service	6 EA	2100.00	12,600.00	6	0	6	100	0.00	0.00	0.00	12,600.00	0.00
44	Connect to Existing Manhole	2 EA	1980.00	3,960.00	2	0	2	100	0.00	0.00	0.00	3,960.00	0.00
45	Restore Pavement Markings	313 LF	6.00	1,878.00	313	0	313	100	0.00	0.00	0.00	1,878.00	0.00
46	Asphalt Concrete	174 TON	133.00	23,142.00	177	0	177	100	0.00	0.00	0.00	23,541.00	399.00
47	Class 2 Base	178 CY	75.00	13,350.00	93	0	93	100	0.00	0.00	0.00	6,975.00	-6375.00
48	Replace Cement Concrete	500 SF	14.00	7,000.00	249	0	249	100	0.00	0.00	0.00	3,486.00	-3514.00
	93,179.00	SEGMENT 9-Pier Avenue											
	SEGMENT 29-Lakeside @ Pier												
138	General Construction Practice	1 LS	465.00	465.00	1	0	1	100	0.00	0.00	0.00	465.00	0.00
139	6" Sanitary Sewer	16 LF	200.00	3,200.00	16	0	16	100	0.00	0.00	0.00	3,200.00	0.00
140	Connect to Existing Manhole	1 EA	1650.00	1,650.00	1	0	1	100	0.00	0.00	0.00	1,650.00	0.00
141	Asphalt Concrete	12 TON	175.00	2,100.00	12	0	12	100	0.00	0.00	0.00	2,100.00	0.00
142	Class 2 Base	14 CY	115.00	1,610.00	4.5	0	4.5	100	0.00	0.00	0.00	517.50	-1092.50
143	Replace Cement Concrete	144 SF	21.25	3,060.00	147	0	147	100	0.00	0.00	0.00	3,123.75	63.75
	12,085.00	SEGMENT 29-Lakeside @ Pier											
	376,672.00	TOTAL BASE BID											
ALTERNATE BID ITEMS													
	SEGMENT 8-Lakeside Lateral												
37	General Construction Practice	1 LS	250.00	250.00	1	0	1	100	0.00	0.00	0.00	250.00	0.00
38	Sanitary Sewer Service	1 EA	2620.00	2,620.00	1	0	1	100	0.00	0.00	0.00	2,620.00	0.00
39	Asphalt Concrete	5 TON	230.00	1,150.00	8.25	0	8.25	100	0.00	0.00	0.00	1,897.50	747.50
40	Class 2 Base	6 CY	150.00	900.00	2	0	2	100	0.00	0.00	0.00	300.00	-600.00
	4,920.00	SEGMENT 8-Lakeside Lateral											
	SEGMENT 11-Alley @ Utah												
57	General Construction Practice	1 LS	650.00	650.00	1	0	1	100	0.00	0.00	0.00	650.00	0.00
58	6" SDR 35 Sewer	259 LF	59.00	15,281.00	259	0	259	100	0.00	0.00	0.00	15,281.00	0.00
59	Sanitary Sewer Service	2 EA	1100.00	2,200.00	3	0	3	100	0.00	0.00	0.00	3,300.00	1100.00
60	Connect to Existing Manhole	2 EA	990.00	1,980.00	2	0	2	100	0.00	0.00	0.00	1,980.00	0.00
61	Asphalt Concrete	24 TON	200.00	4,800.00	10	0	10	100	0.00	0.00	0.00	2,000.00	-2800.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
62	Class 2 Base	54 CY	110.00	5,940.00	47	0	47	100	0.00	0.00	0.00	5,170.00	-770.00
63	Replace Cement Concrete	396 SF	12.00	4,752.00	639	0	639	100	0.00	0.00	0.00	7,668.00	2916.00
64	Repair Landscape	580 SF	0.50	290.00	580	0	580	100	0.00	0.00	0.00	290.00	0.00
	35,893.00 SEGMENT 11-Alley @ Utah												
	SEGMENT 12-RR Alley @ Pier												
65	General Construction Practice	1 LS	1150.00	1,150.00	1	0	1	100	0.00	0.00	0.00	1,150.00	0.00
66	6" SDR 35 Sewer	290 LF	89.00	25,810.00	290	0	290	100	0.00	0.00	0.00	25,810.00	0.00
67	Sanitary Sewer Service	4 EA	1300.00	5,200.00	4	0	4	100	0.00	0.00	0.00	5,200.00	0.00
68	Asphalt Concrete	5 TON	400.00	2,000.00	3.37	0	3.37	100	0.00	0.00	0.00	1,348.00	-652.00
69	Class 2 Base	159 CY	88.00	13,992.00	120	0	120	100	0.00	0.00	0.00	10,560.00	-3432.00
70	Connect to Existing Manhole	2 EA	1600.00	3,200.00	2	0	2	100	0.00	0.00	0.00	3,200.00	0.00
	51,352.00 SEGMENT 12-RR Alley @ Pier												
	SEGMENT 17-Strand Way												
93	General Construction Practice	1 LS	375.00	375.00	1	0	1	100	0.00	0.00	0.00	375.00	0.00
94	6" Sanitary Sewer	130 LF	72.00	9,360.00	130	0	130	100	0.00	0.00	0.00	9,360.00	0.00
95	Sanitary Sewer Service	5 EA	1035.00	5,175.00	5	0	5	100	0.00	0.00	0.00	5,175.00	0.00
96	Connect to Existing Manhole	1 EA	995.00	995.00	1	0	1	100	0.00	0.00	0.00	995.00	0.00
97	Asphalt Concrete	49 TON	205.00	10,045.00	50	0	50	100	0.00	0.00	0.00	10,250.00	205.00
98	Class 2 Base	97 CY	91.00	8,827.00	27.5	0	27.5	100	0.00	0.00	0.00	2,502.50	-6324.50
99	Replace Cement Concrete	100 SF	38.00	3,800.00	15	0	15	100	0.00	0.00	0.00	570.00	-3230.00
	38,577.00 SEGMENT 17-Strand Way												
	SEGMENT 21-RR Alley Lower												
109	General Construction Practice	1 LS	600.00	600.00	1	0	1	100	0.00	0.00	0.00	600.00	0.00
110	Sanitary Sewer Service	3 EA	1990.00	5,970.00	3	0	3	100	0.00	0.00	0.00	5,970.00	0.00
111	Class 2 Base	3 CY	220.00	660.00	3	0	3	100	0.00	0.00	0.00	660.00	0.00
112	Asphalt Concrete	1 TON	510.00	510.00	1	0	1	100	0.00	0.00	0.00	510.00	0.00
	7,740.00 SEGMENT 21-RR Alley Lower												
	SEGMENT 22-Alley York/Utah												
113	General Construction Practice	1 LS	1750.00	1,750.00	1	0	1	100	0.00	0.00	0.00	1,750.00	0.00
114	6" SDR 35 Sewer	201 LF	63.00	12,663.00	201	0	201	100	0.00	0.00	0.00	12,663.00	0.00
115	Sanitary Sewer Service	12 EA	1100.00	13,200.00	12	0	12	100	0.00	0.00	0.00	13,200.00	0.00
116	Connect to Existing Manhole	2 EA	800.00	1,600.00	2	0	2	100	0.00	0.00	0.00	1,600.00	0.00
117	Asphalt Concrete	13 TON	255.00	3,315.00	10	0	10	100	0.00	0.00	0.00	2,550.00	-765.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
118	Class 2 Base	85 CY	102.00	8,670.00	44	0	44	100	0.00	0.00	0.00	4,488.00	-4182.00
	41,198.00 SEGMENT 22-Alley York/Utah												
	SEGMENT 24-Pershing Drive												
119	General Construction Practice	1 LS	400.00	400.00	1	0	1	100	0.00	0.00	0.00	400.00	0.00
120	6" SDR 35 Sewer	14 LF	425.00	5,950.00	31	0	31	100	0.00	0.00	0.00	13,175.00	7225.00
121	Connect to Existing Manhole	1 EA	1120.00	1,120.00	1	0	1	100	0.00	0.00	0.00	1,120.00	0.00
122	Asphalt Concrete	9 TON	275.00	2,475.00	16.5	0	16.5	100	0.00	0.00	0.00	4,537.50	2062.50
123	Class 2 Base	14 CY	120.00	1,680.00	10.5	0	10.5	100	0.00	0.00	0.00	1,260.00	-420.00
	11,625.00 SEGMENT 24-Pershing Drive												
	SEGMENT 25-Alley Utah/Strand												
124	General Construction Practice	1 LS	750.00	750.00	1	0	1	100	0.00	0.00	0.00	750.00	0.00
125	Sanitary Sewer Service	10 EA	1350.00	13,500.00	10	0	10	100	0.00	0.00	0.00	13,500.00	0.00
126	Asphalt Concrete	14 TON	205.00	2,870.00	0	0	0	100	0.00	0.00	0.00	0.00	-2870.00
127	Class 2 Base	28 CY	91.00	2,548.00	28	0	28	100	0.00	0.00	0.00	2,548.00	0.00
	19,668.00 SEGMENT 25-Alley Utah/Strand												
	210,973.00 TOTAL ALTERNATE BID ITEMS												
	587,645.00 TOTAL CONTRACT + ALT BID												
CO#1	INSURANCE DEDUCTABLE INCREASE	0 LS	0.00	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00
CO#2	2.1 Pier Ave - Seg 9 Addl Time	1 LS	2936.46	2,936.46	1	0	1	100	0.00	0.00	0.00	2,936.46	0.00
CO#2	2.2 Aloha Pl - Seg 5 Addl Excav & Potholing	1 LS	2040.93	2,040.93	1	0	1	100	0.00	0.00	0.00	2,040.93	0.00
CO#2	2.3 Aloha Pl - Seg 5 Addl 39' of 8" pipe installed	1 LS	3735.02	3,735.02	1	0	1	100	0.00	0.00	0.00	3,735.02	0.00
	8,712.41 Total CO #2												
CO#3	3.1 Hwy 1-Seg 14- 15" Steel Casing Removal 3/	1 LS	1781.82	1,781.82	1	0	1	100	0.00	0.00	0.00	1,781.82	0.00
CO#3	3.1 Hwy 1-Seg 14- 15" Steel Casing Removal 3/	1 LS	1487.45	1,487.45	1	0	1	100	0.00	0.00	0.00	1,487.45	0.00
CO#3	3.1 Hwy 1-Seg 14- 15" Steel Casing Removal 3/	1 LS	1336.51	1,336.51	1	0	1	100	0.00	0.00	0.00	1,336.51	0.00
	4,605.78 Total CO #3												
CO#4	Contract Time Extension for 145 Days	1 LS	0.00										
CO#4	Alt Segment No 18 on Air Park East												
100	General Construction Practice	1 LS	2400.00	2,400.00	0.5	0.5	1	100	1,200.00	120.00	1,080.00	2,400.00	0.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
101	6" SDR-35 Sanitary Sewer Pipe	181 LF	94.00	17,014.00	181	0	181	100	0.00	0.00	0.00	17,014.00	0.00
102	SDR-35 Sanitary Sewer Service	15 EA	1800.00	27,000.00	7	7	14	100	12,600.00	1,260.00	11,340.00	25,200.00	-1800.00
103	Reset Mailboxes	7 EA	75.00	525.00	0	7	7	100	525.00	52.50	472.50	525.00	0.00
104	Connect New PVC Sewer to Existing MH	1 EA	990.00	990.00	0	1	1	100	990.00	99.00	891.00	990.00	0.00
105	Asphalt Concrete	124 TON	140.00	17,360.00	0	101.02	101.02	100	14,142.80	1,414.28	12,728.52	14,142.80	-3217.20
106	Class 2 Aggregate Base	156 CY	105.00	16,380.00	0	42.5	42.5	100	4,462.50	446.25	4,016.25	4,462.50	-11917.50
107	Replace Portland Cement Concrete	260 SF	15.50	4,030.00	0	0	0	100	0.00	0.00	0.00	0.00	-4030.00
108	Repair Landscape	1,380 SF	2.75	3,795.00	0	1380	1380	100	3,795.00	379.50	3,415.50	3,795.00	0.00
	89,494.00 ALT SEG 18 TOTAL												
CO#4	Alt Segment No 18 as 400 LF of 6" SDR 35 add	1 LS	20586.00	20,586.00	0.5	0.5	1	100	10,293.00	1,029.30	9,263.70	20,586.00	0.00
	Footage Error for Seg No 18-Air Park Drive												
CO#4	Add Alternate Seg No 6 on Air Park Drive												
24	General Construction Practice	1 LS	6375.00	6,375.00	0.5	0.5	1	100	3,187.50	318.75	2,868.75	6,375.00	0.00
25	8" SDR-35 Sanitary Sewer Pipe	386 LF	77.00	29,722.00	386	0	386	100	0.00	0.00	0.00	29,722.00	0.00
26	SDR-34 Sanitary Sewer Service	8 EA	1850.00	14,800.00	7	1	8	100	1,850.00	185.00	1,665.00	14,800.00	0.00
27	Connect New PVC Sewer to Existing MH	2 EA	990.00	1,980.00	2	0	2	100	0.00	0.00	0.00	1,980.00	0.00
28	Asphalt Concrete	133 TON	152.00	20,216.00	0	115.47	115.47	100	17,551.44	1,755.14	15,796.30	17,551.44	-2664.56
29	Class 2 Aggregate Base	163 CY	64.00	10,432.00	59	0	59	100	0.00	0.00	0.00	3,776.00	-6656.00
30	Replace Portland Cement Concrete	368 SF	15.50	5,704.00	190	0	190	100	0.00	0.00	0.00	2,945.00	-2759.00
31	Repair Landscape	600 SF	3.00	1,800.00	0	600	600	100	1,800.00	180.00	1,620.00	1,800.00	0.00
32	Reset Mailboxes	6 EA	71.00	426.00	0	6	6	100	426.00	42.60	383.40	426.00	0.00
	91,455.00 ALT SEG 6 TOTAL												
CO#4	Add Alt Seg No 10 in Alley at Harding/Coolidge												
49	General Construction Practice	1 LS	8100.00	8,100.00	1	0	1	100	0.00	0.00	0.00	8,100.00	0.00
50	6" SDR-35 Sanitary Sewer Pipe	461 LF	51.00	23,511.00	460	0	460	100	0.00	0.00	0.00	23,460.00	-51.00
51	SDR-35 Sanitary Sewer Service	7 EA	1450.00	10,150.00	7	0	7	100	0.00	0.00	0.00	10,150.00	0.00
52	Connect New PVC Sewer to Existing MH	2 EA	1100.00	2,200.00	2	0	2	100	0.00	0.00	0.00	2,200.00	0.00
53	Asphalt Concrete	67 TON	199.00	13,333.00	67	0	67	100	0.00	0.00	0.00	13,333.00	0.00
54	Class 2 Aggregate Base	166 CY	62.00	10,292.00	166	0	166	100	0.00	0.00	0.00	10,292.00	0.00
55	Repair Landscape	44 SF	3.00	132.00	44	0	44	100	0.00	0.00	0.00	132.00	0.00
56	Replace Portland Cement Concrete	364 SF	12.80	4,659.20	364	0	364	100	0.00	0.00	0.00	4,659.20	0.00
	72,377.20 ALT SEG 10 TOTAL												

