



# Oceano Community Services District

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

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

---

**Date:** December 12, 2018

**To:** Board of Directors

**From:** Paavo Ogren, General Manager

**Subject:** **Agenda Item # 9(A): Consideration of an appeal of the Intent-to-Serve letter issued for 1929 Wilmar Avenue dated November 28, 2018**

## Recommendation

It is recommended that your Board:

1. Review and consider the attached information
2. Hear and consider the appeal of the applicant

## Discussion

On November 28, 2018, an "Intent-to-Serve" letter was issued for 1929 Wilmar Avenue in response to an application from the property owners dated October 31, 2018. A Final Will Serve letter has not been issued and the applicant has appealed the conditions included in the Intent-to-Serve letter. The following attachments are included for Board consideration:

- Attachment "A" – Application, Intent-to-Serve letter and email appeal
- Attachment "B" - County permit information and project drawings
- Attachment "C" - Prior Board action relating to the project – See Agenda Addendum

During public comment for "items not on the agenda," one of the property owners posed the following two questions:

1. Why can't the water and sewer lines stay the way that they are now?
2. Why can't the property owners continue using 19th Street to access his property?



## Responses

Question #1: Why can't the water and sewer lines stay the way that they are now?

Response to Question #1: The Intent-to-Serve letter allows the use of the existing water and sewer lines.

Question #2: Why can't the property owners continue using 19th Street to access his property?

Response to Question #2: The Board of Directors has previously authorized the General Manager to work with the property owners on an easement that would allow property access from 19th Street. The application submitted to the District on October 31, 2018 and the plans provided illustrating the project did not request an easement.

The District's utility yard is located at 1935 Wilmar Avenue, as illustrated on the attached vicinity map. Included in Attachment "C" is a Board agenda item that was considered on September 14, 2016 to initiate the evaluation of utility yard facilities and possible easement that would benefit an adjacent property owner. Excerpts from that Board letter follow:

*"Together, evaluating the existing District facilities and the request of the adjacent property owner is an opportunity to coordinate District needs with the property owner's request. If the General Manager is authorized to work with the neighboring property owner, no commitments will be provided to the property owner until after proposals are received for facilities planning, options are identified by the selected architect/engineer, and presentations are provided to the Board of Directors."*

*"Obtaining proposals at this time to initiate facilities planning for the utility yard will allow the work to be prepared concurrent with other upcoming work on infrastructure needs. Separately, the District has been awarded grants to fund engineering efforts on deferred water system infrastructure, and the District has allocated funds in the current budget to evaluate wastewater system needs. As a result, by initiating utilities yard facilities evaluations at this time, the District will be in a better position to understand overall needs for developing long-term infrastructure plans."*

The District's consultant and the property owners had extensive dialogue with the County staff on the separate projects due to the unique alignment of 19th Street, the utility yard, and the property owner's formal access from Wilmar Avenue. Your Board had additional agenda items on August 9, 2017, December 13, 2017 and July 11, 2018. At the July 11, 2018 Board meeting, the project cost estimate for the Utility Yard Upgrade of



## Oceano Community Services District

Board of Directors Meeting

\$2.9 million was presented, including approximately \$800,000 in "off-site" improvements required by the County for curb, gutter sidewalk and roadway improvements and modifications. The District is currently considering a site plan evaluation for property owned by the District on Front Street as an alternative to the upgrades at the utility yard. Email correspondence with the property owner dated July 12, 2018 in response to their request for an easement is also attached. It was the final correspondence prior to the application submitted on October 31, 2018.

### Applicant's Right to Appeal

The applicant's right to appeal is based on Article 3(3) of Ordinance 2006-1, which states in part the following:

*"When any person...is of the opinion that any provision of the Ordinance is unjust or inequitable as applied to his or her premise or request, he or she may make written application to the Board, stating the special circumstances, citing the provision complained of, and request modification or relief from that provision as applied to him or her."*

In addition, although Resolution 2018-04 was adopted on April 25, 2018 authorizing the General Manager to issue Intent-to-Serve letters, it also provided the Board of Directors with the final stated authority:

*"The OCSD Board of Directors shall maintain final authority to issue Intent-to-Serve letters, final will-serve letters and other conditions on street lighting services for those land use proposals where the conditions for OCDS municipal services cannot be readily derived from OCSD ordinances, resolutions, rules, regulations and standards and when the owner of the land and/or landowner's agent desires to appeal determinations of the General Manager."*

As referenced in the attached Intent-to-Serve letter issued for the applicant, the easements in question are required by Ordinance 2006-1 Article (2)(1)(C)(i).

### **Other Agency Involvement**

The County of San Luis Obispo issues building permits and establishes road related requirements such as curbs, gutters and sidewalks.

### **Other Financial Considerations**

The cost of addressing this appeal is estimated at \$500 - \$1,000.

### **Results**

Initiating facilities planning for the utility yard, in coordination with the neighboring property owner, will help improve the District's overall infrastructure work and promote a well governed community.



# Oceano Community Services District

Board of Directors Meeting

---

## Attachments:

- Vicinity Map
- Email Correspondence dated July 12, 2018
  
- Attachment "A" – Application, Intent-to-Serve letter and email appeal
- Attachment "B" – County permits information and project drawings
- Attachment "C" – Prior Board action relating to the project – See Agenda Addendum



VICINITY MAP



**From:** [Paavo](#)  
**To:** "Art Vega"  
**Cc:** "Glenn D. Marshall"; ""Nicole Miller" (nicole@oceanocsd.org)"; "Jeffrey Minnery"  
**Subject:** RE: Easements - 19th Street, Oceano - Vega  
**Date:** Thursday, July 12, 2018 4:16:00 PM

---

Art,

Yes, a number of issues will need to be addressed. The Oceano CSD Board of Directors has not authorized me to grant or approve the easement. With the recent completion of the RRM feasibility study for our site, I indicated to the Board that I would be re-initiating discussions with you on your request for an easement. Please understand that, based on the feasibility study, the District will not be pursuing a project for our site at this time, and consideration of your request will need to reflect our site as-is.

I've cc'd Nicole Miller, who is out this week. She will prepare a reimbursement agreement to cover the District's costs of considering your request. Items that we will need to address include, but are not limited to, the following:

1. I need to understand the County's conditions on your project for curb, gutter & sidewalk, and their design, and if any off-site improvements are being required.
2. An estimated value of the easement needs to be developed - we are simply not able to approve an easement without considering value since that could be considered a gift of public funds.
3. As we previously discussed, we can consider off-site improvements that benefit the District in lieu of cash for the easement.
4. A surveyor will need to be employed to physically describe the easement.
5. Legal counsel will need to be employed to help develop the easement agreement.

Paavo Ogren, General Manager  
Oceano Community Services District  
1655 Front Street, Oceano CA, 93445  
PO Box 599, Oceano CA, 93475  
(805) 481-6730 (office); (805) 481-6836 (fax)

-----Original Message-----

From: Art Vega [<mailto:artvega51@gmail.com>]  
Sent: Thursday, July 12, 2018 3:08 PM  
To: paavo@oceanocsd.org  
Subject: Easements

Hello Paavo is there anything else you need from us to officially grant us the easement in writing? Please let us know. Thank you again for working with us. We are submitting plans next week for our addition.

Sent from my iPhone



# Oceano Community Services District

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

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

## INTENT-TO-SERVE APPLICATION

DATE: 10-31-18

1. This is an application for: **Water and Sewer**
2. SLO County Planning Department/Tract or Development No.: \_\_\_\_\_
3. Attach a copy of SLO County Application.  
Note: District Intent-To-Serve letters expire twelve (12) months from date of issue, unless the project's County application is deemed complete.

4. Project Location: 1929 Wilmar Ave. Oceano Ca. 93445

5. Assessor's Parcel Number (APN) of Lot(s) to be served: 06226108A

6. Owner Name: Arthur + Angie Vega

7. Mailing Address: 1935 Wilmar Ave

8. Email: ARTVEGA @ \_\_\_\_\_

9. Phone: 661-334-0279 Fax: \_\_\_\_\_

10. Agent's Information (Architect or Engineer):

Name: Cody McLaughlin

Address: \_\_\_\_\_

Email: CMArchitect @ Live.com

Phone: 805-704-1713 Fax: \_\_\_\_\_

11. Type of Project: (Check Box)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Single-family dwelling units | <input type="checkbox"/> Private Contractor to perform work |
| <input type="checkbox"/> Multi-family dwelling units             | <input type="checkbox"/> We request OCSD to perform work    |
| <input type="checkbox"/> Commercial                              |   |
| <input type="checkbox"/> Mixed Use (Commercial & Residential)    |   |

next to water yard (address)



12. Site Plan:

All projects, please submit two (2) full sets of plans in 11x17 format. (If available, please also submit in digital format). Show parcel layout, water & sewer laterals, and general off-site improvements, as applicable. *Please note that plans will not be returned.*

13. Agreement:

The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, Indemnify, and hold the District and District's agents, employees and consultants harmless from any and all claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities of any kind whatsoever arising out of or related to this Agreement.

Nothing in the foregoing indemnity provision shall be construed to require Applicant to Indemnify District against any responsibility or liability or contravention of Civil Code §2782.

Comply with all District Rules and Regulations.

Application Processing Fee.....	\$30.00 per structure and/or separate residential unit, whichever is greater.
Initial deposit for fees and costs (see note <sup>1</sup> ):.....	\$750.00 per project

Date: 10-31-18

Signed Art Vega  
(Must be signed by owner or owner's agent)

Print Name ART VEGA

<sup>1</sup> The initial deposit will be applied to meter costs established by District Ordinance 2006-2, and/or District reimbursable costs established pursuant to Resolution 2015-9. In the event the application is withdrawn or not approved, any remaining balance will be refunded to the applicant. The initial deposit may also need to be increased, along with execution of a Reimbursement Agreement, as provided for in Resolution 2015-9, depending on the complexity of issues involving the applicant's project.



# Oceano Community Services District

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

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

November 28, 2018

Arthur and Angie Vega  
1935 Wilmar Ave  
Oceano, CA. 93445

**SUBJECT: Intent to Serve Letter – Water and Wastewater Collection  
APN 062-261-084; OCSD PROJECT #6548 OWNER/PROJECT: VEGA/REMODEL**

Dear Mr. & Mrs. Vega:

The purpose of this letter is in response to your request for a will serve letter dated October 31, 2018 and to provide you with a confirmation that it is the intent of the Oceano Community Services District (OCSD) to serve you water and provide you wastewater collections services for the project described in this letter.

Please understand that prior to obtaining any building permit from the County of San Luis Obispo for the project, you must obtain a final will-serve letter from the District. In order to obtain a final will-serve letter, the conditions of this "intent to serve" letter must be fully satisfied, or otherwise waived or modified by the Board of Directors unless the General Manager is authorized to modify or waive. In addition, other agencies related to the OCSD, specifically the Five Cities Fire Authority (FCFA) and the South San Luis Obispo County Sanitation District (SSLOCSD) may also have conditions that you must satisfy and provide proof of doing so to the OCSD.

