



Oceano Community Services District

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

(805) 481-6730 FAX (805) 481-6836

Date: July 11, 2018

To: Board of Directors

From: Carey Casciola, Business and Accounting Manager

Subject: Agenda Item #8(B): Recommendation to Approve Cash Disbursements - Revised

Recommendation

It is recommended that your Board approve the attached cash disbursements.

Discussion

The following is a summary of the attached cash disbursements:

Description	Check Sequence	Amounts
	57059 - 57088	
Disbursements Requiring Board Approval prior to Payment:		
Regular Payable Register – paid 07/11/2018	57070 - 57085	\$264,257.78
Subtotal:		\$264,257.78
Reoccurring Payments for Board Review (authorized by Resolution 2016-07):		
Payroll Disbursements – 6/23/2018	N/A	\$27,647.44
Reoccurring Utility Disbursements – paid 06/27/2018	57059 - 57062	\$2,000.41
Reoccurring Health/Benefits – paid 06/27/2018	57063 - 57066	\$6,047.36
Subtotal:		\$35,695.21
Grand Total:		\$299,952.99

*Check 57067 – 57069 to SLO County Public Works on the June 23 meeting were voided and replaced with checks 57086 – 57088.

Other Agency Involvement: n/a

Other Financial Considerations: Amounts are within the authorized Fund level budgets.

Results

The Board's review of cash disbursements is an integral component of the District's system of internal controls and promotes a well governed community.

From: Oceano CSD Website
To: office@oceanocsd.org
Subject: Contact Form Submission, Subject: Other | Entry ID 25
Date: Tuesday, July 10, 2018 9:30:55 AM

Name

Amanda Sherlock

Email

amandasherlock@yahoo.com

Phone

(805) 305-8638

Subject

Other

Message

Good morning, I am an Oceano homeowner (1946 25th Street) and will be unable to attend the meeting on Wednesday as it conflicts with my HOA Board meeting.
I am requesting that the open seat is filled by appointment. As a long time Board member in different capacities, I feel it's important to have full representation and also have the opportunity for a tie-breaker if needed.
Kind regards, Amanda

From: Oceano CSD Website
To: office@oceanocsd.org
Subject: Contact Form Submission, Subject: Other | Entry ID 26
Date: Tuesday, July 10, 2018 6:53:28 PM

Name

Charles Varni

Email

charles@varni.org

Phone

(805) 459-6698

Subject

Other

Message

I cannot attend the July 11 OCSD meeting and am writing to encourage the Directors to appoint a person to the Board vacancy rather than leaving it empty until December. There are too many important issues and tasks to be addressed to be short-handed, especially with so many good people willing to serve (I am not interested).

Charles Varni
Oceano resident 18 yrs

OCEANO CSD

UPDATES

JULY 11, 2018

Utility Yard Upgrade Feasibility Study

- Estimated costs = \$2.9 million
- Next steps include:
 - Grant / Funding Applications
 - Alternatives
 - Neighbor request for an easement





Google

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OCEANO COMMUNITY SERVICE DISTRICT

PROJECT DESCRIPTION

FEASIBILITY STUDY FOR UPGRADES TO EXISTING WATER FACILITY ON 19TH STREET IN OCEANO, CA. PROJECT OBJECTIVES INCLUDE THE FOLLOWING:

- REPLACEMENT OFFICE SPACE
- REPLACEMENT SHOP/STORAGE BUILDING
- PARKING AREA EXPANSION AND RECONFIGURATION
- COVERED PARKING FOR LARGE EQUIPMENT
- IMPROVED "CURB APPEAL" FOR THE FACILITY
- PROVISIONS FOR VEHICLE ACCESS FROM 19TH STREET TO ADJACENT RESIDENTIAL PROPERTY

PROPOSED BUILDING IMPROVEMENTS INCLUDE SINGLE STORY BUILDING WITH MASONRY WALLS FOR DURABILITY AND SIMPLE SHED ROOF STRUCTURE WITH PREFINISHED METAL ROOF PANELS. PROPOSED SITE IMPROVEMENTS INCLUDE NEW VISITOR PARKING AREA WITH PEDESTRIAN CONNECTION TO OFFICE ENTRY, LANDSCAPE AREAS AT STREET FRONT, NEW PAVING FOR VEHICLE CIRCULATION AREAS, AND PERIMETER SECURITY FENCING WITH SECURE VEHICLE ACCESS GATES.

COUNTY WILL REQUIRE OFF-SITE IMPROVEMENTS AND DUE TO UNUSUAL PROPERTY CONFIGURATION, THOSE WILL NEED TO EXTEND TO WILMAR AVENUE FOR CURB, GUTTER, SIDEWALK, AND UNDERGROUNDING OF EXISTING OVERHEAD POWER LINES.

THE PROJECT WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE COUNTY'S STORM DRAINAGE DESIGN STANDARDS AS WELL AS MEETING THE POST CONSTRUCTION REQUIREMENTS MANDATED BY THE STATE.