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
CO#4	Add Alt Seg No 16 on Air Park West												
87	General Construction Practice	1 LS	4200.00	4,200.00	0.5	1	1	100	2,100.00	210.00	1,890.00	4,200.00	0.00
88	6" SDR-35 Sanitary Sewer Pipe	289 LF	78.00	22,542.00	289	0	289	100	0.00	0.00	0.00	22,542.00	0.00
89	SDR-35 Sanitary Sewer Service	5 EA	1850.00	9,250.00	4	0	4	100	0.00	0.00	0.00	7,400.00	-1850.00
90	Connect New PVC Sewer to Existing MH	2 EA	990.00	1,980.00	2	0	2	100	0.00	0.00	0.00	1,980.00	0.00
91	Asphalt Concrete	166 TON	124.00	20,584.00	0	139	138.71	100	17,200.04	1,720.00	15,480.04	17,200.04	-3383.96
92	Class 2 Aggregate Base	194 CY	67.00	12,998.00	90	0	90	100	0.00	0.00	0.00	6,030.00	-6968.00
	71,554.00 ALT SEG 16 TOTAL												
CO#4	Add Alt Seg No 28 on Pier Avenue												
132	General Construction Practice	1 LS	2050.00	2,050.00	1	0	1	100	0.00	0.00	0.00	2,050.00	0.00
133	6" SDR-35 Sanitary Sewer Pipe	4 LF	2450.00	9,800.00	4	0	4	100	0.00	0.00	0.00	9,800.00	0.00
134	Connect New PVC Sewer to Existing MH	1 EA	990.00	990.00	1	0	1	100	0.00	0.00	0.00	990.00	0.00
135	Asphalt Concrete	10 TON	250.00	2,500.00	6.46	0	6.46	100	0.00	0.00	0.00	1,615.00	-885.00
136	Class 2 Aggregate Base	10 CY	190.00	1,900.00	3.5	0	3.5	100	0.00	0.00	0.00	665.00	-1235.00
137	Replace Portland Cement Concrete	52 SF	28.00	1,456.00	14	0	14	100	0.00	0.00	0.00	392.00	-1064.00
	18,696.00 ALT SEG 28 TOTAL												
	364,162.20 Total CO #4												
CO#5	Contract Time Extension for 90 Days	1 LS	0.00										
CO#6	1. Clean Existing 6" sewer line at Palace/Airpark	1 LS	345.00	345.00	1	0	1	100	0.00	0.00	0.00	345.00	0.00
CO#6	2. Remove trees & remove/replace 15' of 10" sewer	1 LS	9254.71	9,254.71	1	0	1	100	0.00	0.00	0.00	9,254.71	0.00
CO#6	3. Labor and Operation Rate increases 7/1/09	1 LS	3300.00	3,300.00	1	0	1	100	0.00	0.00	0.00	3,300.00	0.00
	12,899.71 Total CO #6												
CO#7	FIELD CONSTRUCTION VARIATIONS, CO#4 ALT SEG #10												
1	6" SDR-35 Sanitary Sewer Pipe	-109 LF	51.00	(5,559.00)	-109	0	-109	100	0.00	0.00	0.00	(5,559.00)	0.00
2	SDR-35 Sanitary Sewer Service	-1 EA	1450.00	(1,450.00)	-1	0	-1	100	0.00	0.00	0.00	(1,450.00)	0.00
3	Asphalt Concrete	8.50 TON	199.00	1,691.00	8.5	0	8.5	100	0.00	0.00	0.00	1,691.00	0.00
4	Class 2 Aggregate Base	-101 CY	62.00	(6,262.00)	-101	0	-101	100	0.00	0.00	0.00	(6,262.00)	0.00
5	Replace Portland Cement Concrete	-40 SF	12.80	(512.00)	-40	0	-40	100	0.00	0.00	0.00	(512.00)	0.00
	(12,091.50) Total CO #7												
	378,288.10 Total All CO's												