In the event that facts and circumstances associated with your application include errors or omissions, or for other reasons needed to ensure compliance with the OCSD ordinances, resolutions and/or rules and regulations, the OCSD reserves the right to modify the conditions prior to approval of the final will serve letter. In the event of non-compliance with the OCSD requirements, the OCSD reserves the right to take any and all actions necessary to ensure compliance and to also request that the County of San Luis Obispo take any and all actions to help ensure compliance, including but not limited to stop notices on construction activities.

Oceano Community Services District intends to serve the residential remodel development proposed for 1929 Wilmar subject to the following conditions:

1. Approval by OCSD of the following items:
  - a. Upgrade the water service to a 1" connection<sup>1</sup> and relocate water and sewer connections to Wilmar. As an alternative to relocating the water and sewer connections, you may have easement(s) prepared<sup>2</sup> and approved by the District for the connections through District property adjacent to your property.
  - b. Relocate your existing fence on District property to align with property lines. Alternatively, you may prepare a lot line adjustment to reflect the location of the existing fence and a possible property line adjustment along the northwesterly curve of your property.
  - c. Discontinue ingress/egress through District property and other use of District property.

<sup>1</sup> Pursuant to letter from Five Cities Fire Authority dated October 4, 2018

<sup>2</sup> Pursuant to District Ordinance 2006-1, Article (2)(1)(C)(i)



## Oceano Community Services District

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

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


---

2. Payment of \$ 8,706.44 is due to OCSD. See attached fee calculation.
3. Approval by OCSD of the following items on the project's plans and specifications submitted to the County of San Luis Obispo:
  - a. Onsite water and sewer services and cleanouts.
  - b. Offsite improvements if applicable. If off-site improvements are required, you must provide engineered plans and submit them to the District for review and approval, which may also include requirements from the FCFA and street lighting. You will also be required to execute a reimbursement agreement to cover costs of the OCSD on a time and materials basis.
4. If any of the OCSD facilities are required to be modified because of required conditions of the District or any other agency having jurisdiction over the proposed development, you are responsible for providing plans and specifications to the District for review and approval and for paying the costs of those modifications whether the work is done under your control or by the OCSD. You will also be required to execute a reimbursement agreement to cover costs of the OCSD on a time and materials basis.
5. 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.
6. You must provide letters from FCFA and SSLOCSD that indicates that they have reviewed your project and identifies any conditions that they require of the project. If no conditions are required by FCFA and/or SSLOCSD, the letter(s) must clearly state that no conditions are required.
7. All project improvements approved by OCSD will require final inspections by OCSD prior to the issuance of a final will serve letter.

This intent to serve letter will expire November 28, 2019 and is nontransferable. If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

  
Celia Ruiz, Will Serve Coordinator

## Carey Casciola

---

**From:** Arthur Vega <artvega51@gmail.com>  
**Sent:** Friday, November 30, 2018 9:13 AM  
**To:** carey@oceanocsd.org  
**Subject:** Contact Form Submission, Subject: Other | Entry ID 58

### Name

Arthur Vega

### Email

[artvega51@gmail.com](mailto:artvega51@gmail.com)

### Phone

(661) 334-0279

### Subject

Other

### Message

Dear OCSD Board,  
We would like to be put on the boards agenda for the Dec 12th, 2018 Board of Directors Meeting regarding a will serve letter for the property at 1929 Wilmar (APN 062-261-084). We are in the process of adding 1200sf to our existing home (OCSD Project# 6548/Addition) and need a will serve letter from the district to submit to the county. We are current customers of OCSD and currently have water and sewer service at the property and would like to tie into the existing lines. We would like to discuss the conditions of the letter we received from the district. Thank you for your time.

Best Regards  
Art and Angie Vega

# Citizen Self Service

(http://www.slocounty.ca.gov/Departments/Planning-Building.aspx)

Permit Number:  
PMTR2018-02032

Permit Details | Tab Elements | Main Menu

Type: Residential - Additions/Alterations

IVR Number: 105004

Application Date: 10/03/2018

Status: In Review

Issued Date:

District: District 4

Expiration Date: 09/30/2019

Valuation: \$457,836.99

Finalized Date:

Description: ADDITION TO EXISTING SFD, NEW CONDITIONED LIVING SPACE (1542 SF) INCLUDING A SECOND STORY WITH NEW 3 CAR GARAGE (1227 SF) AND DECK (1092 SF)

- Locations
- Inspections
- Fees
- Sub-Records
- Attachments
- Contacts
- Submittals
- Holds
- Meetings
- More Info

Locations | Parcels | Next Tab | Permit Details | Main Menu

## Locations

Main	Address
<input checked="" type="checkbox"/>	1929 WILMAR AVE OCEANO, CA 93445

Results per page 10 1 - 1 of 1 << < 1 > >>

Sort  Parcels

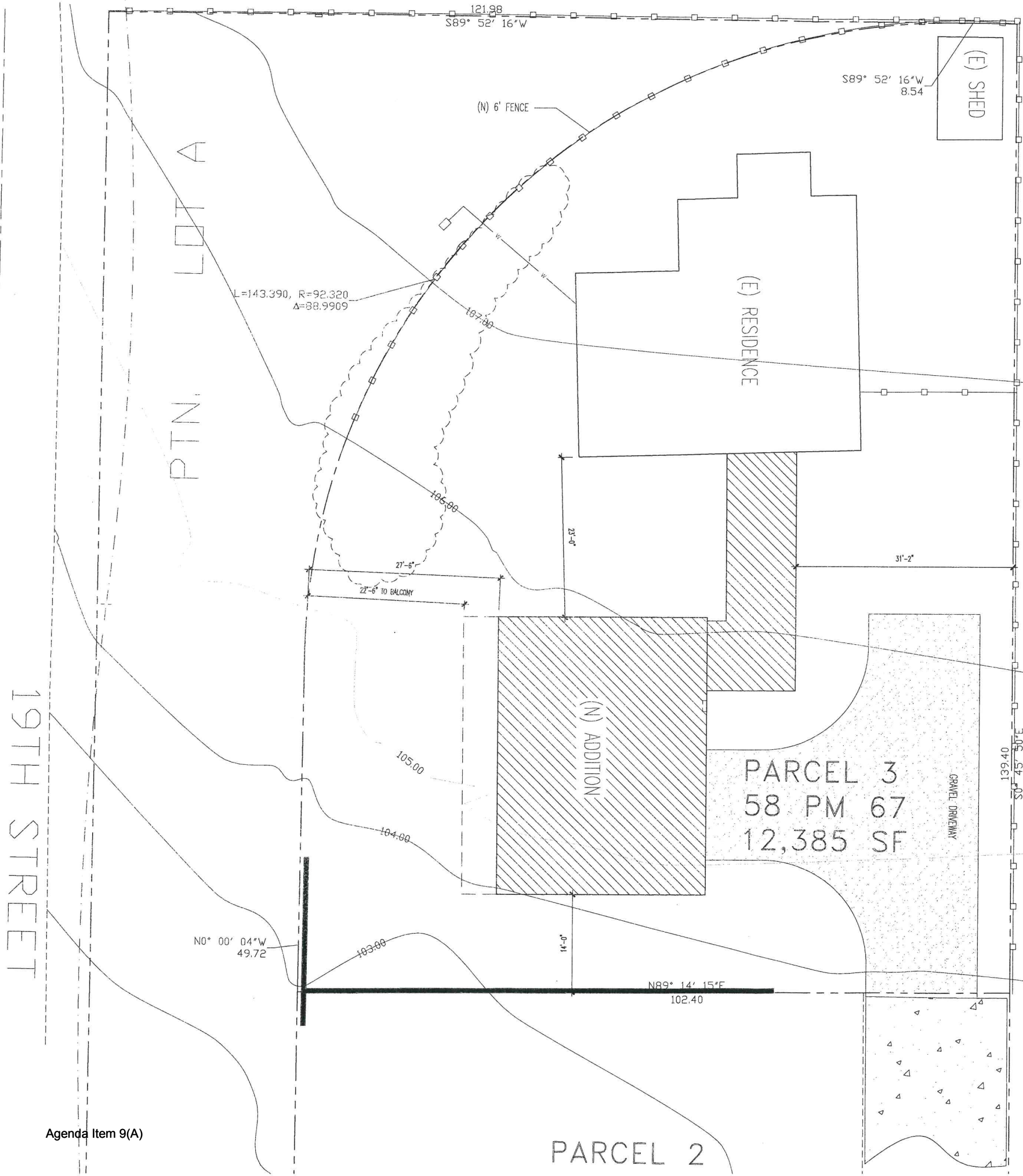
Main	Parcel	Section	Township	Range
<input checked="" type="checkbox"/>	062-261-084			

Results per page 10 1 - 1 of 1 << < 1 > >>

Need help? Email (mailto:planning@co.slo.ca.us?subject=EnerGov CSS Support) or call (805) 781-5600.

©2018, County of San Luis Obispo Department of Planning & Building.





**Property Owner/Applicant**

Owner: Arthur Vega  
 1929 Wilmar Avenue, Oceano, California 93445  
 (661) 334.0279

Architect: Cody McLaughlin  
 967 South 16th Street, Grover Beach, California 93433  
 (805) 704.1713

Engineer: Studio Prime Design + Engineering  
 4420 Broad Street, Suite B  
 San Luis Obispo, California 93401  
 (805) 776.3130

Soils Engineer: GeoSolutions Inc.  
 1021 Tama Ln, Santa Maria, CA 93455  
 (805) 614.6333

Certified third party verifier: Timothy Carstairs  
 Carstairs Energy Calculations  
 1019 Los Osos Valley Rd, Los Osos, CA 93402  
 (805) 904.9048

**Project Description**

1,542 sf, two story addition to a single family residence.

APN: 061-261-084  
 Zoning: Residential Single Family  
 Gross Lot Area: 12,385 sf

This project shall comply with the 2016 editions of the California Residential Code (CRC) and/or California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and the California Green Building Standards Code, California Energy Code (CEC), all amendments to the CA codes adopted by the County of SLO, and all other codes, regulations, and approvals established by the City of Pismo Beach.