THE COUNTY REQUIRES PROJECTS THAT ARE (LESS THAN 440 ACRES) TO BE DESIGNED FOR THE 50-YEAR STORM EVENT WITHIN THE ENTIRE WATERSHED IN ITS FULLY DEVELOPED CONDITION AND RELINQUISHING THE FLOW EQUIVALENT TO THE RUNOFF FROM A 2-YEAR STORM WITH THE PROJECT SITE IN ITS PREDEVELOPED CONDITION.

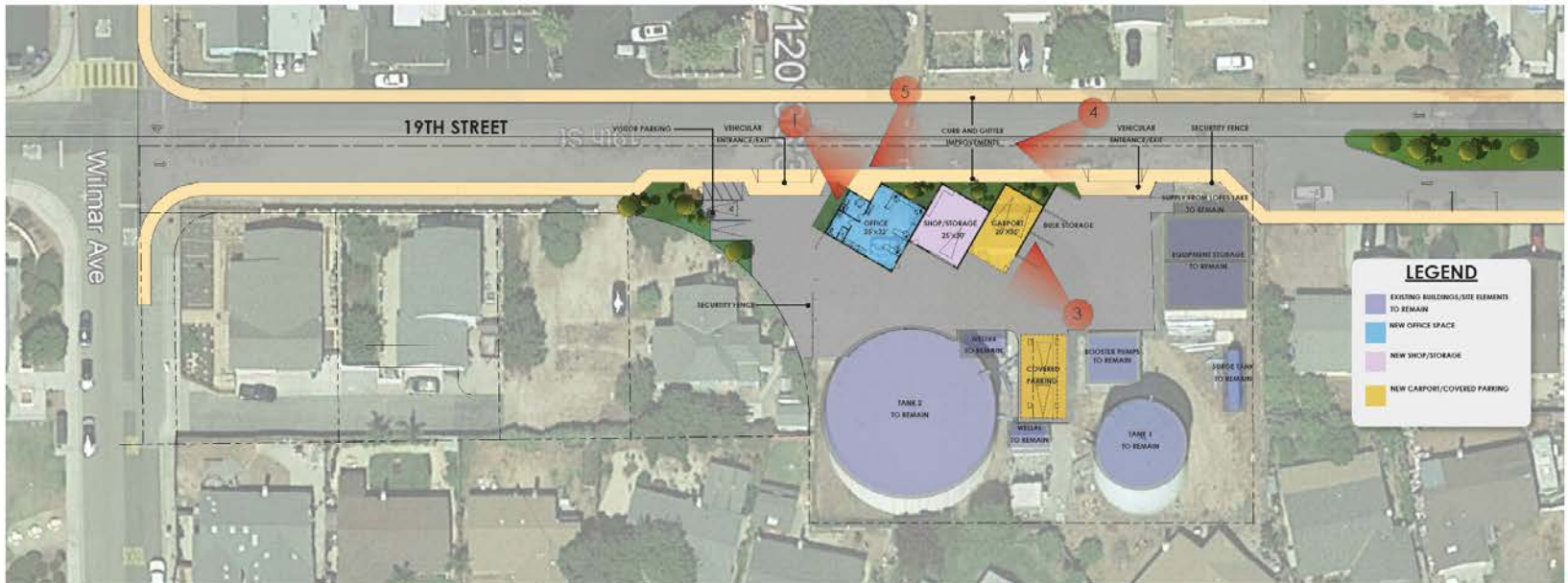
THE STATE'S POST CONSTRUCTION REQUIREMENTS ARE BROKEN INTO (4) PERFORMANCE CRITERIA SECTIONS

- 1) SITE DESIGN - INCORPORATE AN APPROVED LOW IMPACT DEVELOPMENT MEASURE IN THE SITE
 - A. IF PROJECT YIELDS BETWEEN 2,500 AND 4,999 SF OF NET IMPERVIOUS AREA
- 2) WATER QUALITY TREATMENT - TREAT/RETAIN THE 50TH PERCENTILE STORM EVENT
 - A. IF PROJECT YIELDS BETWEEN 14,999 AND 5,000 SF OF NET IMPERVIOUS AREA
- 3) RUNOFF RETENTION - TREAT/RETAIN THE 95TH PERCENTILE STORM EVENT
 - A. IF PROJECT YIELDS BETWEEN 22,499 AND 15,000 SF OF NET IMPERVIOUS AREA
- 4) PEAK MANAGEMENT - DETAIN UP TO THE 10-YEAR STORM EVENT
 - A. IF PROJECT YIELDS ANYTHING OVER 22,500 SF OF NET IMPERVIOUS AREA

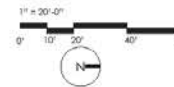
BASED ON THE PRELIMINARY SITE PLAN, THIS PROJECT WILL BE CREATING MORE THAN 22,500 SF OF IMPERVIOUS SURFACE, THEREFORE THIS PROJECT WILL NEED TO MEET ALL 4 PERFORMANCE CRITERIA SECTIONS AS WELL AS THE COUNTY'S STORM DRAINAGE DESIGN REQUIREMENTS.