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
	CONTRACT BASE BID, ALT BID ITEMS & CO TOTAL			965,933.10					92,123.28	9,212.33	82,910.95	898,861.63	(18,590.25)

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from OCEANO COMMUNITY SERVICES DISTRICT
(WORK PERFORMED FOR)

in the sum of \$82,910.95 INVOICE # 10-01-4100
(Amount of Check)

payable to R Baker, Inc.
(Payee or Payees of Check)

and when the check has been properly endorsed and has been paid by the bank upon

which it was drawn, this document shall become effective to release any

mechanic's lien, stop notice or bond right the undersigned has on the job of:

OCEANO COMMUNITY SERVICES DISTRICT
(OWNER/LOCATION)

OCSD SEWER REPAIR AND REPLACEMENT DRI #05-DRI-004
(JOB DESCRIPTION)

to the following extent. This release covers a progress payment for labor, services,

equipment or material furnished to: OCEANO COMMUNITY SERVICES DISTRICT
(Customer)

through 1/19/10 only and does not cover any retention
(Date)

for items already furnished after said date. Before any recipient of this document relies

on it, said party should verify evidence of payment to the undersigned.

Company Name: R BAKER, INC.

Title: VICE PRESIDENT

Signature: 

Dated: 1-19-10



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

March 10, 2010

Richard Sipes
2160 Nipomo Street
Oceano, CA 93445

SUBJECT: APN 062,143,015; OCSD PROJ #6429
OWNER/PROJECT: SIPES/GARAGE and NEW ROOF ADDITION

Dear Mr. Sipes:

Oceano Community Services District will serve the garage and new roof addition proposed for APN 062-143-015, subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. There are no fees due.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Engineered plans are required before offsite improvements can be determined.
4. A fire safety plan exception of content letter has been issued.
5. If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.
6. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
7. Service will be subject to compliance with all District rules and regulations including, but not limited to: Fees, inspections, backflow requirements, fire flow requirements, and main extensions.
8. All projects will require final inspections by OCSD.

Pursuant to County Ordinance 22.05.106 curbs, gutters and sidewalks may be required at owner's expense.

Agenda Item 03 24 2010 10.c.

Richard Sipes
Page 2
March 24, 2010

This will serve letter will expire March 10, 2011 and is nontransferable. The District reserves the right to review service at the time permits are issued. If you have any questions, please contact the office at (805) 481-6730.