Occupancy Group: R-3/U  
 Construction Type: VB  
 Sprinklered: Yes, Separate submittal  
 Roof Rating: Class A

**Coverage**

Building footprint, Decks & Stairs >30": 3,109 SF  
 Hardscape: 0 SF  
 Softscape (E): 9,276 SF

**Floor Areas**

Conditioned space: 1,542 SF  
 Garages: 1,227 SF  
 Decks: 1,092 SF

**Parking**

Covered Spaces: 4

**Utilities:**

Water	County of San Luis Obispo	(Existing)
Sewer	County of San Luis Obispo	(Existing)
Gas	Southern California Gas	(Existing)
Electricity	Pacific Gas & Electric	(Existing)
Cable	Charter Communications	(Existing)
Telephone	Pacific Bell	(Existing)

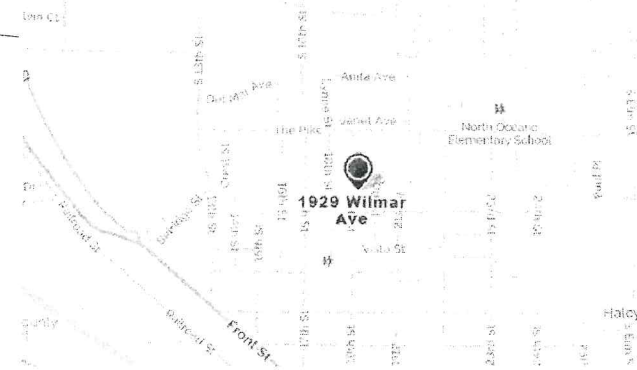
No landscaping proposed. Any future landscaping must meet Cal Green tier 1 requirements.

**Sheet Index**

Site Plan and Data	A.0
Preliminary Grading and Drainage Plan	C.1
Floor Plan - Lower	A.1
Floor Plan - Upper	A1.1
Elevations	A.2
Roof Plan and Sections	A.3
Electrical Plan	A.4
Electrical Plan	A4.1
California Green Building Code	A.5
Structural Notes	S1.1
Typical Details	S1.2
Foundation Plan	S2.1
Floor Framing Plan	S2.2
Roof Framing Plan	S2.3
Structural Details	S3.1
Structural Details	S3.2
Structural Details	S3.3
Energy Compliance	T24.1
Energy Compliance	T24.2

**General Notes**

- (THESE NOTES APPLY TO ALL PORTIONS, PHASES & SUBCONTRACTS OF THIS PROJECT.)
- USE OF PLANS: THESE PLANS ARE THE PROPERTY OF CODY McLAUGHLIN, ARCHITECT, AND MAY NOT BE USED WITHOUT CODY McLAUGHLIN'S EXPRESS, WRITTEN CONSENT.
  - DIMENSIONS: DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH AND TO FACE OF STUD (F.O.S.). ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM CODY McLAUGHLIN PRIOR TO PROCEEDING WITH ANY RELATED WORK.
  - SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS & THE EXISTING CONDITIONS) ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM CODY McLAUGHLIN PRIOR TO PROCEEDING WITH ANY RELATED WORK.
  - TEMPORARY FACILITIES: CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARSHALL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE.
  - PROTECTION AND SAFETY: CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHORAGE, FIRE-EXTINGUISHERS, ETC.) NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILLS, ACCIDENTS, EROSION, MUD, DUST, ETC.). STAGING OF MATERIALS AND EQUIPMENT SHALL NOT OVERLOAD ANY EXISTING, NEW AND/OR TEMPORARY STRUCTURES ON THE BUILDING SITE.
  - CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND SHALL BE APPROVED BY THE DESIGNER AND THE CITY. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.
  - SUBSTITUTIONS: SUBSTITUTIONS REQUIRE OWNER AND DESIGNER'S APPROVAL. FAILURE TO GAIN APPROVAL IS SUFFICIENT GROUNDS FOR ORDERING REMOVAL OF PRODUCT AT CONTRACTOR'S EXPENSE.
  - ALL APPLIANCES, PLUMBING FIXTURES, CABINETS/BUILT-INS, ACCESSORIES AND FINISHES LISTED ON THE DRAWINGS SHALL BE SPECIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE, U.N.O.
  - Prior to start of construction, the contractor shall schedule a preconstruction conference with all parties involved at the project site to review the special inspection requirements, procedures, and individual special inspectors that will be assigned to the project, as well as requirements for structural observation. Contractor shall contact the SLO County Building Division to confirm an acceptable meeting date and time.
  - An automatic fire sprinkler system is required for all new dwellings. Sprinkler systems shall be designed and installed in accordance with CRC Sec. R313.3 or NEPA 13D. Provide plans, details, and calculations for proposed sprinkler system under a separate permit application. Deferred submittals are not allowed. The permit for the fire sprinkler system shall be issued concurrent with the building permit for the project. [§ R313.1.1, R313.2.1 CRC]
  - A licensed surveyor or engineer shall verify building orientation prior to foundation inspection. Submit documentation and obtain approval prior to submitting request for inspection.
  - A licensed surveyor or engineer shall verify pad elevations, finish floor elevation, and setbacks prior to foundation inspection, and roof elevations, prior to roof sheeting inspection. Submit documentation and obtain approval prior to submitting request for inspection.
  - Energy compliance forms CE-6R and CE-4R will be completed and submitted to the Building Inspector at time of Final Inspection.
  - R306.3 All plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system.
  - R306.4 All plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.
  - R307.2 Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.
  - Applications for which no permit is issued within 180 days following the date of application shall expire by limitation. (R105.3.2 CRC)
  - Water heater must be strapped to wall. (507.3 CPC)
  - R309.6 Automatic garage door openers. Automatic garage door openers, if provided, shall be listed in accordance with UL 325.
  - Glazing in the following locations shall be safety glazing conforming to the human impact loads of section R308.3. Exceptions R308.4 Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
  - Vehicle access door shall comply with section R612.4.
  - R319.1 Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - Protection of wood and wood based products from decay shall be provided in the locations specified per section R317.1. by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPAC U1 for the species, product, preservative and end use. Preservatives shall be listed in section 4 of AWPAC U1.
  - Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Work shall be considered suspended or abandoned if substantial approval of one of the required progress inspections is not accomplished every 180 days. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after one year, the permittee shall pay a new full permit fee. (R105.5 CRC)
  - Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. Pex, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec. 604 of the CPC, Installation Standards of Appendix 1 of the CPC and manufacturers recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Sec. 604.1.1 of the CPC prior to permit issuance.



Proposed Site Plan

Architect  
Cody McLaughlin  
967 South 16th Street  
Grover Beach, CA 93433  
(805) 704-1713