1 MAIN ENTRANCE PERSPECTIVE VIEW (19TH STREET)



2 SCHEMATIC SITE PLAN
 1" = 20'-0" (24 x 36 SHEET)





3 BACK OF BUILDING PERSPECTIVE



4 19TH STREET PERSPECTIVE (OPPOSITE CORNER TO MAIN ENTRANCE)



5 FRONT PERSPECTIVE (ACROSS 19TH STREET)



OCSD Water Facility

5/17/2018

Conceptual Project Budget

Type A: New Construction - office					
	QUANT	UNIT	BASE COST	TOTAL	SOURCE
office area and restroom	1,120	SF			
		SF			
Type A Total Area:	1,120		\$600	\$672,000	
Type B: New Construction - shop space					
	QUANT	UNIT	BASE COST	TOTAL	SOURCE
open shop space	750	SF			
		SF			
Type B Total Area:	750		\$300	\$225,000	
Type C: New Construction - vehicle storage					
	QUANT	UNIT	BASE COST	TOTAL	SOURCE
covered carport	700	SF			
		SF			
Type C Total Area:	700	SF	\$200	\$140,000	
Building Square Footage Total:	2,570			\$1,037,000	
Building cost per square foot (average)			\$404		

B. Equipment and Furnishings

	QUANT	UNIT	COST	TOTAL	SOURCE
office furnishings	1	LS	\$20,000	\$20,000	budget
shop storage shelving	1	LS	\$10,000	\$10,000	Budget
FF&E Design Contingency (10% of budget)	10%	%	\$30,000	\$3,000	%
Equipment and Furnishings Subtotal:				\$33,000	

C. On-Site Improvements

	QUANT	UNIT	COST	TOTAL	SOURCE
Demolition and Grading	1	LS	\$160,750	\$160,750	engineers estimate
Site Paving - Parking Area - sealcoat	5,000	SF	\$25	\$125,000	site plan
Site Paving - Pedestrian walkways	600	SF	\$20	\$12,000	site plan
Landscape and Irrigation	1	LS	\$30,000	\$30,000	engineers estimate
Security fencing & vehicle gates	1	LS	\$25,000	\$25,000	budget
Site lighting	1	LS	\$10,000	\$10,000	budget
On-Site Design Contingency (10% of budget)	10%	%	\$362,750	\$36,275	budget
On-Site Improvements Subtotal:				\$399,025	

D. Off-Site Improvements

	QUANT	UNIT	COST	TOTAL	SOURCE
Street Frontage Improvements	1	LS	\$348,125	\$348,125	engineers estimate
Water lines	1	LS	\$221,500	\$221,500	engineers estimate
Sewer Lines	1	LS	\$5,500	\$5,500	engineers estimate
Dry Utilities	1	LS	\$190,500	\$190,500	engineers estimate

OCSD Water Facility

5/17/2018

Conceptual Project Budget

Erosion Control	1	LS	\$25,050	\$25,050	engineers estimate
Off-Site Contingency (10% of budget)	10%	%	\$25,050	\$2,505	%
<i>Off-site Improvements Subtotal:</i>				\$793,180	

E. Fees

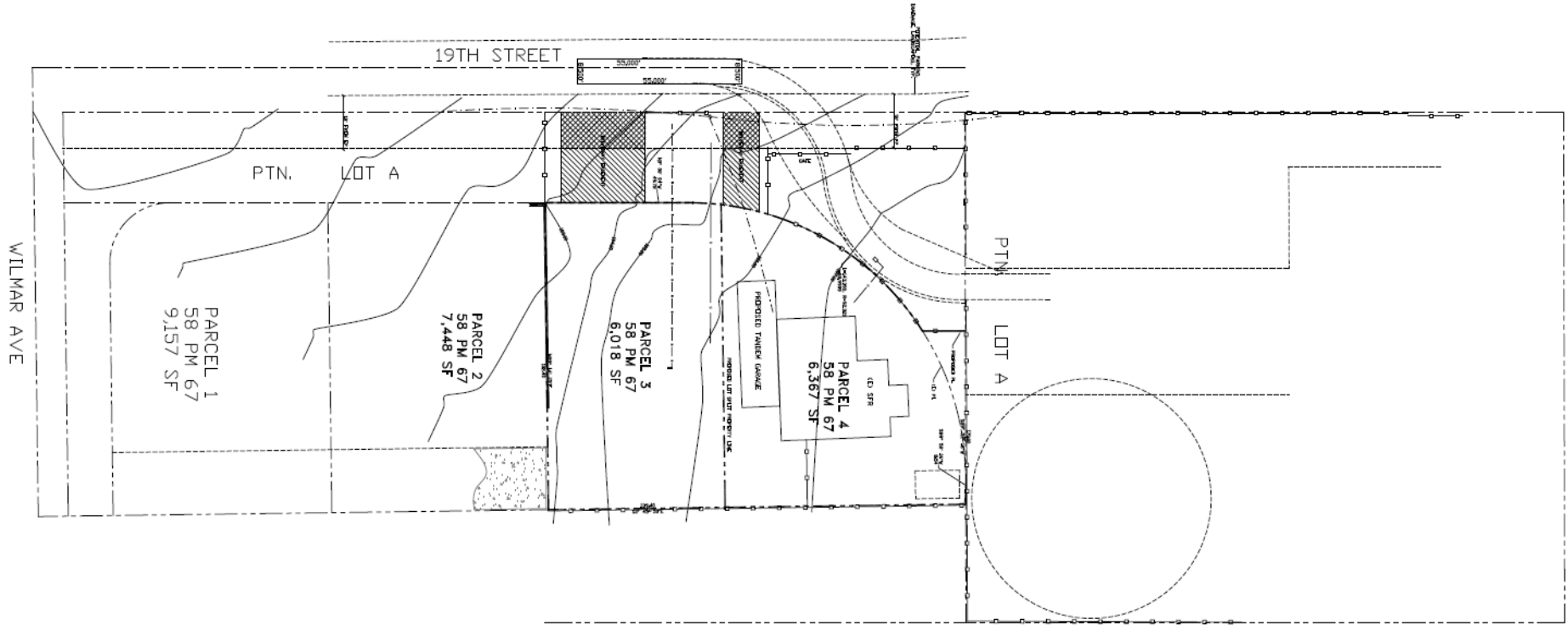
	QUANT	UNIT	COST	TOTAL	SOURCE
Arch/Engineering - building improvements	1	LS	\$120,000	\$120,000	budget
Arch/Engineering - on and off site improvement	1	LS	\$80,000	\$80,000	budget
LEED™ Design, Certification	0	LS		\$0	
LEED™ Commissioning	0	LS		\$0	
Comissioning Agent	0	LS		\$0	
Utility Hook-up Fees	0	LS		\$0	
Impact Fees:					
Storm Draing Dev. Fee	1.0	Acre	\$0	\$0	
Sewer Dev. Fee / Water Dev. Fee	1	LS	\$0	\$0	
Traffic Impact Fee	2,570	SF	\$0	\$0	
Public Facility Impact Fee	2,570	SF	\$0	\$0	
Geotechnical Investigation	1	LS	\$8,000	\$8,000	budget
Survey	1	LS	\$5,000	\$5,000	budget
Materials Testing and Special Inspection	1	Is	\$20,000	\$20,000	budget
Fee Contingency (10%)	10%	%	\$113,000	\$11,300	%
<i>Fees Subtotal:</i>				\$244,300	