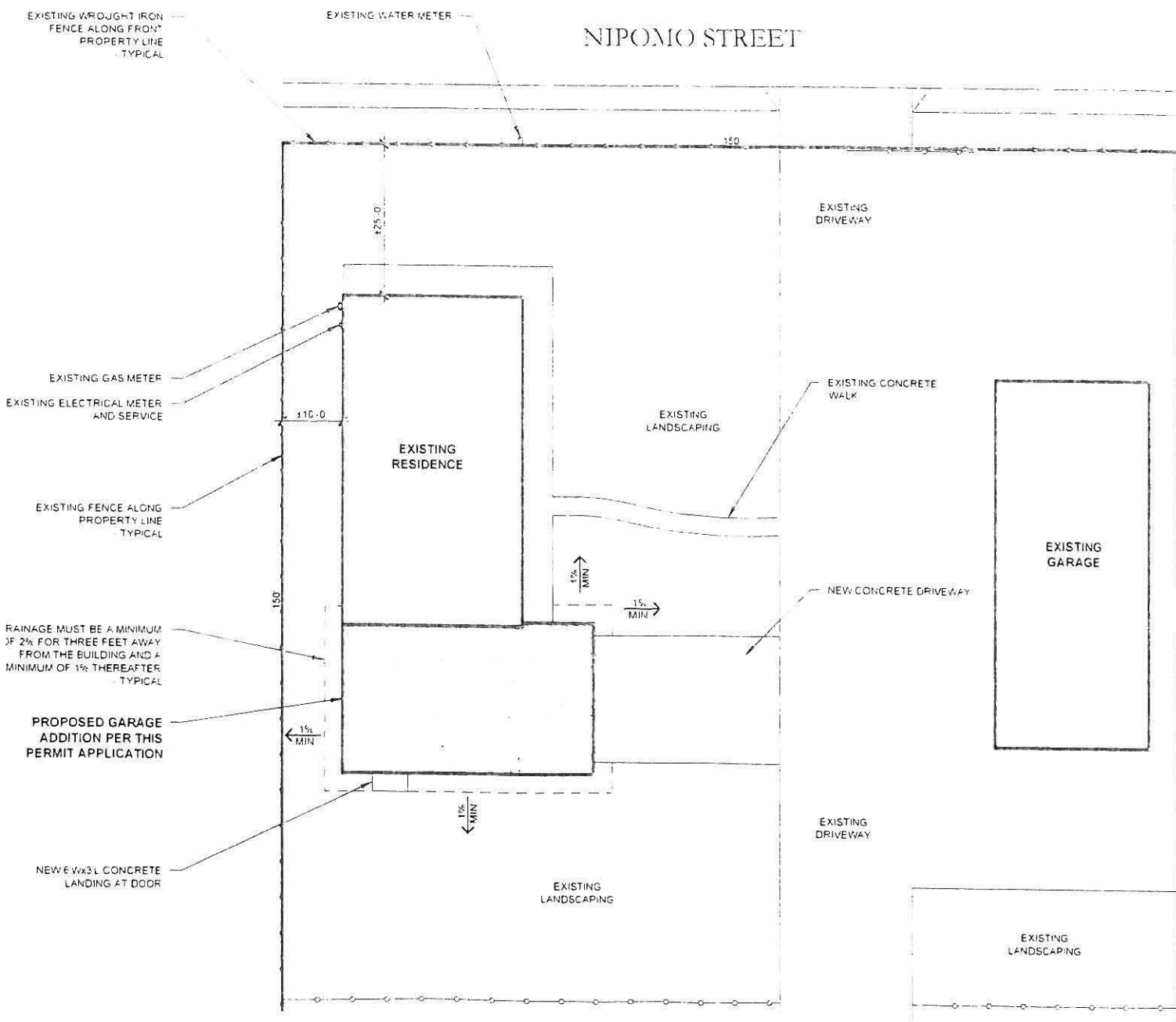
Respectfully submitted,

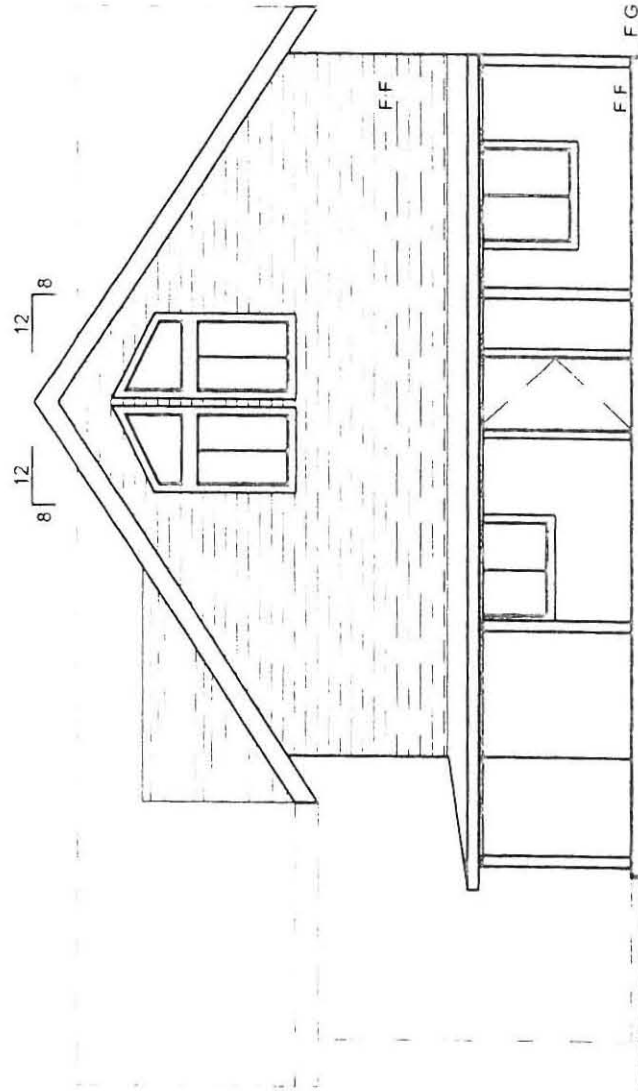
OCEANO COMMUNITY SERVICES DISTRICT

Raffaele F. Montemurro, General Manager

RFM/PTD/gad

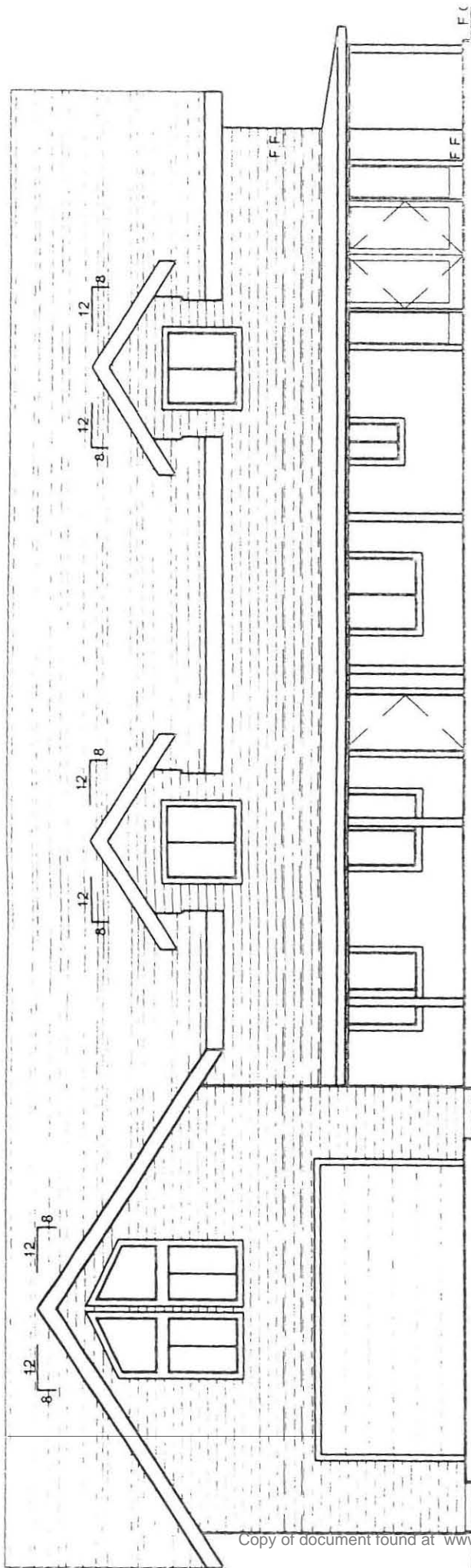
1" = 100'





NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

March 24, 2010

Kris Walters
Garing Taylor & Associates
141 South Elm Street
Arroyo Grande, CA 93420

SUBJECT: APN 062,114,016; OCSD PROJ #6428
OWNER/PROJECT: COMMUNITY HEALTH CENTER/RELOCATION
OF EXISTING MODULAR BUILDING TO SITE

Dear Mr. Walters:

Oceano Community Services District will serve the relocated modular building proposed for APN 062-114-016, subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. There are no fees due at this time.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Engineered plans are required before offsite improvements can be determined.
4. A fire safety plan exception of content letter has been issued.
5. If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.
6. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
7. Service will be subject to compliance with all District rules and regulations including, but not limited to: Fees, inspections, backflow requirements, fire flow requirements, and main extensions.
8. All projects will require final inspections by OCSD.

Pursuant to County Ordinance 22.05.106 curbs, gutters and sidewalks may be required at owner's expense.

Agenda Item 03 24 2010 10.d.

Kris Walters
For Community Health Center
Page 2
March 24, 2010

This will serve letter will expire March 24, 2011 and is nontransferable. The District reserves the right to review service at the time permits are issued. If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

Raffaele F. Montemurro, General Manager

RFM/PTD/gad

Cc: Community Health Center
150 S. Mary Ave., Suite 3
Nipomo, CA 93444



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

March 24, 2010

Sue Kowal
SLO County Planning & Building Department
976 Osos St., Room 200
San Luis Obispo, CA 93408

SUBJECT: APN 062,114,016; OCSD PROJ #6428
OWNER/PROJECT: COMMUNITY HEALTH CENTER/ RELOCATION
OF EXISTING MODULAR BUILDING TO SITE

Dear Ms. Kowal:

After reviewing information concerning building permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENTS.

If you have any questions, or require further information, please feel free to call.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

By Philip T. Davis, Utility Operations Supervisor
For Raffaele F. Montemurro, General Manager

RFM//PTD/sw



*Civil Engineering
Surveying
Project Development*

February 9, 2010

#6428

Oceano Community Services District
PO Box 599
Oceano, CA 93475-0599

Subject: WILL SERVE REQUEST FOR COMMUNITY HEALTH CENTER,
APN: 062.114.016, 1941 Cienaga Ave., Oceano, CA 93449
Owner: Community Health Center, 150 S. Mary Ave., Suite 3, Nipomo, CA
93444, PH 805.931.2767

Gentlemen:

Attached is a set of plans for the modular building relocation and site work we are proposing on APN: 062.114.016. We are requesting a will serve letter for water, sewer, fire protection and street lighting services. Please provide an estimate of fees that will be required by OSCD for this project, also.

I have attached the completed Fire Safety Plan questionnaire, along with a plot plan showing the proposed location for the water and sewer services.

I am the current property owner's representative and am in the process of obtaining a Minor Use Permit as required by the County of San Luis Obispo prior to submittal of plans for Plan Check and issuance of a building permit.

If you have any questions, or need additional information, please call me at 805.489.1321.

Sincerely,
Garing Taylor & Associates

A handwritten signature in black ink, appearing to read 'Kris Walters', is written over a horizontal line.

Kris Walters



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

January 15, 2010

Tony Sam
549 Via Vaquero
Arroyo Grande, Calif. 93420

Subject: **DRC2009-00046 – Sam Minor Use Permit**
1941 Cienaga Street – Oceano (APN: 062-114-016)

Dear Mr. Sam:

Your application has been reviewed by the Department of Planning and Building, and the information that is on the attached list is required before it can be accepted as complete for processing, as required by California Government Code Section 65943.

You can help expedite the review process by making sure all the information requested on the attached sheet is submitted at one time, and that the re-submittal package has the project number on a cover sheet. If the requested information is not received within 90 days of this letter, your application will be deemed withdrawn (pursuant to Section 22.64.030B of the Land Use Ordinance).

Upon the submittal of this information your application can be accepted as complete for processing and staff will begin its environmental determination pursuant to the California Environmental Quality Act (CEQA). During the environmental review process, you may be asked to provide additional information. The Environmental Division will contact you if additional information is needed.

If you have any questions concerning these requirements, please contact me at (805) 781-5136 or by email at mconger@co.slo.ca.us.

Sincerely,

Michael T. Conger
Current Planning Division

Attachments: Information request



Oceano Community Services District

1655 Front Street, P. O. Box 599, Oceano, CA 93445 (805) 481-6730 FAX (805) 481-6886

FIRE SAFETY INFORMATION

APPLICANT INFORMATION

OCSD Project # _____ APN # 062.114.014 SLO County # _____

Owner's Name COMMUNITY HEALTH CENTER

Address 1505. MARY AVE., STE 3 City KIPOMO Zip 93444

Work Phone (805) 931.2167 Home () _____

TYPE OF CONSTRUCTION

SFR _____ Commercial ☒ Residential/Commercial _____ Industrial _____

PROJECT LOCATION OR ADDRESS

1941. CIENAGA ST , OCEANO, CA 93449

CONSTRUCTION INFORMATION

Is this project new construction? Yes _____ No _____

Add-on to existing structure? Yes _____ No ☒

If yes, what type? Remodel _____ Other RELOCATION OF EX. MODULAR BLDG. TO SITE.

PROJECT SIZE

Total square footage if new construction: 1st Floor _____ 2nd Floor _____ Garage _____

Total square footage if remodel or add-on: 1st Floor 1440 2nd Floor _____ Garage _____

Is there any structure(s) within 10 feet of this project? Yes ☒ No _____

If yes, how many and what is the total square footage of each: ± 15000. SF. - CHC. & Market/Deli

Are you planning to install a fire/life safety residential sprinkler system in your home? Yes _____ No ☒

FIRE DEPARTMENT ACCESS

Will any portion of the access road or driveway exceed a 12% grade? Yes _____ No X

Is any portion of the access road less than 20 feet wide? Yes _____ No X

Is any portion of the proposed structure more than 150 feet from the access road? Yes _____ No X

Is any part of the proposed structure three stories or more high? Yes _____ No X

WATER SUPPLY (FIRE FLOW)

Will your project be served by the OCSD water system? Yes X No _____

Is there a well on the property? Yes _____ No X

How far, in feet, is the residence from the nearest hydrant? _____

COMMENTS

Please provide any information you feel will be helpful in our fire safety evaluation.