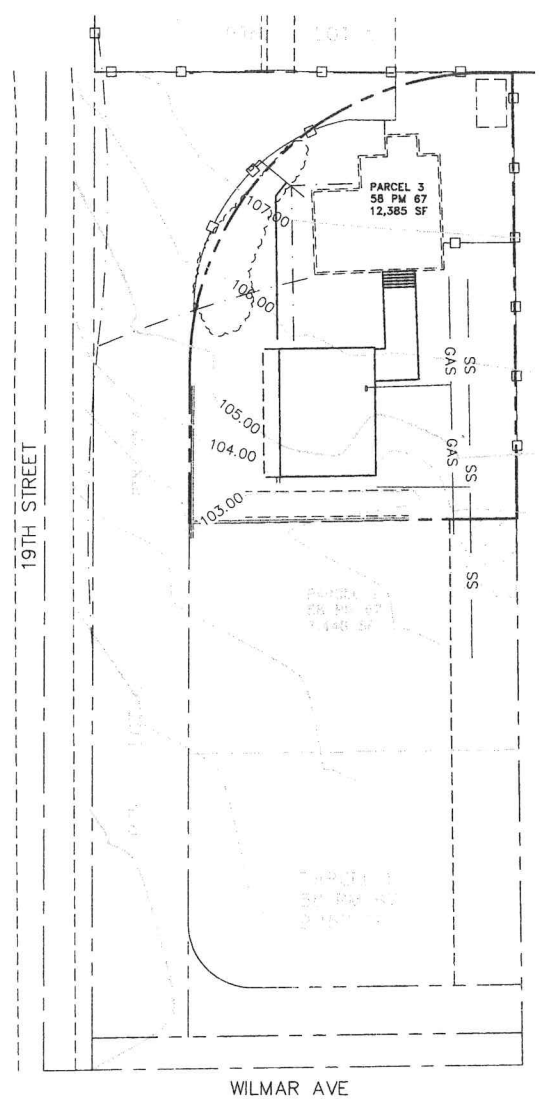
1929 Wilmar Avenue  
Oceano, California





**GRADING NOTES:**

1. ALL GRADING AND RELATED CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND ADOPTED ORDINANCES OF THE COUNTY OF SAN LUIS OBISPO INCLUDING THE 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING CODE AND THE LATEST VERSION OF THE COUNTY OF SAN LUIS OBISPO PUBLIC IMPROVEMENT STANDARDS.
2. ALL GRADING SHALL BE INSPECTED BY A REGISTERED SOILS ENGINEER SO THAT THE REQUIRED CERTIFICATION OF GRADING CAN BE SUBMITTED TO THE COUNTY.
3. ALL CONTACT SURFACES BETWEEN ORIGINAL GROUND AND RECOMPACTED FILL MATERIAL SHALL BE EITHER HORIZONTAL OR VERTICAL. ALL ORGANIC NON-COMPLYING FILL OR UNSTABLE SOIL MATERIAL SHALL BE REMOVED AND THE REMAINING SURFACED SCARIFIED TO A DEPTH OF AT LEAST 12 INCHES UNLESS DEEPER EXCAVATION IS REQUIRED BY THE ENGINEER. AREAS OF FILL SHALL BE BENCHED (PER THE RECOMMENDATIONS OF THE PROJECT SOILS REPORT) AND RECOMPACTED PRIOR TO REPLACING FILL AND OBSERVED BY A SOIL OR CIVIL ENGINEER.
4. FILL MATERIAL SHALL BE SPREAD IN LIFTS OF APPROXIMATELY 6 INCHES MOISTENED OR DRIED TO NEAR OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION WITHIN 30 INCHES OF TRAVELED WAY AND 90 PERCENT RELATIVE COMPACTION ELSEWHERE. THE MATERIALS FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER. ANY IMPORTED MATERIALS MUST BE APPROVED BEFORE BEING BROUGHT TO SITE. THE MATERIALS USED SHALL BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS.
5. FIELD DENSITY TESTS SHALL BE MADE UNDER THE DIRECTION OF THE SOILS ENGINEER ON EACH COMPACTED LAYER. AT LEAST ONE (1) TEST SHALL BE MADE FOR EACH FIVE HUNDRED (500) CUBIC YARDS OR A FRACTION THEREOF PLACED WITH A MINIMUM OF TWO (2) TESTS PER LAYER IN ISOLATED AREAS OR AS DIRECTED BY THE COUNTY'S CONSTRUCTION INSPECTOR.
6. ALL FILL TO BE COMPACTED AS INDICATED IN THE RECOMMENDATION OF THE SOILS REPORT AND SO CERTIFIED BY TESTS AND REPORTS FROM THE PROJECT SOILS ENGINEER IN CHARGE OF THE GRADING CERTIFICATION.
7. ALL ABANDONED UNDERGROUND TANKS, PIPES, CONCRETE, AND OTHER SUCH UNSUITABLE MATERIAL SHALL BE BROUGHT INTO CONFORMANCE WITH LOCAL ABANDONING STANDARDS OR REMOVED FROM THE PROJECT AND TRANSPORTED TO A SUITABLE DISPOSAL SITE. SEPARATE PERMITS SHALL BE OBTAINED PRIOR TO WORK.
8. ALL PERMANENT SLOPES AND DISTURBED AREAS SHALL BE PLANTED FOR EROSION CONTROL WITH APPROVED PERENNIAL VEGETATION WHICH SHALL BE DENSE AND GROWING PRIOR TO FINAL ACCEPTANCE.
9. DURING GRADING AND UNTIL LANDSCAPED IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE DUST CONTROL, BY MAINTAINING APPROPRIATE MOISTURE CONTENT, TO THE SATISFACTION OF THE ENGINEER OF WORK.
10. PROJECT GRADING SHALL TAKE PLACE DURING THE DRY SEASON OF THE YEAR WHICH IS DEFINED AS BETWEEN APRIL 15TH AND OCTOBER 15TH PER SECTION 22.05.036 OF THE COUNTY LAND USE ORDINANCE. IF WORK IS TO BE DONE OR LEFT IN AN UNFINISHED STATE AT ANY TIME SEDIMENTATION AND EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED.
11. WORK SHALL BE DONE IN ACCORDANCE WITH THE SOILS ENGINEERING REPORT BY BEACON GEOTECHNICAL DATED FEBRUARY 9, 2015.
12. EXCESS MATERIAL IS TO BE DISPOSED OF OFFSITE IN AN ACCEPTABLE LOCATION. (FOR WORK WITHIN PUBLIC RIGHT-OF-WAYS)
13. CONTRACTOR SHALL VERIFY THAT EITHER RIGHTS OR ENTRY OR CONSTRUCTION EASEMENTS APPROVED BY THE COUNTY AND SIGNED BY INDIVIDUAL PROPERTY OWNERS EXIST PRIOR TO GRADING OR DEMOLISHING OR REMOVING AND REPLACING ON PRIVATE PROPERTY.
14. CONTRACTOR TO PROVIDE NOTICES AS REQUIRED BY THE COUNTY PRIOR TO GRADING OR ANY CONSTRUCTION ACTIVITY. INDICATE PROPERTY OWNER TO BE RESPONSIBLE TO REMOVE ANY PLANTINGS OR IMPROVEMENTS THEY DESIRE TO KEEP THAT ARE IN THE RIGHT OF WAY ADJACENT TO THEIR PROPERTY.
15. A SOIL OR CIVIL ENGINEER TO DETERMINE THAT THE GRADING WAS PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.
16. FINAL REPORTS SHALL BE REQUIRED IN ACCORDANCE WITH UBC APPENDIX CHAPER 3318.1 & TABLE 1704.7

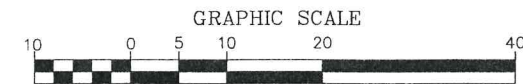


OVERALL 1"=30'

**PRELIMINARY EARTHWORK QUANTITIES:**

CUT: 50 CY CUT  
 FILL: 50 CY FILL  
 NET: BALANCED  
 TOTAL GRADING 100 CY  
 AREA OF DISTURBANCE = 2,000 SQUARE FEET  
 MAXIMUM CUT: 1.0 FT  
 MAXIMUM FILL: 1.0 FT

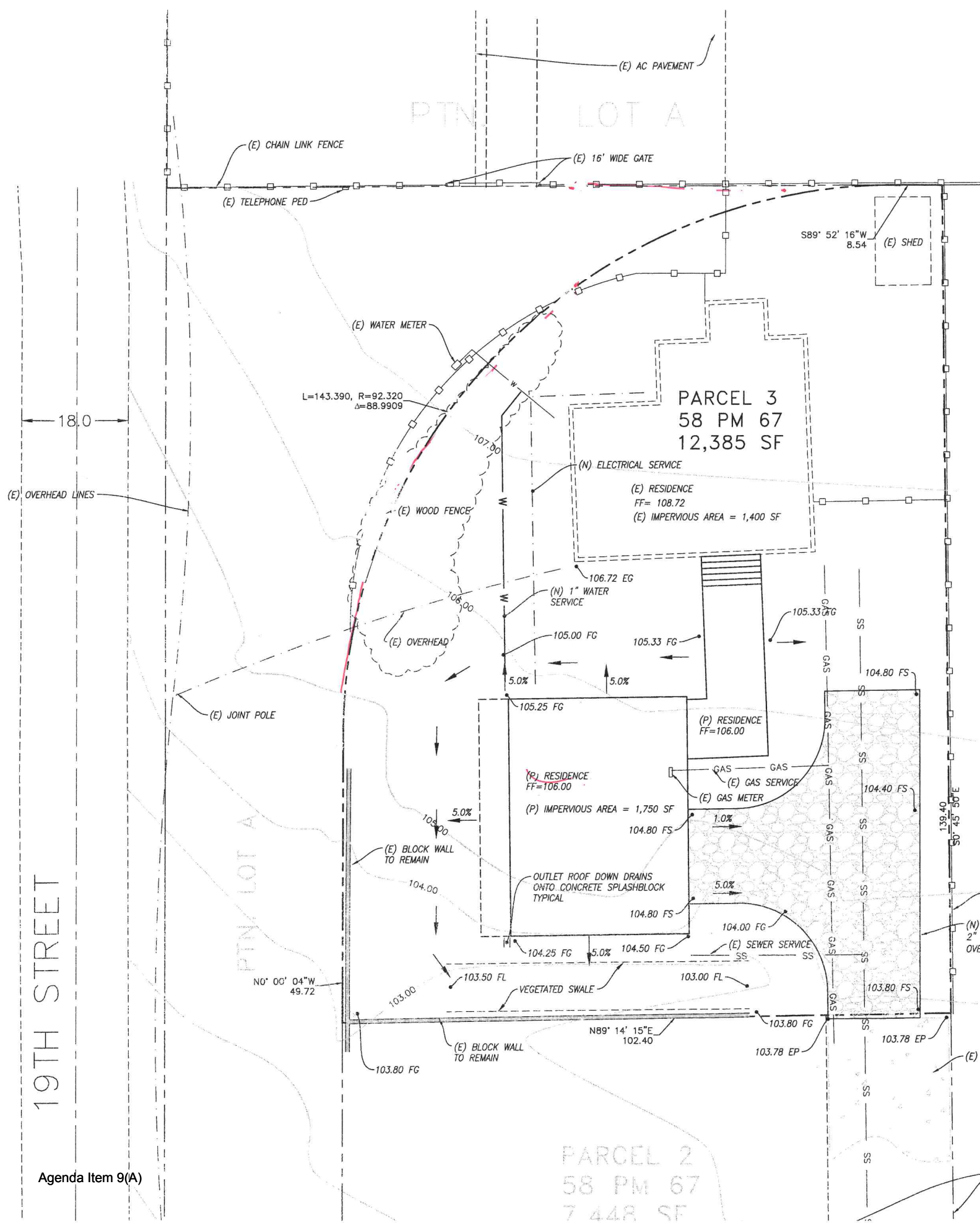
EARTHWORK QUANTITIES ARE FOR BONDING AND PERMITTING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR CONSTRUCTION PURPOSES.



( IN FEET )  
 1 inch = 10 ft.

**CIVIL DESIGN SOLUTIONS**  
 234 Atlantic City Ave  
 GROVER BEACH, CA 93438  
 805 621 3050  
 ROB@CIVILDDESIGN-SOLUTIONS.COM

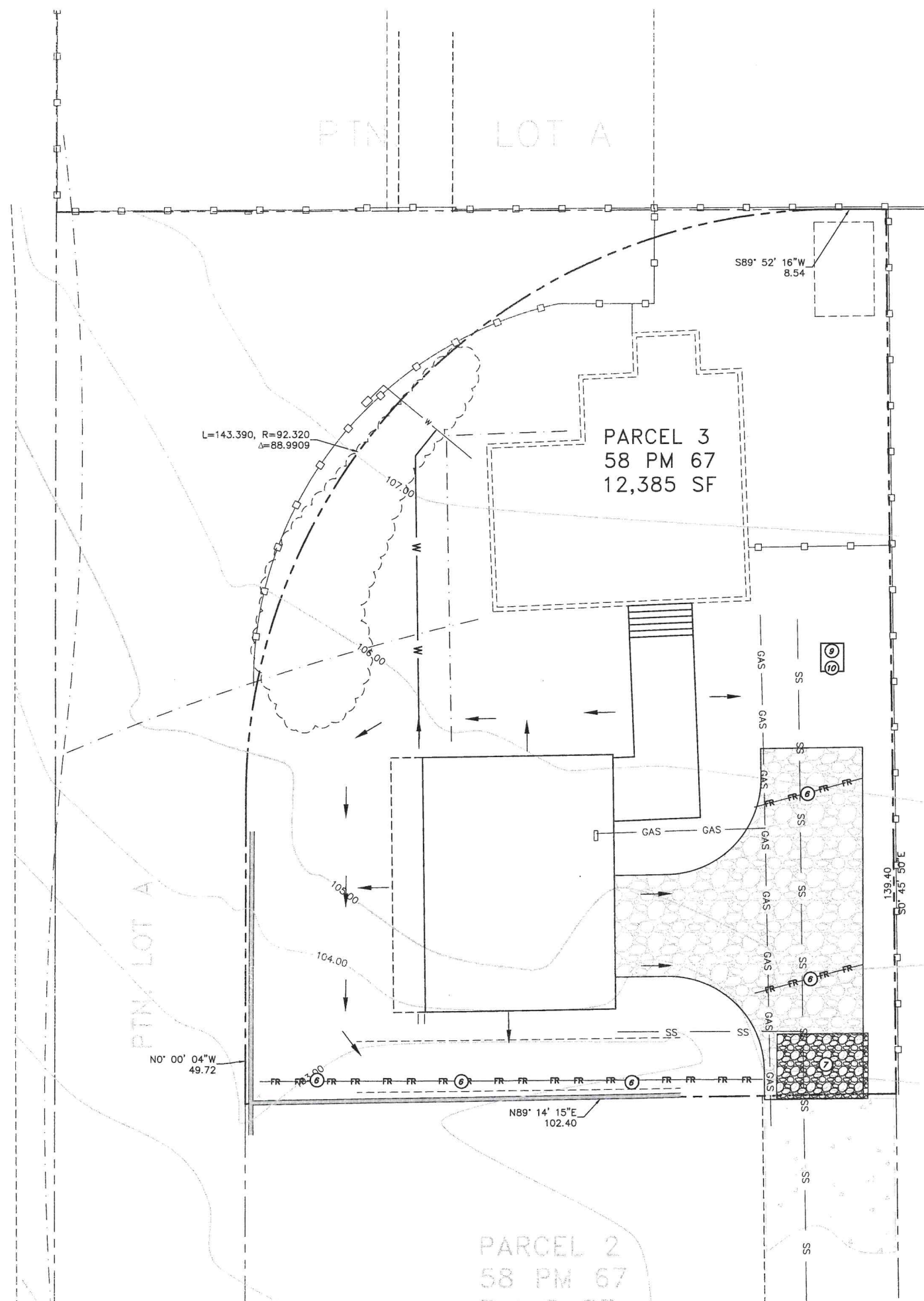
**1929 WILMAR**  
 GRADING AND DRAINAGE PLAN  
 COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
 DESIGN/DRAWN: CITY PLAN  
 CHECK: [Signature]