F. Owner Systems, Administration and Contingency

	QUANT	UNIT	COST	TOTAL	SOURCE
Building Dept.-Permit Fees	1	LS	\$5,000	\$5,000	
School Impact Fees-(Commercial)	2,570	sf	\$0.50	\$1,285	
Traffic Report	0	LS		\$0	Not Anticipated
Moving Costs	0	LS		\$0	
Communications					
Phone System	1	LS	\$10,000	\$10,000	
Data Systems	1	LS	\$10,000	\$10,000	
Security System/ Cameras	1	LS	\$5,000	\$5,000	
Owner System Contingency (10% of budget)	10%	%	\$31,285	\$3,129	
Construction Contingency (10% of A, C, D)	10%	%	\$2,229,205	\$222,921	%
<i>Owner Systems, Administration and Contingency Subtotal:</i>				\$257,334	

Contract Division Totals:

A. Building:	\$1,037,000	
B. Equipment and Furnishings	\$33,000	
C. On-Site Improvements	\$399,025	
D. Off-site Improvements	\$793,180	
E. Fees	\$244,300	
F. Owner Systems, Administration and Contingency	\$257,334	
<i>Contract Division Subtotal:</i>		\$2,763,839
G. Market Escalation (8.5% per year) for 12 mo. to mid-point of Construction	\$144,898	
Conceptual Project Budget:		\$2,908,737



WILMAR AVE

19TH STREET

PTN. LOT A

PTN.