A PLOT PLAN IS REQUIRED WITH THIS APPLICATION. THE PLAN SHALL INCLUDE AN AREA MAP, ACCESS ROAD, DRIVEWAY, TURNOUTS, PROPOSED AND EXISTING BUILDINGS, AND THE LOCATION OF THE HYDRANT OR FIRE DEPARTMENT CONNECTION.

"Fire/Life Safety Requirements" is attached. A copy of these requirements shall remain on the project site until final inspection or certification of occupancy has been issued.

If you have any questions, feel free to contact Oceano Community Services District at 1655 Front Street, Oceano, CA, 93445, or by calling (805) 481-6730.

Kari Walter - Garing Taylor & Assoc
Signature of Applicant/Agent 489.1321

2.9.10
Date

FOR OCSD USE ONLY:

1. What is the observed fire flow of nearest hydrant? _____

2. Is the proposed structure served by an all-weather road? Yes _____ No _____

Surface of access road: Asphalt _____ Redrock _____ Other _____

Completed by

Date

**OCEANO COMMUNITY SERVICES DISTRICT
FIRE SAFETY PLAN
ATTACHMENT A**

22.05.082 - FIRE SAFETY PLAN

b. Fire Safety Plan Content:

1. Urban and village areas: A fire safety plan is to identify the location of the fire hydrant nearest to the site; the location of any emergency firefighting equipment or water supplies on the proposed site; the location of any explosive or flammable materials; and means of access to all structures available for firefighting equipment.
2. Rural areas: A fire safety plan is to include the location of: available water storage; any storage of fuel, explosives, flammable or combustible liquids and gases; and identification of the extent of proposed vegetative fuel reduction areas.
3. Exception of content requirements: Where the applicable fire protection agency determines that information provided with the project application and plans is sufficient to enable fire safety review without the need for a separate fire safety plan, the information required by subsections b(1) and b(2) of this section need not be supplied. A letter verifying the adequacy of application information shall be submitted to the Planning and Building Department.

[County of San Luis Obispo, Amended 1991, Ord. 2523]



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/23/2009

TO: _____

OAC

FROM: Michael Conger, South County Team

PROJECT DESCRIPTION: DRC2009-00046 SAM- MUP to add modular medical building on site located off Cienega Road in Oceano. APN: 062-114-016.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 1/7/2010 please.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

MINOR USE PERMIT

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and B

ADD NEW 1,440 SQ FT MODULAR
BUILDING(MEDICAL BLDG)

SLB/ OCNO

MTC

AR CBD CR FH

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☐ Plot Plan ☐ Zoning Clearance
☒ Site Plan ☐ Minor Use Permit ☐ Variance ☐ Other
☐ Conditional Use Permit/Development Plan ☐ Surface Mining/Reclamation Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name TONY SAM Daytime Phone 904-9797
 Mailing Address 549 Via Quero, AG, CA 93420 Zip Code 93420
 Email Address: _____

☐ Applicant Name ARISTON JULIAN Daytime Phone 805-931-2767
 Mailing Address 150 S. Mary Ave., Suite 3, Nipomo, CA Zip Code 93444
 Email Address: _____

☐ Agent Name John Millard Daytime Phone 805-431-0958
 Mailing Address 108 Valley View, Pismo Beach, CA Zip Code 93449
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 10,498 S.F. Assessor Parcel Number(s): 062-114-016
 Legal Description: _____

Address of the project (if known): 1941 Cienega St., Oceano, CA 93449

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Primary access to the site is through Cienega Street, cross street is Front Street and 21st Street, Oceano

Describe current uses, existing structures, and other improvements and vegetation on the property:

Property is an existing vacant lot with existing driveway and AC paving, to remain.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Add New Proposed scope of work is Relocation of an existing 1,440 square feet modular building

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 12-2-09

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: Existing access to the site is through Cienega Street. No change proposed

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Alley South: Cienega Street
East: Business - Medical Clinic West: Business

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 1440 sq. feet 14 % Landscaping: 2818 sq. feet 27 %
Paving: 6240 sq. feet 59 % Other (specify) _____

Total area of all paving and structures: 7680 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 3489 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 10 Height of tallest structure: ± 14'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 91'-3" Right 7'-6" Left 7'-6" Back 24'-8"

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____

☒ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

~~Fire~~ Agency: List the agency responsible for fire protection: CDF Oceano

For commercial/industrial projects answer the following:

Total outdoor use area: _____ ☐ sq. feet ☐ acres

Total floor area of all structures including upper stories: 1440 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: .241 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: Earthwork only on existing paving
- Has a grading plan been prepared? ☒ Yes ☐ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☐ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: Project is located along Cienaga Street

Water Supply Information

1. What type of water supply is proposed?
☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
☐ Residential ☐ Agricultural - Explain _____
☒ Commercial/Office - Explain Out-patient medical clinic
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 542 Gallons/day
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
☐ Yes ☒ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☐ Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
☐ Will Serve Letter ☐ Pump Test _____ Hours _____ G.P.M.
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☐ No
4. Has a piezometer test been completed?
☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☐ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☒ No
Distance to nearest sewer line: 90' Location of connection: along Cienega Street
2. What is the amount of proposed flow? 542 G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: R-R Roll-off
3. Where is the waste disposal storage in relation to buildings? south east side of the property
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
☐ Yes ☒ No

Community Service Information

1. Name of School District: LMUSD
2. Location of nearest police station: Oceano
3. Location of nearest fire station: Oceano
4. Location of nearest public transit stop: Oceano
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
If yes, what is the distance? 20 feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
n/a
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: M-Fri Hours of Operation: 0900 - 1630
2. How many people will this project employ? Six
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
no industrial waste materials produced
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 40 Between 4:00 to 6:00 p.m. 20
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): _____
open area = 9054 square feet or 86% of site
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☒ Yes ☐ No If yes, explain: _____
Additional modular building at the rear for future
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

Materials / finishes that will be specified are 0 to low VOC content

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? ☐ Yes ☒ No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Local _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

CHC Oceano

1941 CIENAGA STREET, OCEANO, CA 93449

SITE PLAN REVIEW APPLICATION # _____

DRAWING INDEX

C-101	-	SITE PLAN REVIEW COVER SHEET L-101
A-101	-	SITE PLAN
A-102	-	SITE PLAN DETAILS
A-101	-	ELEVATIONS & SECTION

PROJECT DATA

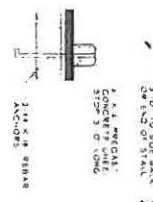
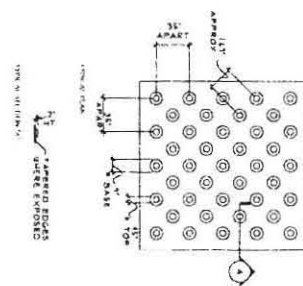
- | | | | | | |
|---|--|---|---|---|---|
| 1 | OWNER
COMMUNITY HEALTH CENTERS
150 TEJAS PLACE, NIPOMO, CALIFORNIA 93444
CONTACT: ARISTON JULIAN
TEL: (805) 911-2767 | 4 | BUILDING DATA
A PROPOSED USE: OUTPATIENT MEDICAL
B FLOOR AREA: 1,440 SQ. FT.
C TYPE: VB, NON-SPRINKLERED
D SINGLE STORY | 6 | PARKING DATA
PROVIDED
STANDARD STALLS = 9 STALLS
H.C. STALLS = 1 STALL
TOTAL STALLS = 10 STALLS |
| 2 | PROJECT ADDRESS
1941 CIENAGA STREET, OCEANO, CA 93449
APN: 062-114-016 | 5 | SITE DATA
A AREA: 10,498 SQ. FT.
B ZONING: COMMERCIAL RETAIL
C MAXIMUM BUILDING COVERAGE: 14% | 7 | LANDSCAPE DATA
LANDSCAPE AREA PROVIDED: 2,818 SQ. FT.
LANDSCAPE COVERAGE AREA: 27% |
| 3 | SCOPE OF WORK
A RELOCATION OF AN EXISTING
MODULAR BUILDING | | | | |

Victor R. Fabionar
Architect
LICENSE NO. C19752
1500
P.O. BOX 1500
PISMO CALIFORNIA 93470
TEL: (559) 225-4953 FAX: (559) 225-4954