Agenda Item 9(A)



19TH STREET



**LEGEND**

#	BMP	NAME	SYMBOL
1	EC-2	PRESERVATION OF (E) VEGETATION	[Symbol]
2	EC-4	HYDROSEEDING/LANDSCAPING	[Symbol]
3	EC-9	EARTH DIKES & DRAINAGE SWALES	[Symbol]
4	EC-10	INLET PROTECTION	[Symbol]
5	SE-1	SILT FENCE	-SF-SF-
6	SE-5	STRAW WATTLE/FIBER ROLL	-FR-FR-
7	TC-1	STABILIZED CONSTRUCTION ENTRANCE	[Symbol]
8	WM-3	STOCKPILE MANAGEMENT	SEE PLAN
9	WM-5	SOLID WASTE MANAGEMENT	SEE PLAN
10	WM-8	CONCRETE WASTE MANAGEMENT	SEE PLAN

\* REFER TO CALIFORNIA STORMWATER BMP HANDBOOK FOR INSTALLATION, MONITORING, AND MAINTENANCE REQUIREMENTS AND FOR ADDITIONAL DETAILS. SEE SHEET E3 FOR CONSTRUCTION DETAILS.

**EROSION CONTROL NOTES**

1. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL CHECK AND MAINTAIN LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
3. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
4. DEVICES SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE RESIDENT ENGINEER.
5. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE INSPECTOR AFTER EACH RUNOFF-PRODUCING RAINFALL.
6. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE CITY ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
8. ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
9. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
10. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
11. THE ENGINEER OF RECORD TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/SEDIMENT CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM. A PRE CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR. CALL BOB RUDD AT 461-6200.
12. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.
13. THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
14. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS, AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS.

**DUST CONTROL NOTES (WM-1)**

CONSISTENT WITH GRADING STANDARDS AND THE CITY ADOPTED UNIFORM BUILDING CODE, ALL GRADED SURFACES SHALL BE WETTED, PROTECTED OR CONTAINED IN SUCH A MANNER AS TO PREVENT DUST OR SPILL UPON ANY ADJOINING PROPERTY OR STREET. THE FOLLOWING MEASURES SHALL CONSTITUTE THE PROJECTS DUST MANAGEMENT PROGRAM AND SHALL REMAIN IN EFFECT DURING PROJECT CONSTRUCTION:

- A. REGULAR WETTING OF GRADED AREAS (AT LEAST ONCE DAILY WITH COMPLETE COVERAGE OF ALL ACTIVE AREAS)
- B. INCREASING FREQUENCY OF WATERING WHENEVER WINDS EXCEED 15 MPH.
- C. CESSATION OF GRADING ACTIVITIES DURING PERIODS OF WINDS OVER 25 MPH
- D. DIRECT APPLICATION OF WATER ON MATERIAL BEING EXCAVATED AND/OR TRANSPORTED ONSITE OR OFFSITE.
- E. WATERING AND COVERING MATERIAL STOCKPILES.
- F. WASH DOWN OR MECHANICAL SWEEPING OF THE PARKING LOT AND STREETS IN THE VICINITY OF THE CONSTRUCTION SITE UPON COMPLETION OF THE WORK

**RESPONSIBLE PARTY**

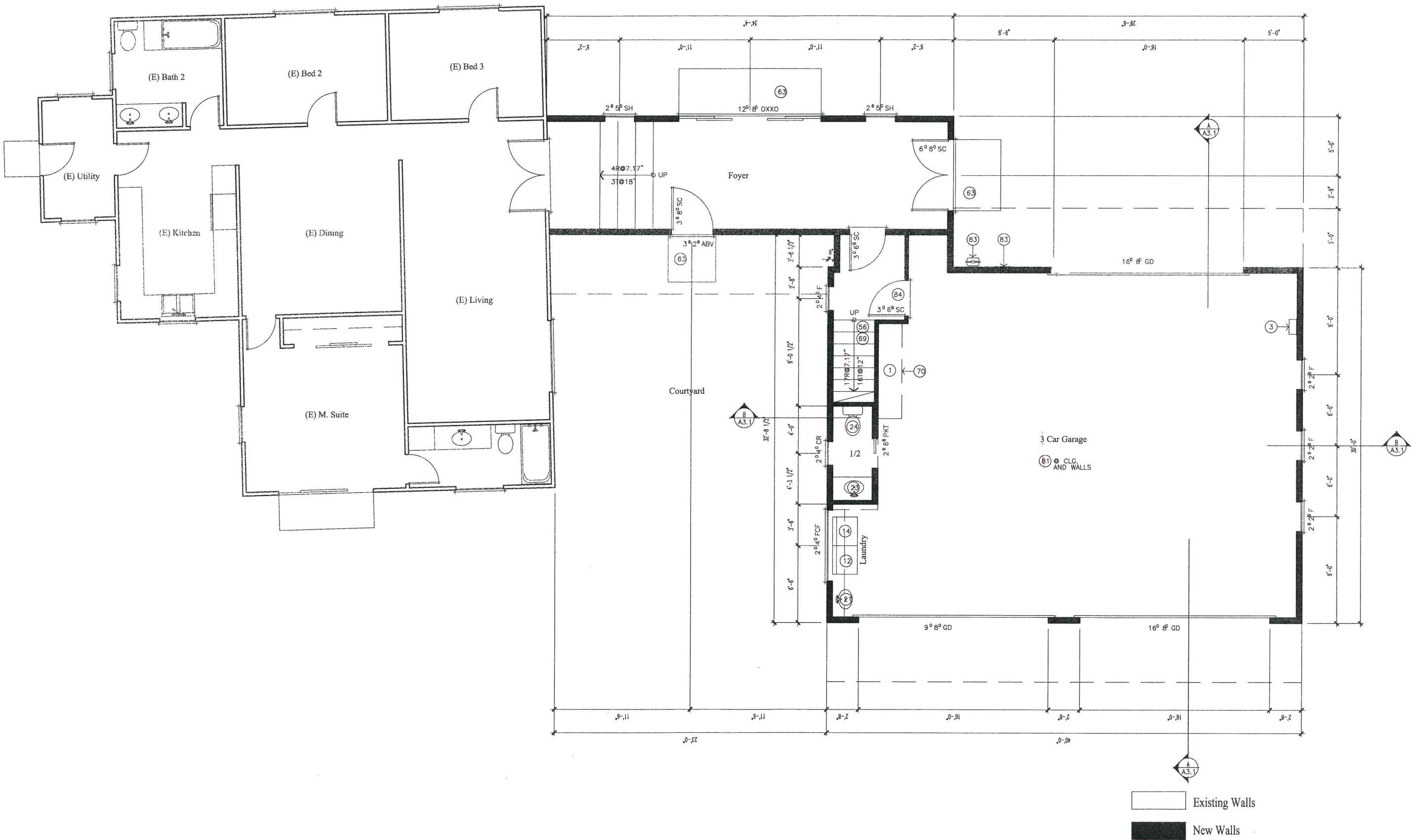
THE INDIVIDUAL RESPONSIBLE TO IMPLEMENT & MONITOR THIS EROSION CONTROL PLAN:

ATTN: MR. ROBERT MONTOYA 805 621 3050

**CIVIL DESIGN SOLUTIONS**  
254 Atlantic City Ave  
GROVER BEACH, CA 93433  
805 621 3050  
ROB@CIVILDDESIGN-SOLUTIONS.CO

**1929 WILMAR EROSION CONTROL PLAN**  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

DESIGN/DRAWN: CITY PLAN  
CHECK:



Cody McLaughlin, Architect  
 967 S. 16th Street, Grover Beach, California 93433  
 (805) 704-1713 cmarc@live.com

Floor Plan - Lower



1929 Wilmar Avenue  
 Oceano, California







**ELEVATION KEYNOTES**

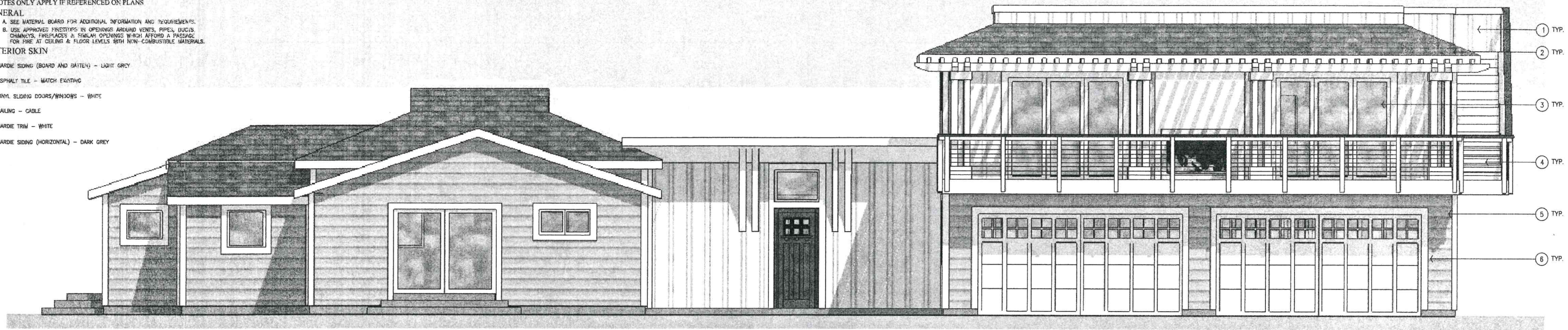
\* KEYNOTES ONLY APPLY IF REFERENCED ON PLANS

**GENERAL**

- A. SEE MATERIAL BOARD FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- B. USE APPROVED FINISHES IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.