LOT A

PARCEL 1
58 PM
9,157 SF

PARCEL 2
58 PM
7,448 SF

PARCEL 3
58 PM
6,018 SF

PARCEL 4
58 PM
6,367 SF

MODIFIED THREE GARAGE

Water Resource Reliability Program

- Phase One Grant = \$198,397
- Phase Two Grant = \$177,750

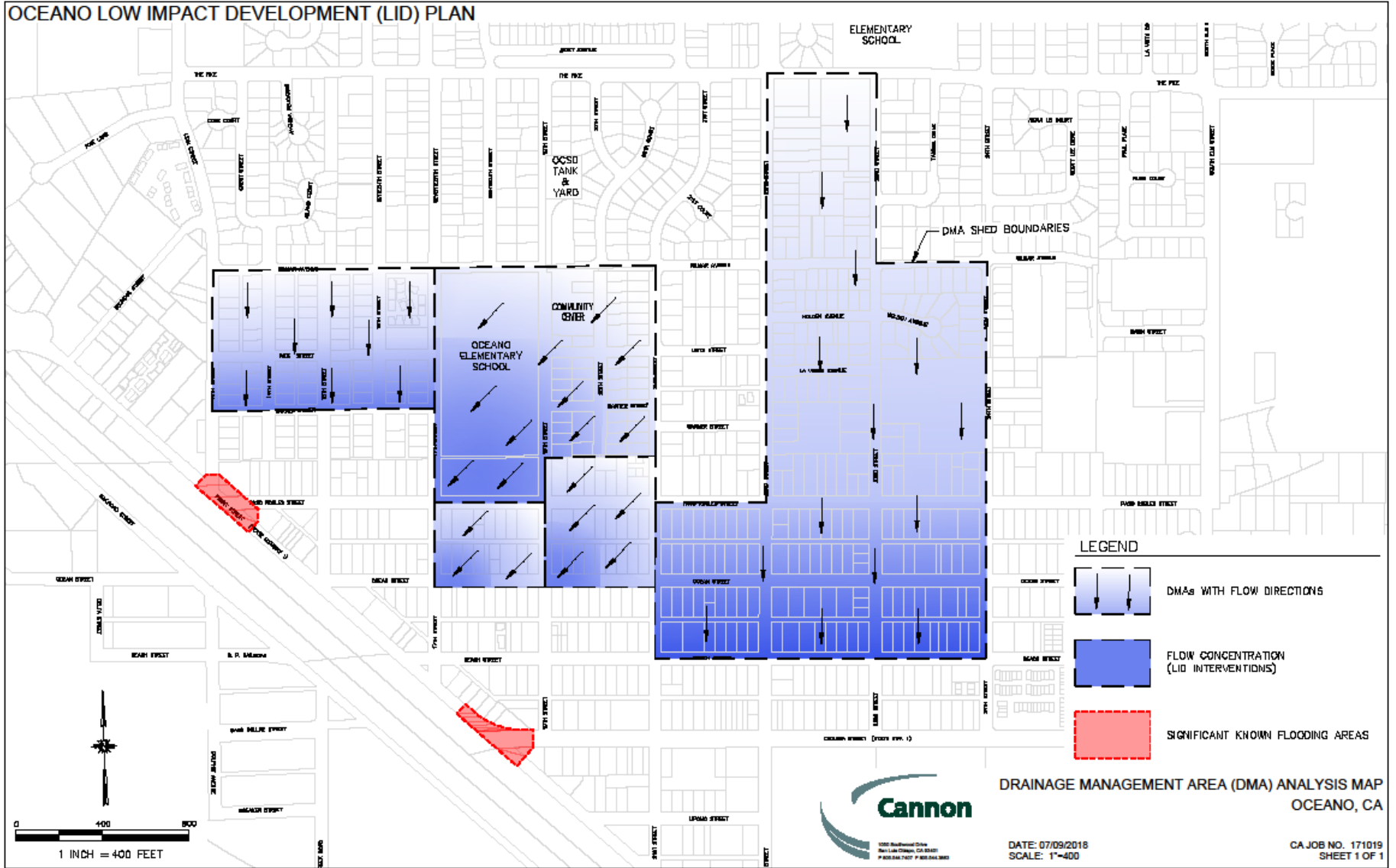
Phase One:

- Leak Detection and Management Plan
- Low Impact Design Plan
- Recycled Water Injection Study

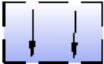


Phase Two:

- Design on high priority waterline replacement projects

OCEANO LOW IMPACT DEVELOPMENT (LID) PLAN



LEGEND

-  DMAs WITH FLOW DIRECTIONS
-  FLOW CONCENTRATION (LID INTERVENTIONS)
-  SIGNIFICANT KNOWN FLOODING AREAS

DRAINAGE MANAGEMENT AREA (DMA) ANALYSIS MAP
OCEANO, CA



DATE: 07/09/2018
 SCALE: 1"=400'