PROJECT FOR INLAND BRITANNIC & TERRITORY OF CALIFORNIA
CHC OCEANO
SHEET NO. 1
SITE PLAN REVIEW COVER SHEET

APPROVED FOR THE CITY OF OCEANO
DATE: Nov. 25, 2004
BY: V. FABONAR

G-101

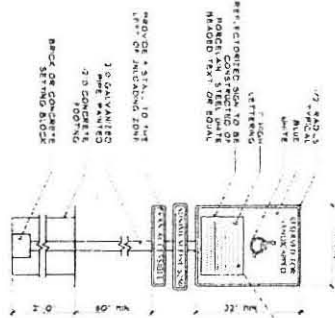
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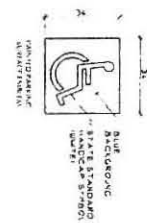
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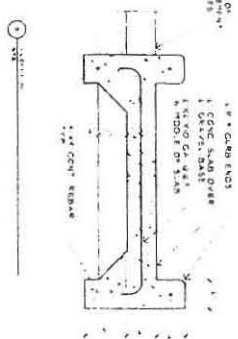
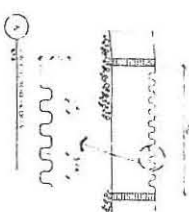
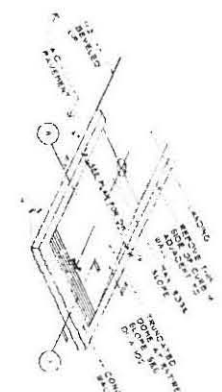
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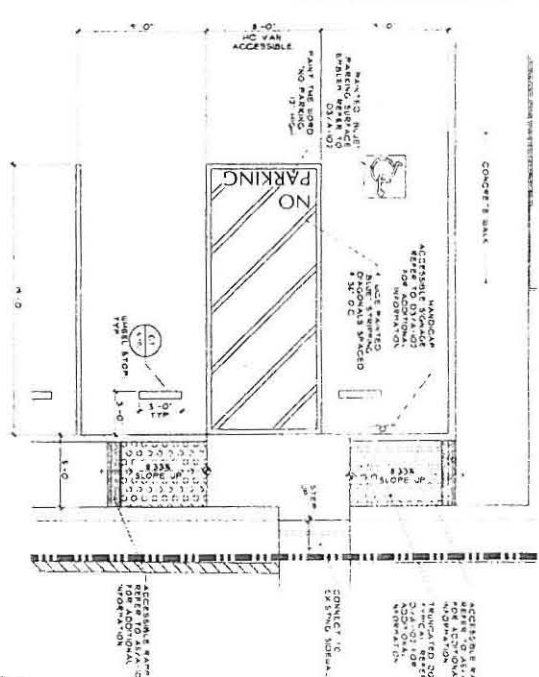
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LEFT OF JUNCTION FOR
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PIPE SAWED
20 CONDENSED
FOOTING
BACK OF CONCRETE
SETTING BLOCK

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1. NAME: BILLY L. LARSEN
2. BIRTH DATE: 12-10-1920
3. BIRTH PLACE: BOSTON, MASS.
4. BIRTH COUNTRY: U.S.A.
5. BIRTH STATE: MASS.
6. BIRTH CITY: BOSTON
7. BIRTH COUNTRY: U.S.A.
8. BIRTH STATE: MASS.
9. BIRTH CITY: BOSTON
10. BIRTH COUNTRY: U.S.A.
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73. BIRTH COUNTRY: U.S.A.
74. BIRTH STATE: MASS.
75. BIRTH CITY: BOSTON
76. BIRTH COUNTRY: U.S.A.
77. BIRTH STATE: MASS.
78. BIRTH CITY: BOSTON
79. BIRTH COUNTRY: U.S.A.
80. BIRTH STATE: MASS.
81. BIRTH CITY: BOSTON
82. BIRTH COUNTRY: U.S.A.
83. BIRTH STATE: MASS.
84. BIRTH CITY: BOSTON
85. BIRTH COUNTRY: U.S.A.
86. BIRTH STATE: MASS.
87. BIRTH CITY: BOSTON
88. BIRTH COUNTRY: U.S.A.
89. BIRTH STATE: MASS.
90. BIRTH CITY: BOSTON
91. BIRTH COUNTRY: U.S.A.
92. BIRTH STATE: MASS.
93. BIRTH CITY: BOSTON
94. BIRTH COUNTRY: U.S.A.
95. BIRTH STATE: MASS.
96. BIRTH CITY: BOSTON
97. BIRTH COUNTRY: U.S.A.
98. BIRTH STATE: MASS.
99. BIRTH CITY: BOSTON
100. BIRTH COUNTRY: U.S.A.

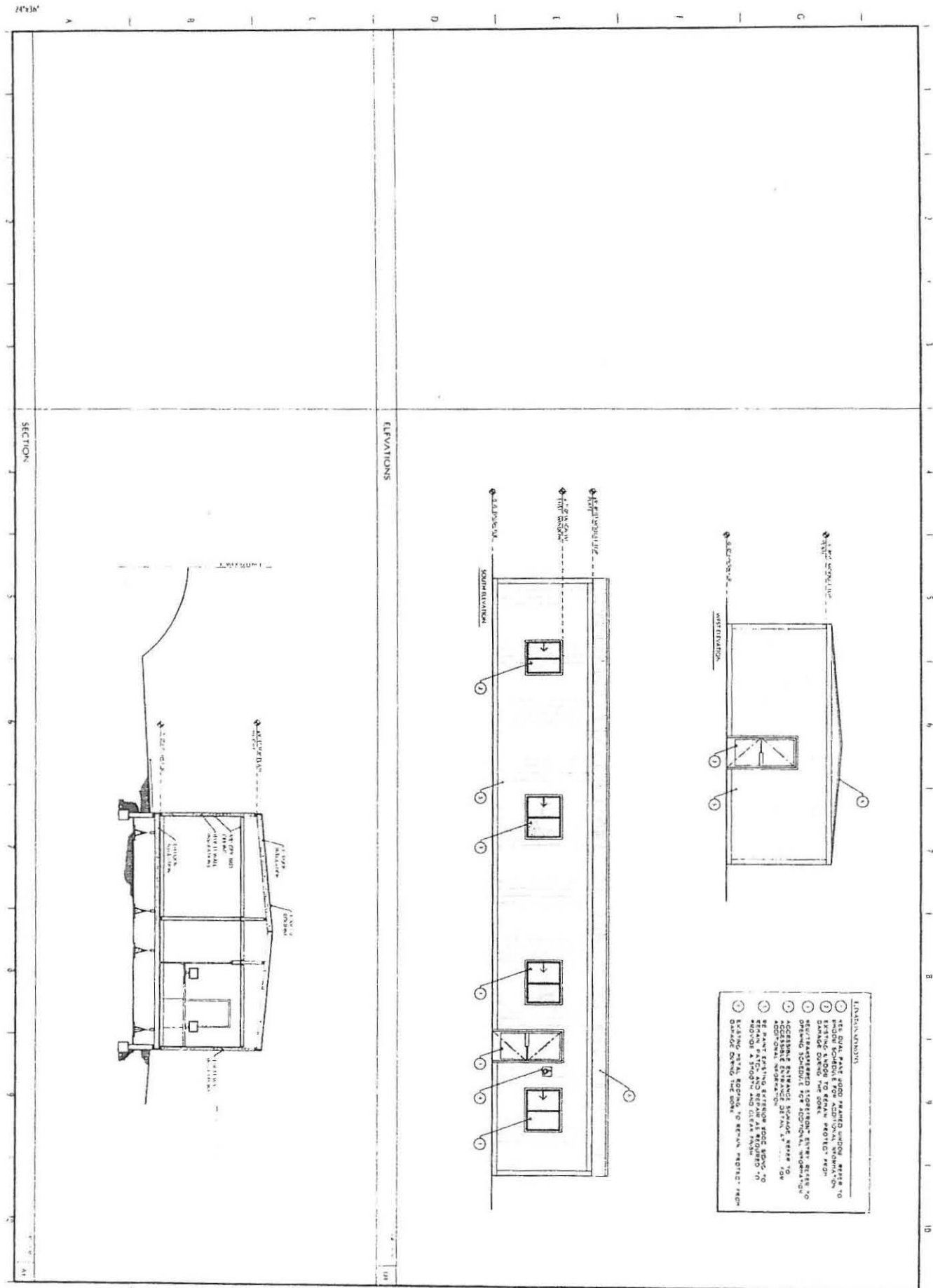


NOTE: STALLS MUST HAVE MAXIMUM OF 2% SLOPE IN ANY DIRECTION IN THE ACCESSIBLE PARKING SPACES AND UNLOADING ZONE 2001 CBC 1206.3.4



TECHNICAL SUPPORT
FOR ADDITIONAL
OPERATION

Victor R. Fabionar
Architect
LICENSE NO. C12752
4315 E. Clinton Ave.
Fresno, California 93703
TEL (559) 225-4951 FAX (559) 225-4952



A-301

PROJECT FOR COMMUNITY HEALTH CENTERS

CHIC OCEANO

ELEVATIONS & SECTION

Victor R. Fabionar

Architect

LICENSE NO. C12752

4315 E. Canyon Ave.

Pasadena, California 91103

TEL. (559) 225-4933 FAX (559) 225-4955





Parcel Summary Report For Parcel # 062-114-016

12/23/2009
11:50:28AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN SAM TONY P
549 VIA VAQUERO ARROYO GRANDE CA 93420-1912