**EXTERIOR SKIN**

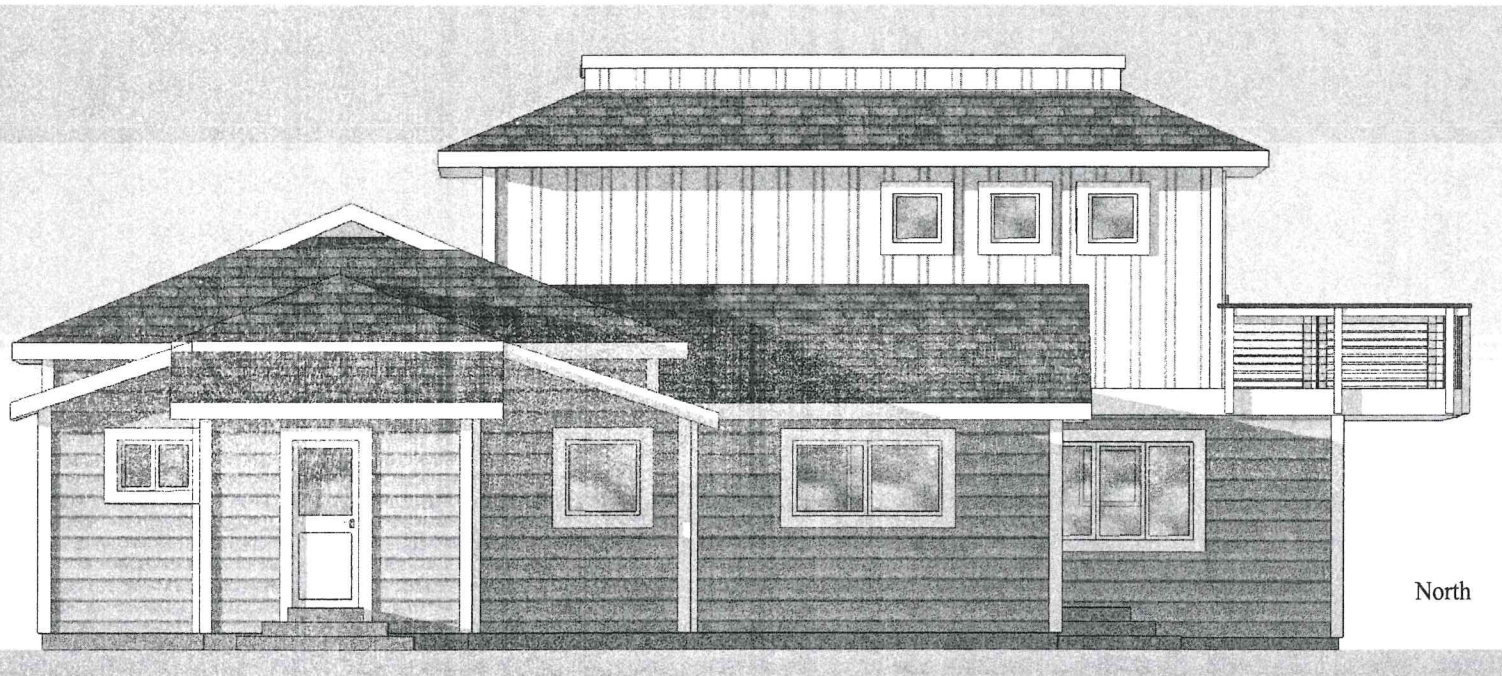
- ① HARDIE SIDING (BOARD AND BATTEN) - LIGHT GREY
- ② ASPHALT TILE - MATCH EXISTING
- ③ VINYL SLIDING DOORS/WINDOWS - WHITE
- ④ RAILING - CABLE
- ⑤ HARDIE TRIM - WHITE
- ⑥ HARDIE SIDING (HORIZONTAL) - DARK GREY



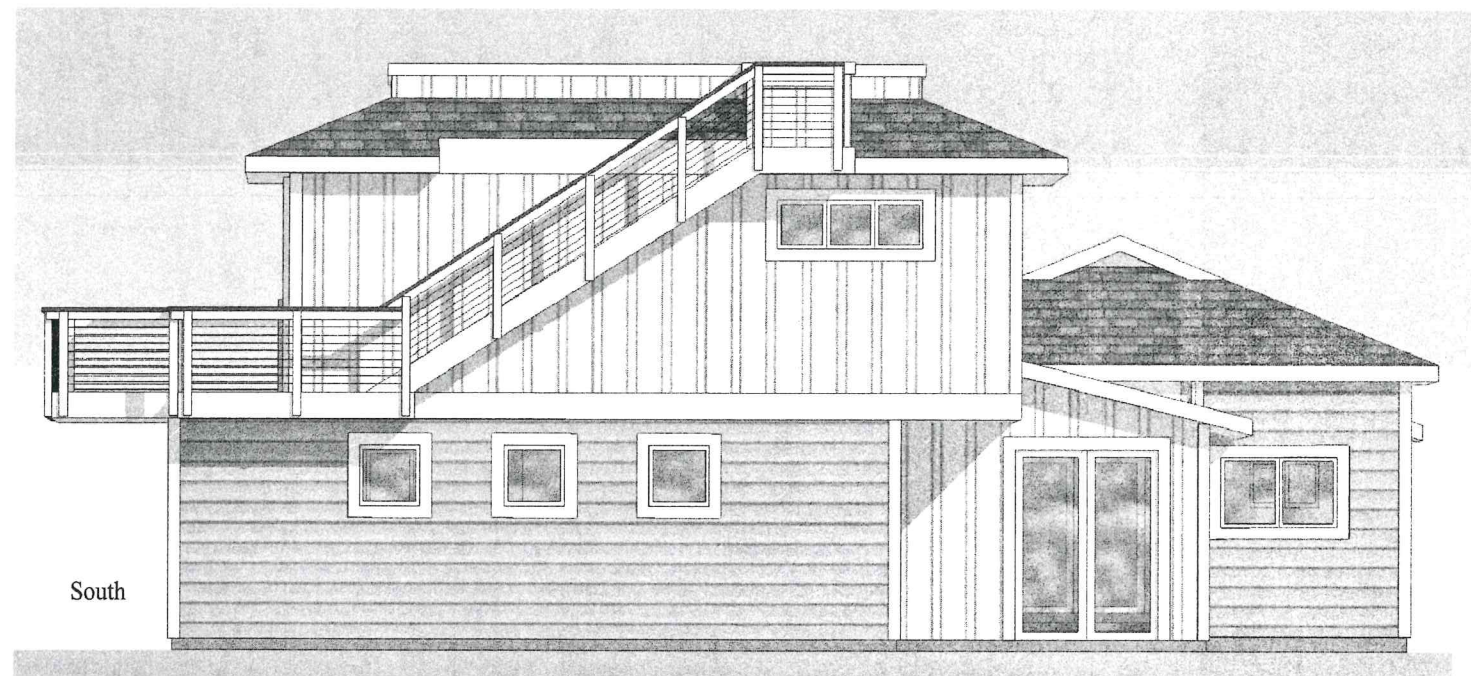
West

Cody McLaughlin, Architect  
 967 S. 16th Street, Grover Beach, California 93433  
 (805) 704.1713 cmaarchitect@live.com

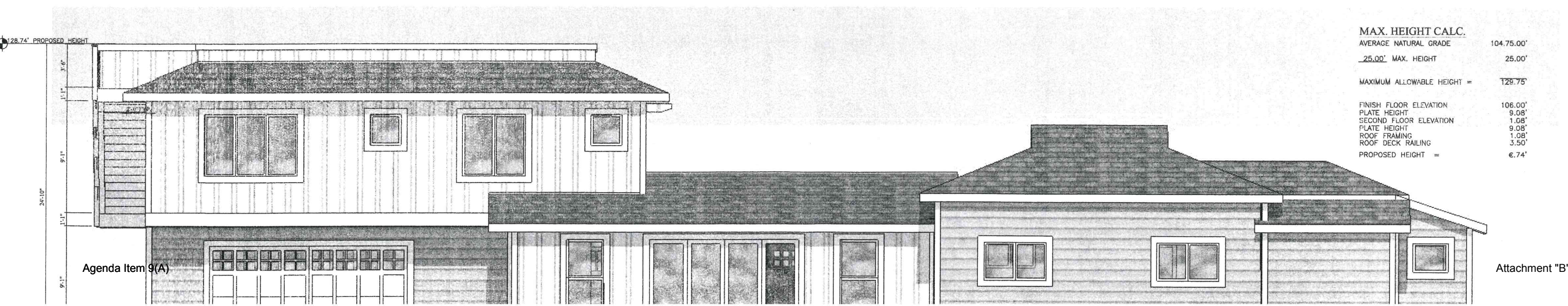
Elevations



North



South



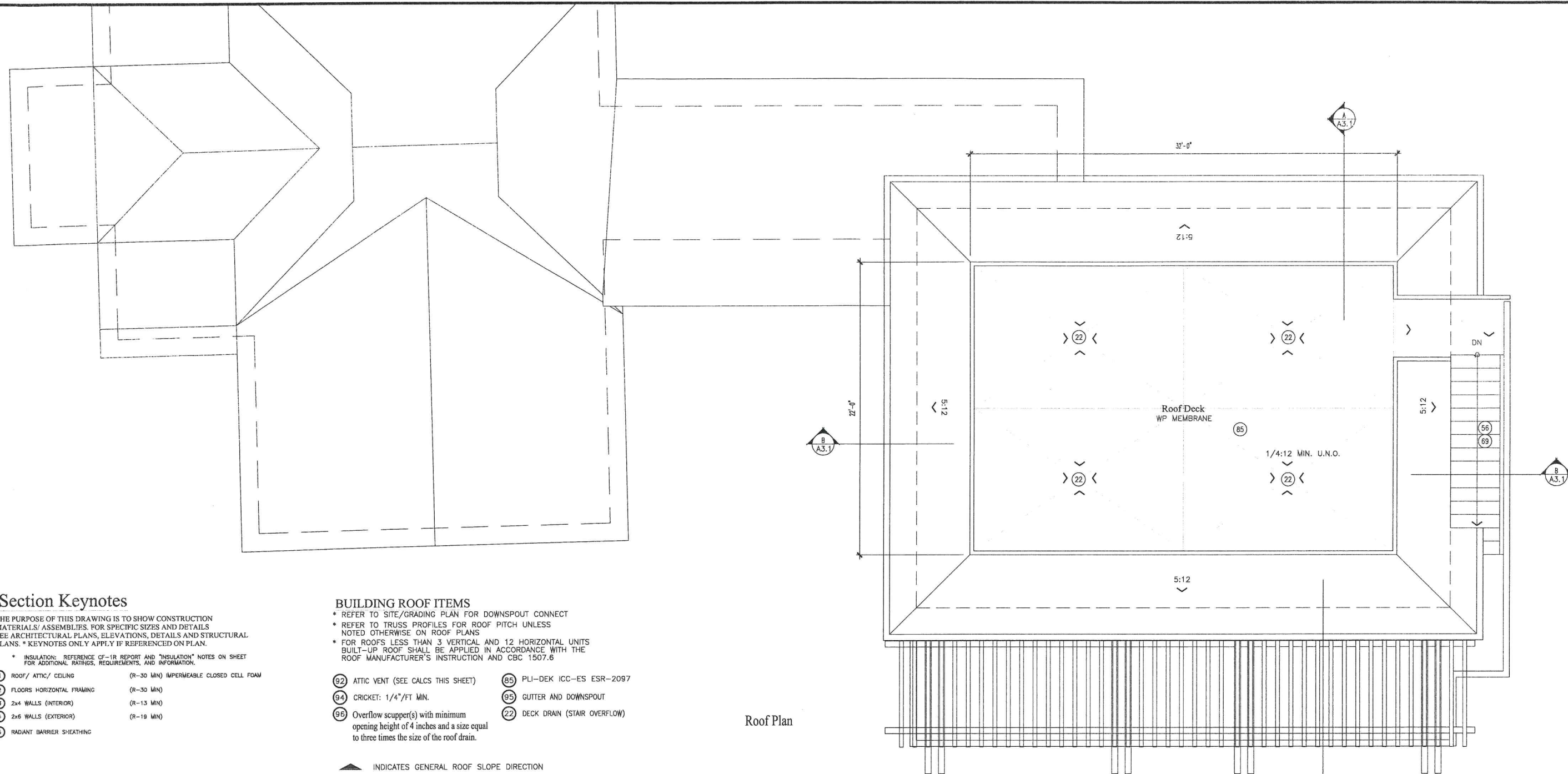
Agenda Item 9(A)