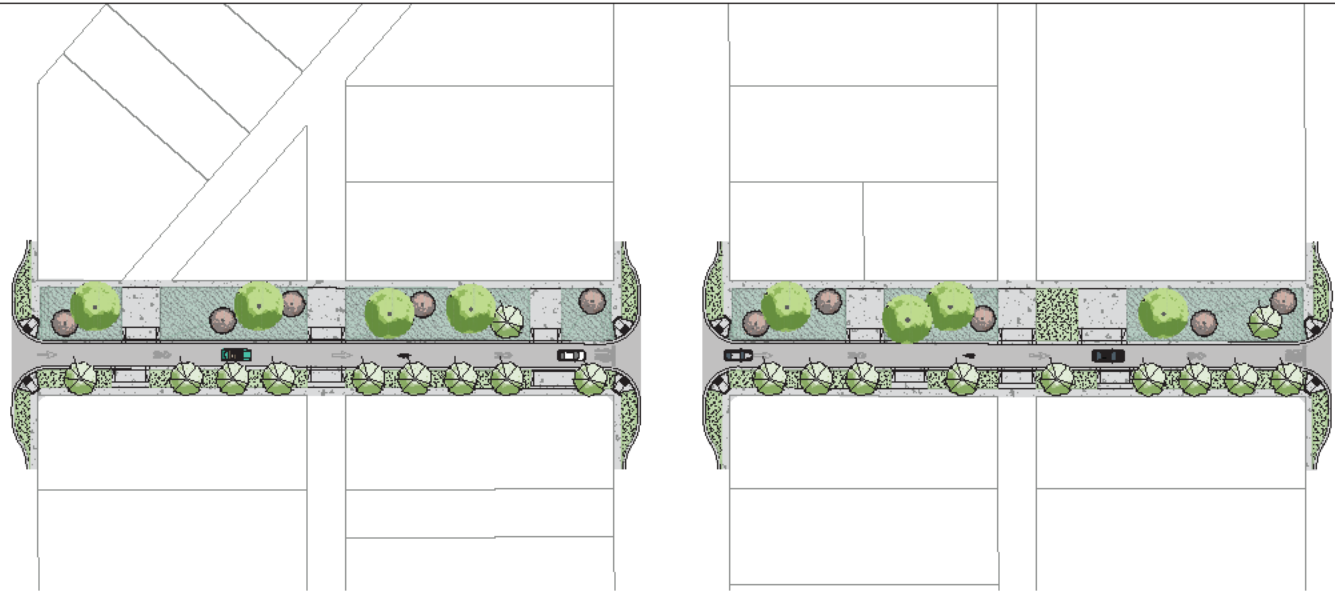
CA JOB NO. 171019
 SHEET 1 OF 1

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 1 INCH = 400 FEET






LID “Opportunity” Areas

- Warner Street from 13th Street to 17th Street
- 17th Street from Paso Robles Street to Beach Street
- 19th Street from Paso Robles Street to Beach Street
- Beach Street from 21st Street to 24th Street
- Oceano Elementary School (playfield subsurface storage for irrigation reuse)

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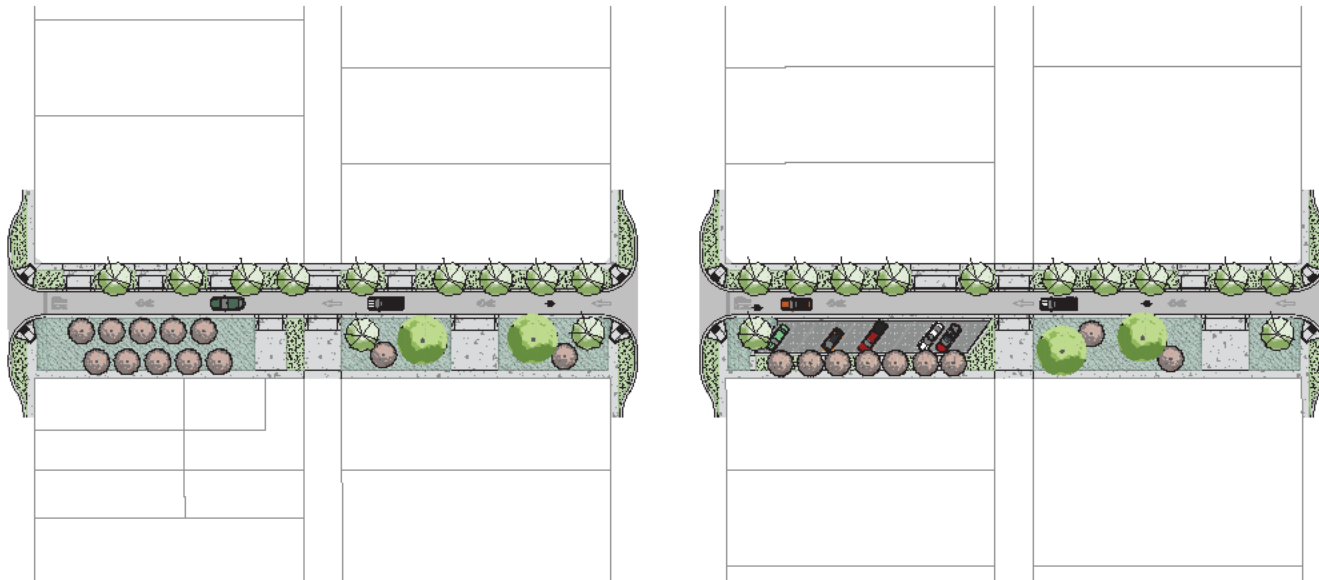
LEGEND

-  LID LANDSCAPE
-  DROUGHT TOLERANT LANDSCAPE
-  CONCRETE
-  PERMEABLE PAVERS
-  A/C PAVEMENT








OCEANO COMMUNITY SERVICES DISTRICT			
STREET DESIGN CONCEPTS			
ONE-WAY STREET			
OCEANO, CA			
DRAWN BY	DATE	CA JOB NO.	
JED	07-10-2018	171018	
CHECKED BY	SCALE	SHEET	
KK, MM	NTS	1	OF 4