OWN SAM FAMILY TRUST

OWN SAM MABLE Q

Address Information

Status Address
01941 CIENAGA ST OCNO

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
TNOCNO	0036	0024	Oceano	San Luis Bay	CR	AR	FH	Y		D85042301
TNOCNO	0036	0025	Oceano	San Luis Bay	CBD			Y		D85042301
TNOCNO	0036	0026	Oceano	San Luis Bay				Y		

Parcel Information

Status Description
Active TN OCEANO BL 36 LT 24 TO LESS 1/2 MIN RTS PTN

Notes

Tax Districts

OCEANO COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR



Parcel Summary Report For Parcel # 062-114-016

12/23/2009
11:50:28AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SOUTH SAN LUIS OBISPO COUNTY SANITATION
COASTAL SAN LUIS RESOURCE CONSV.
COUNTY-ZONE NO. 01 FLOOD CONTROL
COUNTY-ZONE NO. 03 FLOOD CONTROL
LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ARROYO GRANDE CEMETERY

Case Information

Case Number:

Case Status:

DRC2005-00168

APV

Primary Parcel

Description:

CONDITIONAL USE PERMIT TO WAIVE LAND USE ORDINANCE STANDARDS THAT PROHIBIT AN OUTDOOR USED CAR LOT WITHIN A CENTRAL BUSINESS DISTRICT. THE USED CAR LOT WILL RESULT IN THE DISTURBANCE OF APPROXIMATELY 9,375 SQUARE FEET OF AN 18,125 SQUARE FOOT PARCEL

DRC2009-00046

REC

Primary Parcel

Description:

ADD NEW 1,440 SQ FT MODULAR BUILDING(MEDICAL BLDG)

PMT2006-01044

FNL

Primary Parcel

Description:

ALLOW OUTDOOR USED CAR LOT. CHANGE EXISTING RESTROOM INTO HANDICAP ACCESSIBLE RESTROOM, INSTALL NEW HARDI-PANEL SIDING, ADD NEW COVERED PORCH AREA. DRAINAGE, PARKING LOT, AND LANDSCAPING IMPROVEMENTS



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

March 24, 2010

Manuel Dias
2096 Wilmar Ave.
Oceano, CA 93445

SUBJECT: APN 062,061,004; OCSD PROJ #6432
OWNER/PROJECT: DIAS/112 SQ FT ADDITION and DECK, SIDING and
WINDOW REPLACEMENT

Dear Mr. Dias:

Oceano Community Services District will serve 112 sq ft addition, and deck, siding, and window replacement proposed for APN 062-061-004, subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. There are no fees due at this time.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Engineered plans are required before offsite improvements can be determined.
4. A fire safety plan exception of content letter has been issued.
5. If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.
6. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
7. Service will be subject to compliance with all District rules and regulations including, but not limited to: Fees, inspections, backflow requirements, fire flow requirements, and main extensions.
8. All projects will require final inspections by OCSD.

Pursuant to County Ordinance 22.05.106 curbs, gutters and sidewalks may be required at owner's expense.

Agenda Item 30 24 2010 10.e.

Manuel Dias
Page 2
March 24, 2010

This will serve letter will expire March 24, 2011 and is nontransferable. The District reserves the right to review service at the time permits are issued. If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

Raffaele F. Montemurro, General Manager

RFM/PTD/gad



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

March 24, 2010

Sue Kowal
SLO County Planning & Building Department
976 Osos St., Room 200
San Luis Obispo, CA 93408

SUBJECT: APN 062,061,004; OCSD PROJ #6432
OWNER/PROJECT: DIAS/112 SQ FT ADDITION and DECK, SIDING
and
WINDOW REPLACEMENT

Dear Ms. Kowal:

After reviewing information concerning building permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENTS.

If you have any questions, or require further information, please feel free to call.

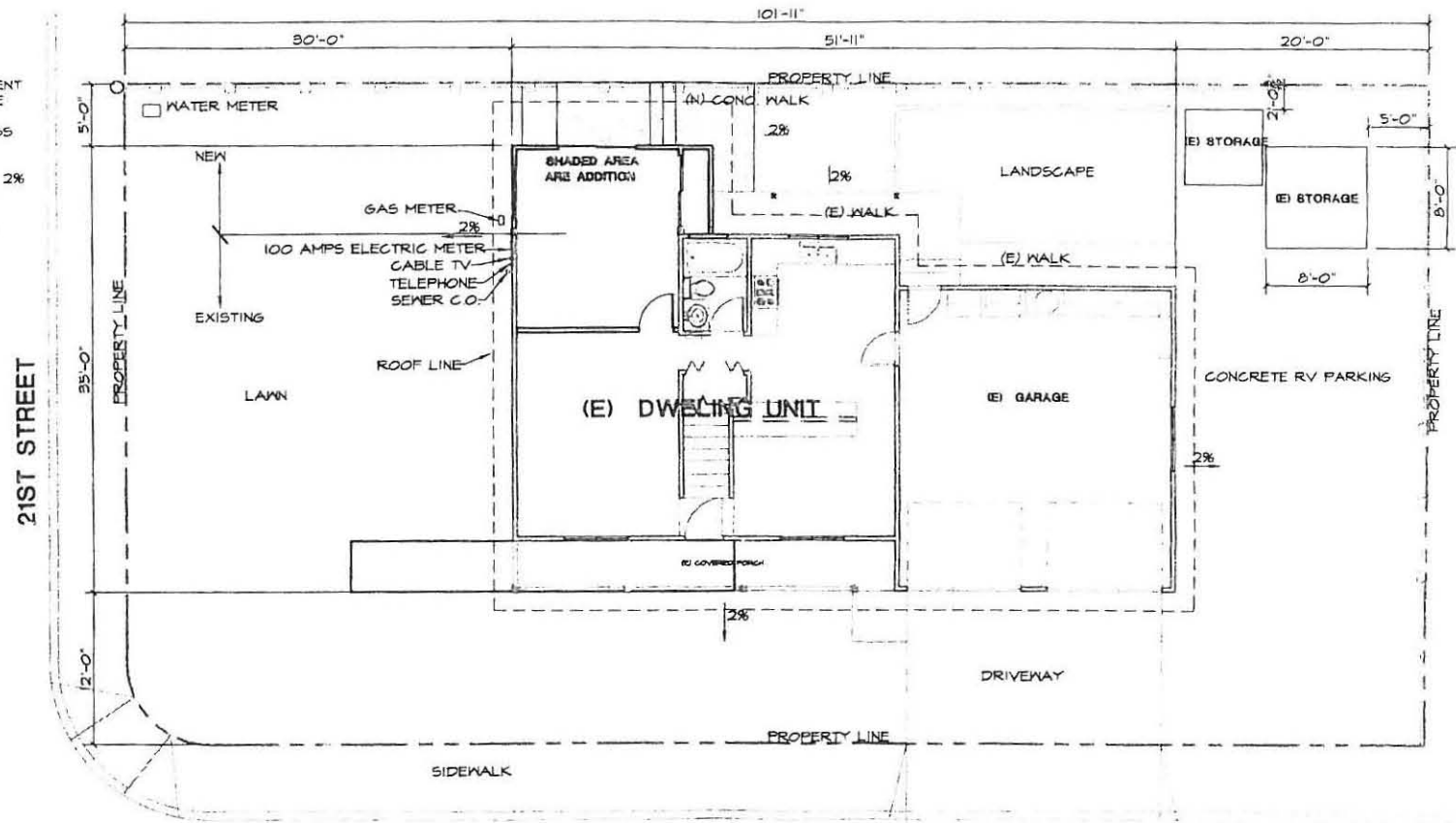
Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

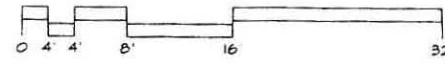
By Philip T. Davis, Utility Operations Supervisor
For Raffaele F. Montemurro, General Manager