<b>MAX. HEIGHT CALC.</b>	
AVERAGE NATURAL GRADE	104.75.00'
<u>25.00'</u> MAX. HEIGHT	25.00'
<b>MAXIMUM ALLOWABLE HEIGHT =</b>	<b>129.75'</b>
FINISH FLOOR ELEVATION	106.00'
PLATE HEIGHT	9.08'
SECOND FLOOR ELEVATION	1.08'
PLATE HEIGHT	9.08'
ROOF FRAMING	1.08'
ROOF DECK RAILING	3.50'
<b>PROPOSED HEIGHT =</b>	<b>€ 74'</b>

1929 Wilmar Avenue  
 Oceano, California

Attachment "B"





Roof Plan

**Section Keynotes**

THE PURPOSE OF THIS DRAWING IS TO SHOW CONSTRUCTION MATERIALS/ ASSEMBLIES, FOR SPECIFIC SIZES AND DETAILS SEE ARCHITECTURAL PLANS, ELEVATIONS, DETAILS AND STRUCTURAL PLANS. \* KEYNOTES ONLY APPLY IF REFERENCED ON PLAN.

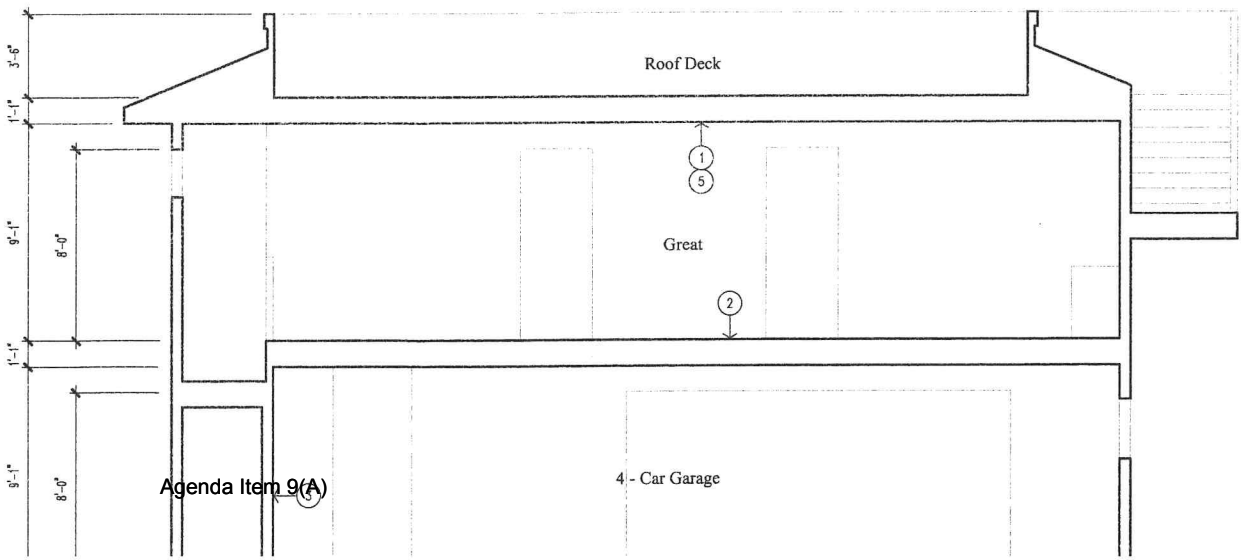
- ① ROOF/ ATTIC/ CEILING (R-30 MIN) IMPERMEABLE CLOSED CELL FOAM
- ② FLOORS HORIZONTAL FRAMING (R-30 MIN)
- ③ 2x4 WALLS (INTERIOR) (R-13 MIN)
- ④ 2x6 WALLS (EXTERIOR) (R-19 MIN)
- ⑤ RADIANT BARRIER SHEATHING

**BUILDING ROOF ITEMS**

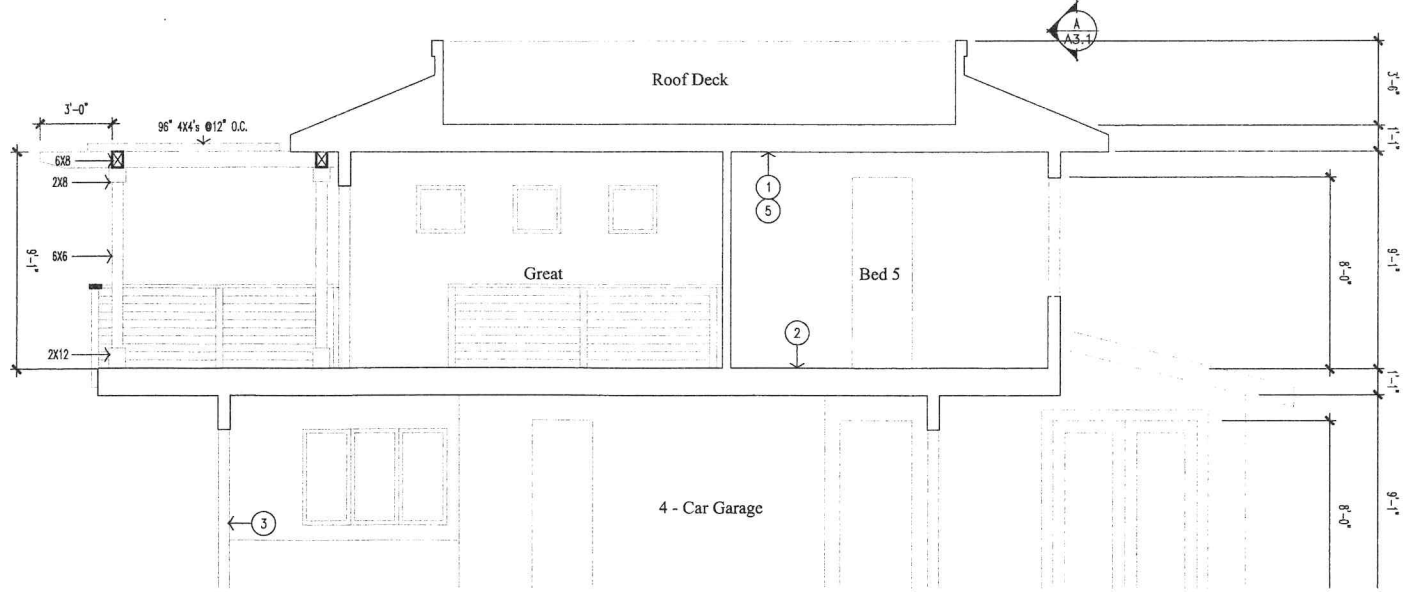
\* REFER TO SITE/GRADING PLAN FOR DOWNSPOUT CONNECT  
 \* REFER TO TRUSS PROFILES FOR ROOF PITCH UNLESS NOTED OTHERWISE ON ROOF PLANS  
 \* FOR ROOFS LESS THAN 3 VERTICAL AND 12 HORIZONTAL UNITS BUILT-UP ROOF SHALL BE APPLIED IN ACCORDANCE WITH THE ROOF MANUFACTURER'S INSTRUCTION AND CBC 1507.6

- ⑨2 ATTIC VENT (SEE CALCS THIS SHEET)
- ⑨4 CRICKET: 1/4"/FT MIN.
- ⑨6 Overflow scupper(s) with minimum opening height of 4 inches and a size equal to three times the size of the roof drain.
- ⑨5 PLI-DEK ICC-ES ESR-2097
- ⑨5 GUTTER AND DOWNSPOUT
- ②2 DECK DRAIN (STAIR OVERFLOW)

▲ INDICATES GENERAL ROOF SLOPE DIRECTION



Agenda Item 9(A)



# Board Meeting December 12, 2018

Agenda Addendum Item 9(A)

(Attachment C)





# Oceano Community Services District

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

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

---

**Date:** September 14, 2016

**To:** Board of Directors

**From:** Paavo Ogren, General Manager

**Subject:** **Agenda Item # 8(A) : Consideration of recommendations to authorize the General Manager to obtain proposals from architecture/engineering firms to evaluate utility yard facilities, and to prepare options for repairs, replacement and site layout; and to work with neighboring property owners on possible easements benefitting an adjacent property.**

## Recommendation

It is recommended that your Board authorize the General Manager to:

1. Obtain proposals from architecture/engineering firms to evaluate utility yard facilities, and to prepare options for repairs, replacement and site layout.
2. To work with the neighboring property owner of 1929 Wilmar Avenue on possible easements to their benefit.

## Discussion

The District's utility yard is located at 1935 Wilmar Avenue, as illustrated on the attached vicinity map. Also attached are photos that illustrate some of the existing conditions and the need to address options for repairs, replacement and site layouts. Obtaining proposals at this time to initiate facilities planning for the utility yard will allow the work to be prepared concurrent with other upcoming work on infrastructure needs. Separately, the District has been awarded grants to fund engineering efforts on deferred water system infrastructure, and the District has allocated funds in the current budget to evaluate wastewater system needs. As a result, by initiating utilities yard facilities evaluations at this time, the District will be in a better position to understand overall needs for developing long-term infrastructure plans.

In addition to addressing deferred maintenance for the utility yard, the owner of an adjacent property located at 1929 Wilmar Avenue has inquired whether the District would consider providing an



easement through District property along 19<sup>th</sup> Street, which is adjacent to both the utility yard and the private property. Attached is preliminary site lay-outs depicting property lines and other features provided by the owner's architect, which staff will describe in greater detail during staff presentation of this item. Authorizing the General Manager to work with the property owner on their request for an easement will benefit the District by helping to ensure that utility yard options are fully evaluated.