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LEGEND

-  LID LANDSCAPE
-  DROUGHT TOLERANT LANDSCAPE
-  CONCRETE
-  PERMEABLE PAVERS
-  A/C PAVEMENT



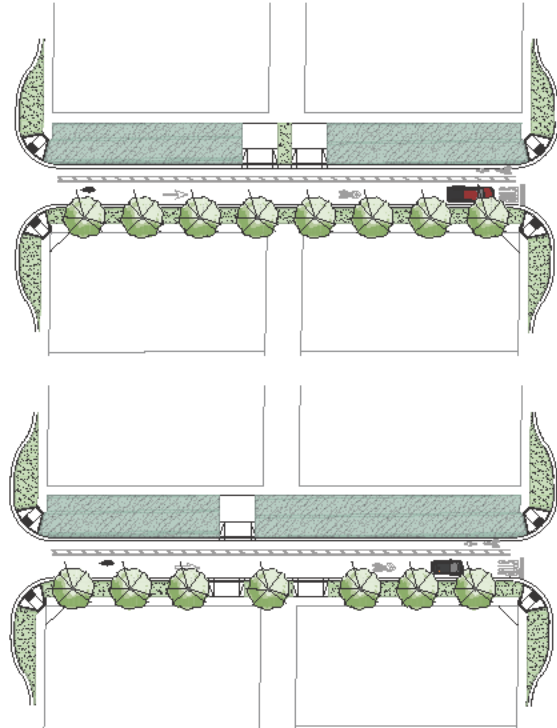
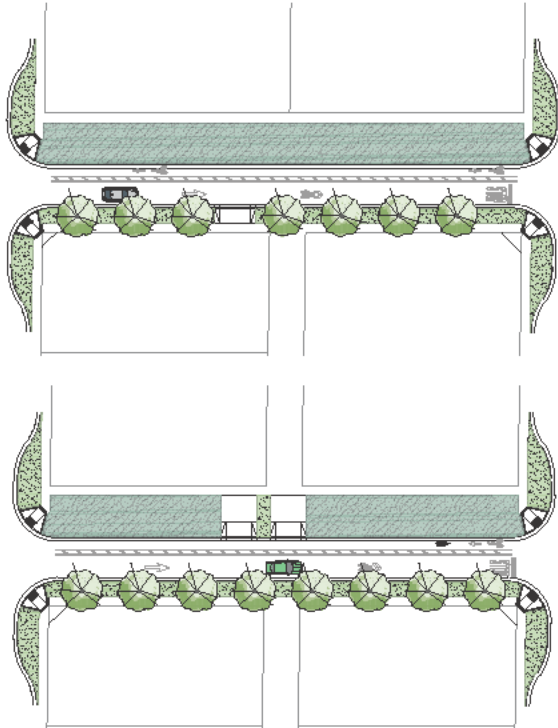
OCEANO COMMUNITY SERVICES DISTRICT
 STREET DESIGN CONCEPTS
 ONE-WAY WITH ANGLE PARKING
 OCEANO, CA

DRAWN BY JD	DATE 07-10-2018	CA-JOB NO. 171018
CHECKED BY KK, WM	SCALE NTS	SHEET 2 of 4

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SEE ABOVE FOR CONTINUATION



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LEGEND

-  LID LANDSCAPE
-  DROUGHT TOLERANT LANDSCAPE
-  CONCRETE
-  A/C PAVEMENT



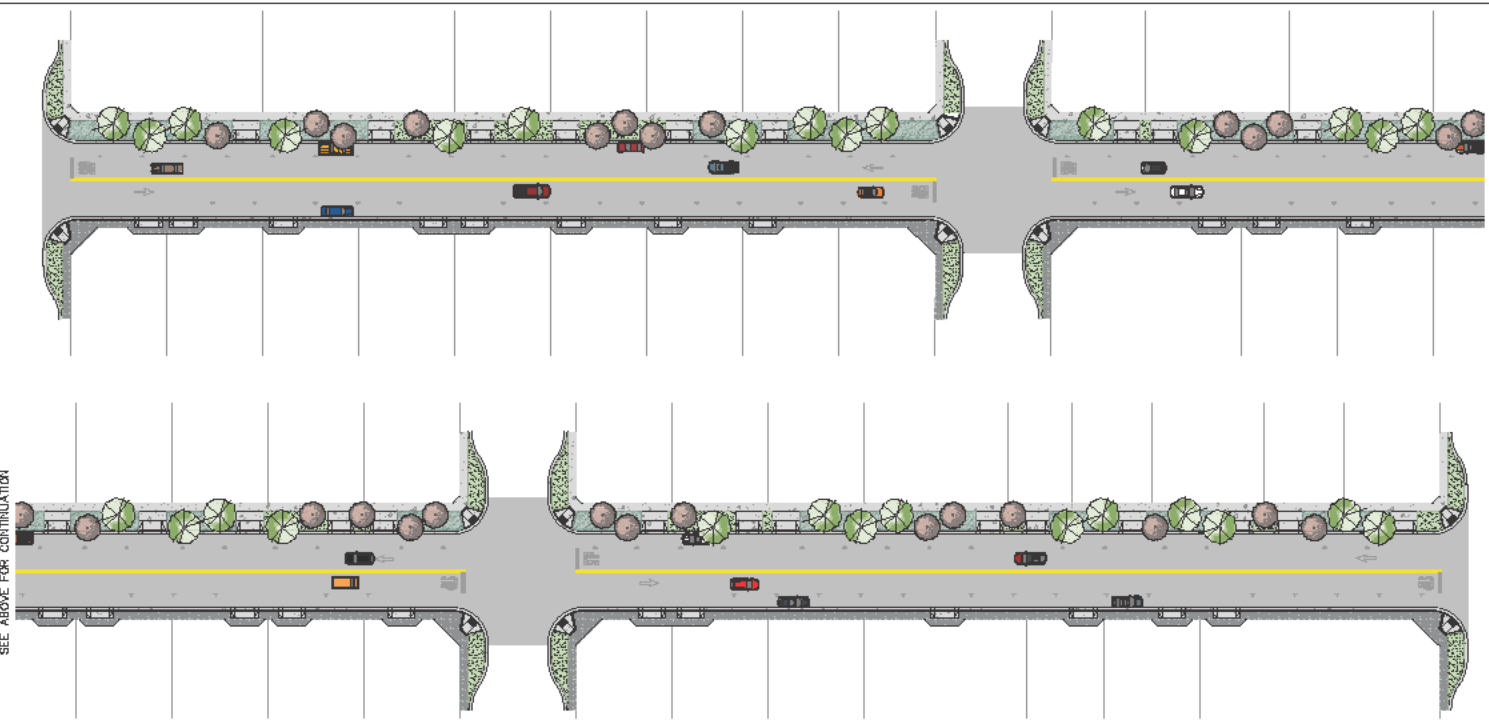
OCEANO COMMUNITY SERVICES DISTRICT
 STREET DESIGN CONCEPTS
 ONE-WAY WITH BIKE LANE
 OCEANO, CA