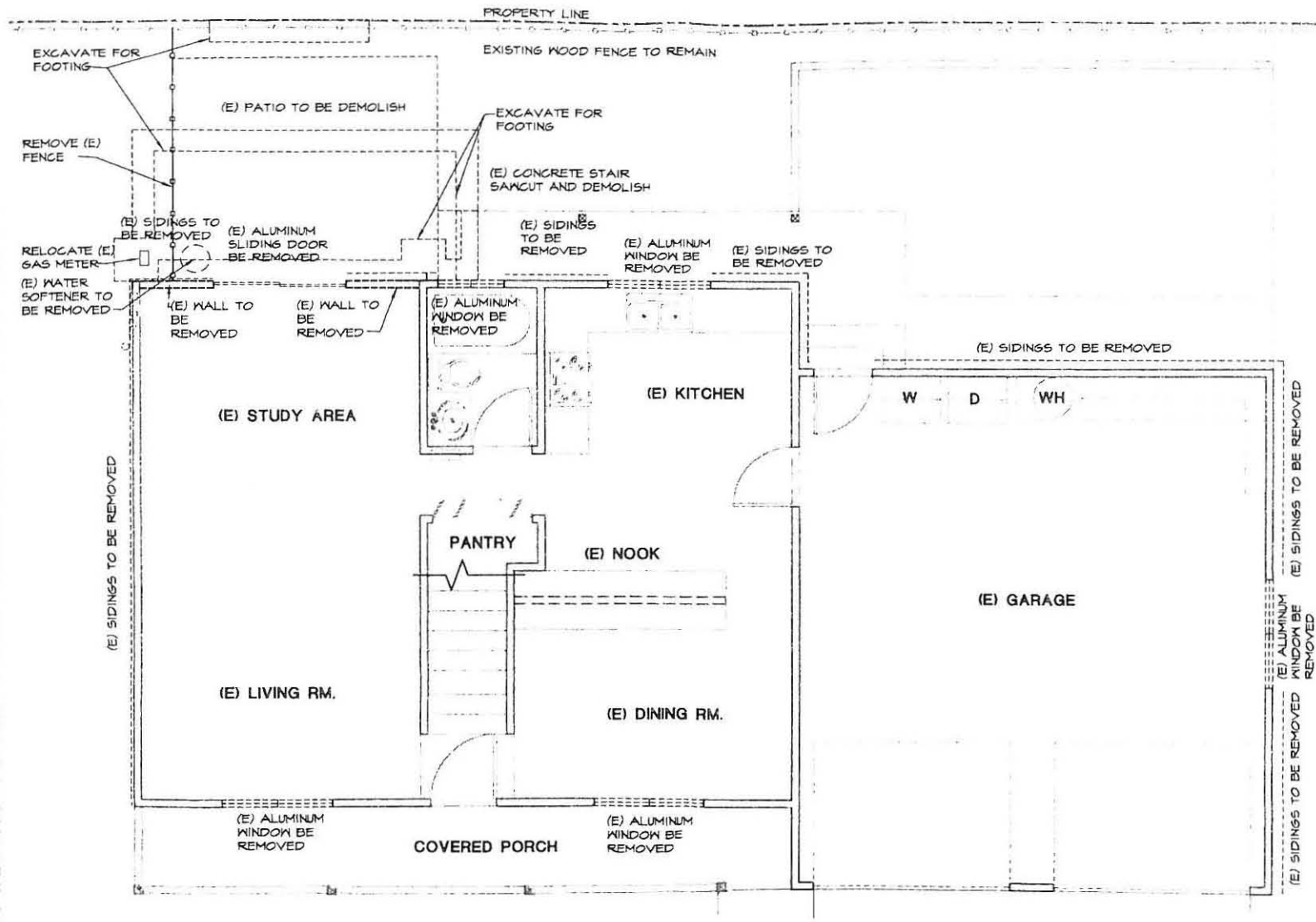
RFM//PTD/sw

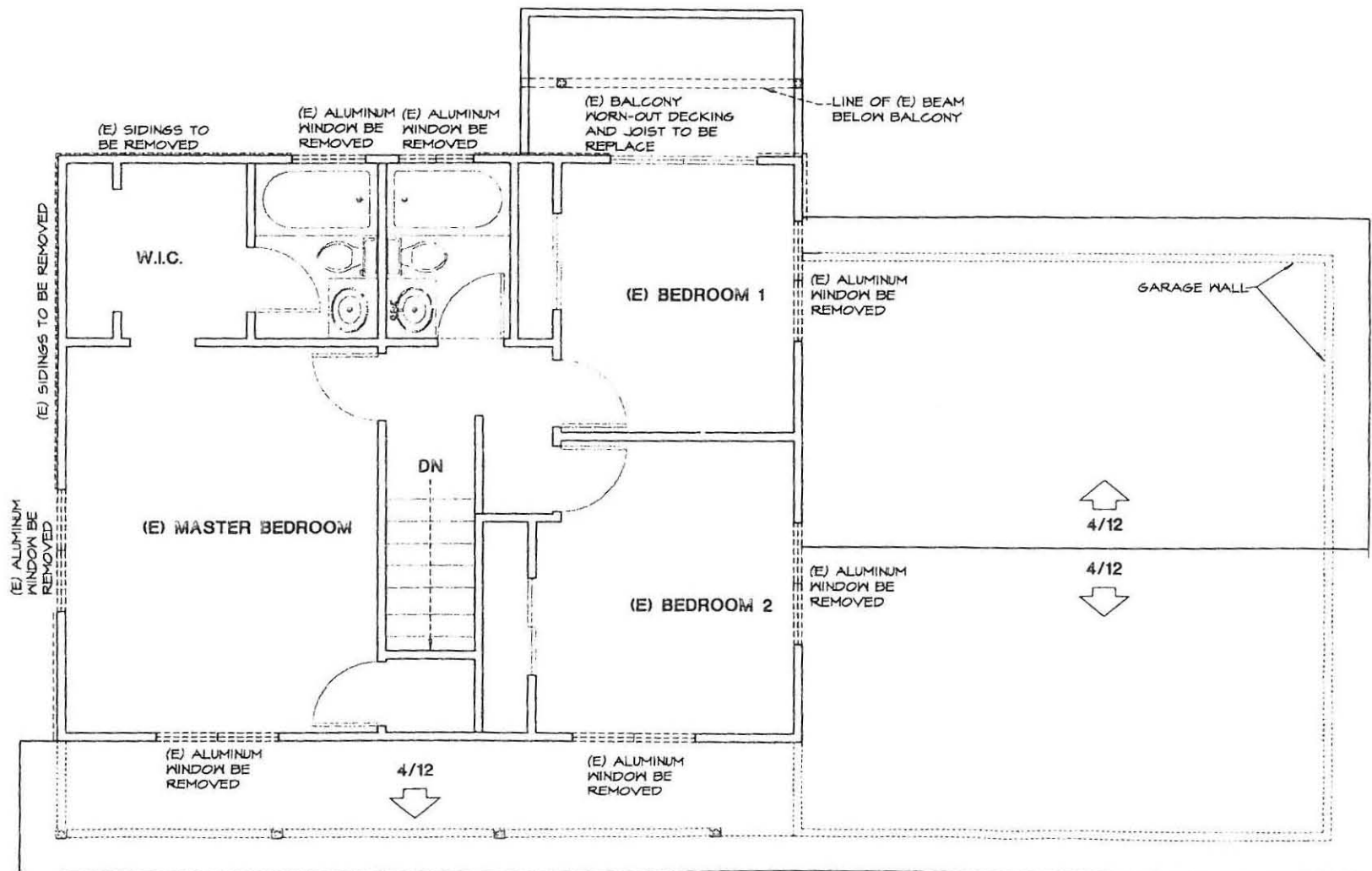
DIATELY ADJACENT
SHALL BE SLOPE
POSED
SLOPE NOT LESS
1ST OF 10 FT.
ALLY TO THE
E OF THE WALL 2%
THE PROPOSED
QUIRED FOR
LS WITHIN 10 FT



CS, FOR ROOM ADDITION
F. ATTIC VENTS REQUIRED
2" DORMER VENTS = 2 S.F.
INT. CALCS, FOR ROOM ADDITION
F. CRAWL SPACE VENTS REQUIRED
* VENTS = 2 S.F.









Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

March 24, 2010

Feliciano Salgero
1428 – 15th Street
Oceano, CA 93445

SUBJECT: APN 062,041,012; OCSD PROJ #6431
OWNER/PROJECT: SALGERO/REMODEL and 208 SQ FT

Dear Mr. Salgero:

Oceano Community Services District will serve the remodel and 208 sq ft addition proposed for APN 062-041-012, subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. There are no fees due at this time.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Engineered plans are required before offsite improvements can be determined.
4. A fire safety plan exception of content letter has been issued.
5. If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.
6. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
7. Service will be subject to compliance with all District rules and regulations including, but not limited to: Fees, inspections, backflow requirements, fire flow requirements, and main extensions.
8. All projects will require final inspections by OCSD.

Pursuant to County Ordinance 22.05.106 curbs, gutters and sidewalks may be required at owner's expense.

Agenda Item 03 24 2010 10.f.

Feliciano Salgero
Page 2
March 24, 2010

This will serve letter will expire March 24, 2011 and is nontransferable. The District reserves the right to review service at the time permits are issued. If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

Raffaele F. Montemurro, General Manager

RFM/PTD/gad



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

March 24, 2010

Sue Kowal
SLO County Planning & Building Department
976 Osos St., Room 200
San Luis Obispo, CA 93408

**SUBJECT: SUBJECT: APN 062-041-012; OCSD PROJECT #6431
OWNER/PROJECT: SALGERO/REMODEL and 208 SQ FT ADDITION**

Dear Ms. Kowal:

After reviewing information concerning building permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENTS.

If you have any questions, or require further information, please feel free to call.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

By Philip T. Davis, Utility Operations Supervisor
For Raffaele F. Montemurro, General Manager

RFM//PTD/sw