DRAWN BY	DATE	CA JOB NO.
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LEGEND

- | | | | |
|---|----------------------------|---|------------------|
|  | LID LANDSCAPE |  | PERMEABLE PAVERS |
|  | DROUGHT TOLERANT LANDSCAPE |  | A/C PAVEMENT |
|  | CONCRETE | | |



OCEANO COMMUNITY SERVICES DISTRICT STREET DESIGN CONCEPTS TWO-WAY WITH STREET PARKING OCEANO, CA			
DRAWN BY JED	DATE 07-10-2018	CA JOB ID 171018	
CHECKED BY KK, MW	SCALE N.T.S.	SHEET 4 OF 4	

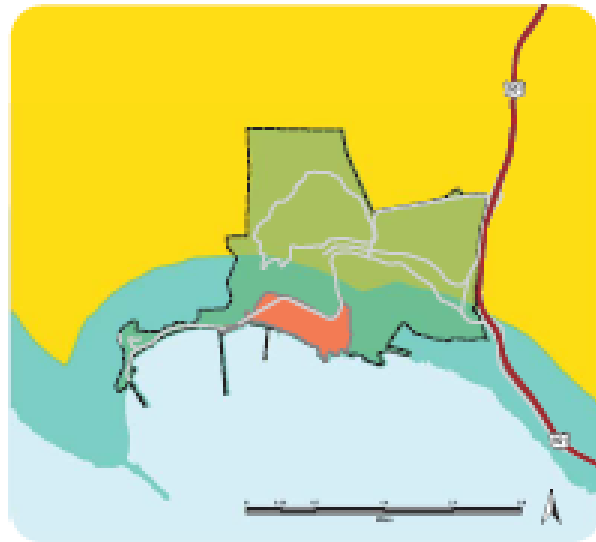
OCSD Updates

- Local Hazard Mitigation Plan
- Utility Relocations required by County
- County Revitalization Efforts
 - UPRR Offer of Dedication / Caltrans
 - Landscape Maintenance / County
- Emergency Generator
- Public Outreach
 - LHMP/WRRP/County Energy/Habitat for Humanity
 - Others (NGO's/County Planning/PG&E)

San Luis Obispo County General Plan Documents Influencing Avila

- Housing
- Safety
- Conservation & Open Space
- Noise
- Agriculture
- Water & Sewer Plan
- Off-Shore Energy
- Economic
- Parks & Recreation
- Land Use & Circulation

Current General Plan Documents Influencing Avila



LEGEND

- Avila Beach Specific Plan
- Avila Community Plan (Inland)
- San Luis Bay Area Plan (Coastal)
- San Luis Obispo Inland Area Plan
- Urban Reserve Line

Inland

Coastal Zone

Land Use Element	Circulation Element
1) Framework for Planning (Inland)	1) Inland Framework (Chapter 5)
2) San Luis Obispo Inland Area Plan	2) San Luis Obispo Inland Area Plan (Chapter 5)
3) Avila Community Plan (Inland)*	
4) Official Maps	

Land Use Element	Circulation Element
1) Coastal Zone Framework for Planning	1) Coastal Zone Framework (Chapter 5)
2) San Luis Bay Area Plan (Coastal)*	2) San Luis Bay Area Plan (Chapter 4)*
3) Official Maps	
4) Coastal Zone Policy Document	

Implementation

Title 22
 Article 1 (Purpose)
 Articles 2-5 (Zoning Regulations)
 Articles 6-8 (Procedures)
 Articles 9-10 (Area/Community Standards)*
 Specific Plans & Design Plans

Other Ordinances & Plans (Countywide)

- Real Property Division Ordinance (Title 21)
- Growth Management Ordinance (Title 26)
- Address and Road Management Ordinance (Title 20)
- Building & Construction Ordinance (Title 19)
- Public Facilities Fees Ordinance (Title 18)
- Affordable Housing Fund (Title 29)
- Capital Improvement Plan

Implementation

Title 23
 Table "O" of Framework
Planning Area Standards (Chapter 8)*
 Policy Document
Avila Beach Specific Plan*

*To be amended with the Avila Community Plan Update (Starting Fall 2016)