Together, evaluating the existing District facilities and the request of the adjacent property owner is an opportunity to coordinate District needs with the property owner's request. If the General Manager is authorized to work with the neighboring property owner, no commitments will be provided to the property owner until after proposals are received for facilities planning, options are identified by the selected architect/engineer, and presentations are provided to the Board of Directors.

### **Other Agency Involvement**

No other agencies are involved at this time.

### **Other Financial Considerations**

A maximum fee for the proposals can be established at an amount not-to-exceed \$25,000 and would be funded from water fund, sewer fund, and garbage fund reserves. A budget adjustment will be needed at such time that the proposals are reviewed by the Board of Directors and a professional services contract is approved by the Board of Directors.

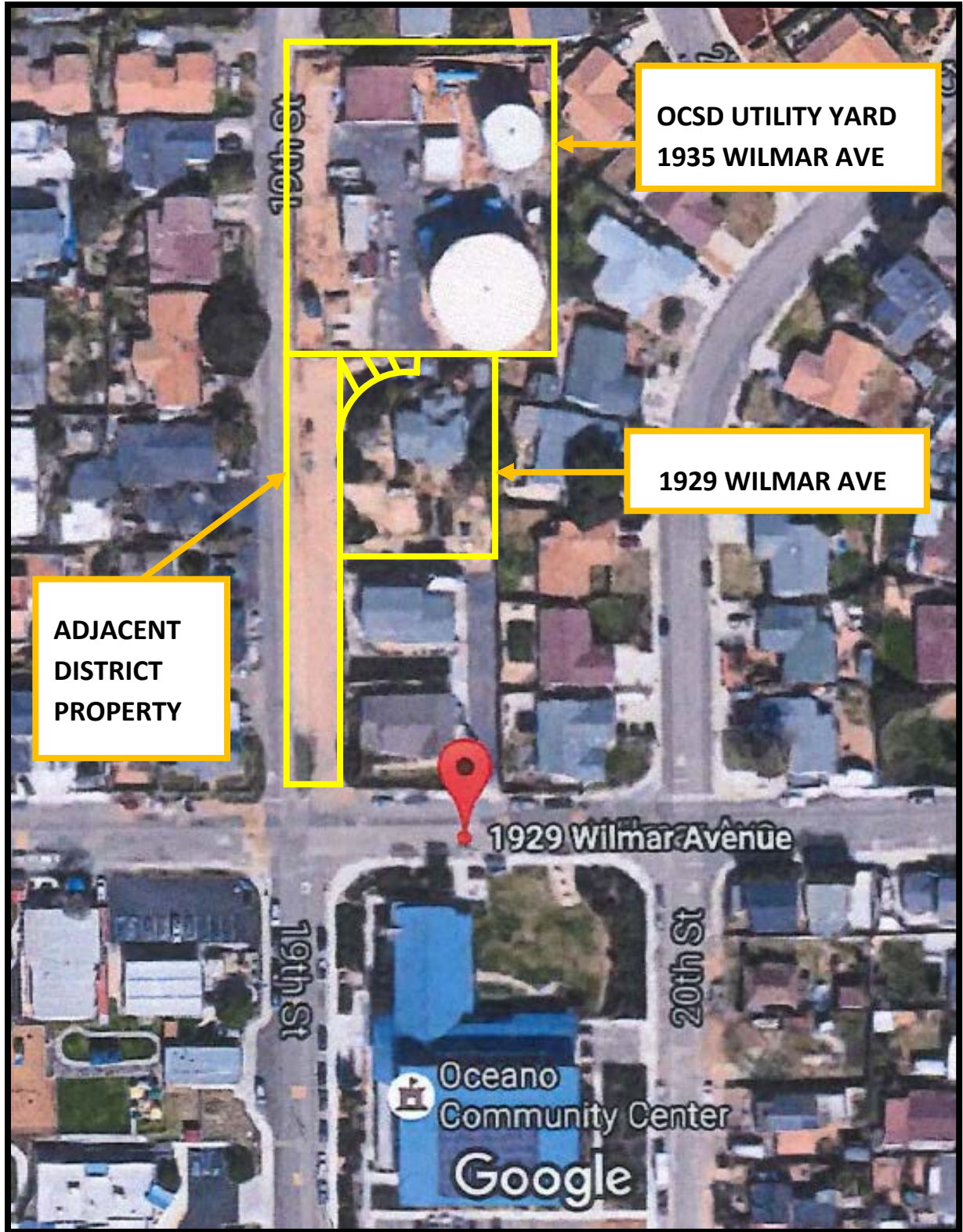
### **Results**

Initiating facilities planning for the utility yard, in coordination with the neighboring property owner, will help improve the District's overall infrastructure work and promote a well governed community.

#### Attachments:

- Vicinity Map
- Photos of District Utility Yard
- Adjacent property site evaluations

# Vicinity Map







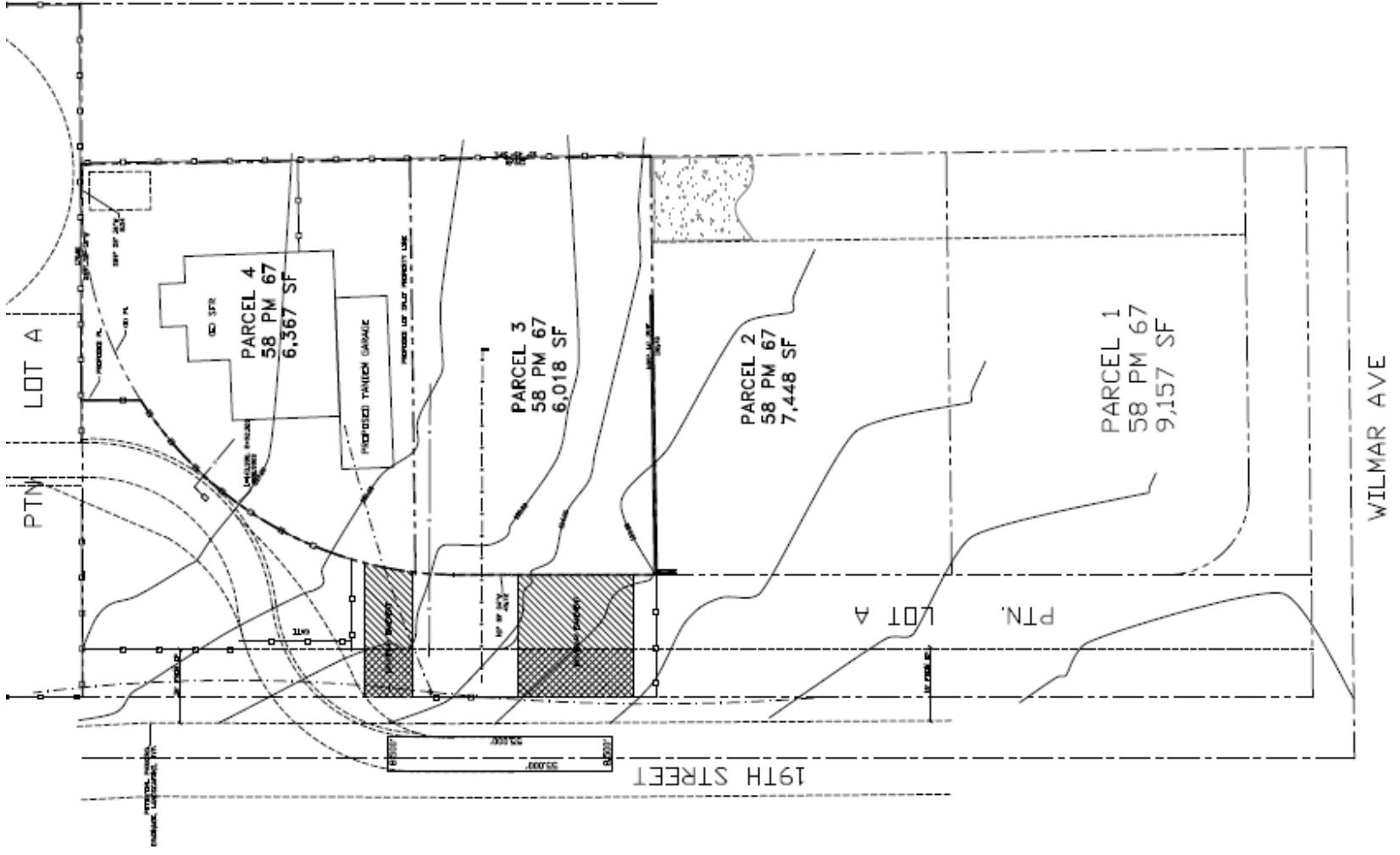
Roofing

View from Street



Water Damage









# Oceano Community Services District

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

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

---

**Date:** July 12, 2017

**To:** Board of Directors

**From:** Paavo Ogren, General Manager

**Subject: Agenda Item #9(B): Consideration of a recommendation to select a proposal on preparing a utility yard site plan with a budget adjustment in the amount of \$25,000.**

## Recommendation

It is recommended that your Board:

- A. Approve the proposal from RRM design group and direct the President to execute a purchase order.
- B. Approve a budget adjustment in the amount of \$25,000; with \$10,000 from the Water Fund Contingency Reserves, \$10,000 from Sewer Fund Contingency Reserves and \$5,000 from Garbage Fund Contingency Reserves.

## Discussion

In accordance with District purchasing policies, staff solicited proposals from three firms and obtained two to prepare a site plan and cost estimates for the utility yard. Direction to obtain proposals was initially considered and approved by your Board on September 14, 2016 subject to a needed budget adjustment. During budget reviews on April 12, 2017 and June 28, 2017, it was determined that sufficient savings were generated during fiscal year 2016/17 to fund the work. The use of contingency reserves will be replenished in the final 2017/18 budget with savings from the 2016/17 budget when your Board considers final 2017/18 budget actions on August 23, 2017.

The attached proposals to prepare a site plan and develop cost estimates for the utilities yard were received from RRM design group and Fraser Seiple Architects. The proposals were reviewed by the General Manager and Directors Angello and Brunet. Overall, the two proposals were relatively consistent and can be funded within the amounts previously reviewed by your Board.



## **Other Agency Involvement**

No other agencies are involved at this time. The outcomes of the work effort will be incorporated into the District's infrastructure program and permit requirements from other agencies will be reviewed at such time that project efforts are initiated.

## **Other Financial Considerations**

The attached photos provide an indication of the status of structures at the utilities yard. The age and condition of the facilities will result in costs. Site planning, reviewing options and working with neighboring property owners will help ensure the most cost effective approach to future use of the utilities yard and related facilities.

## **Results**

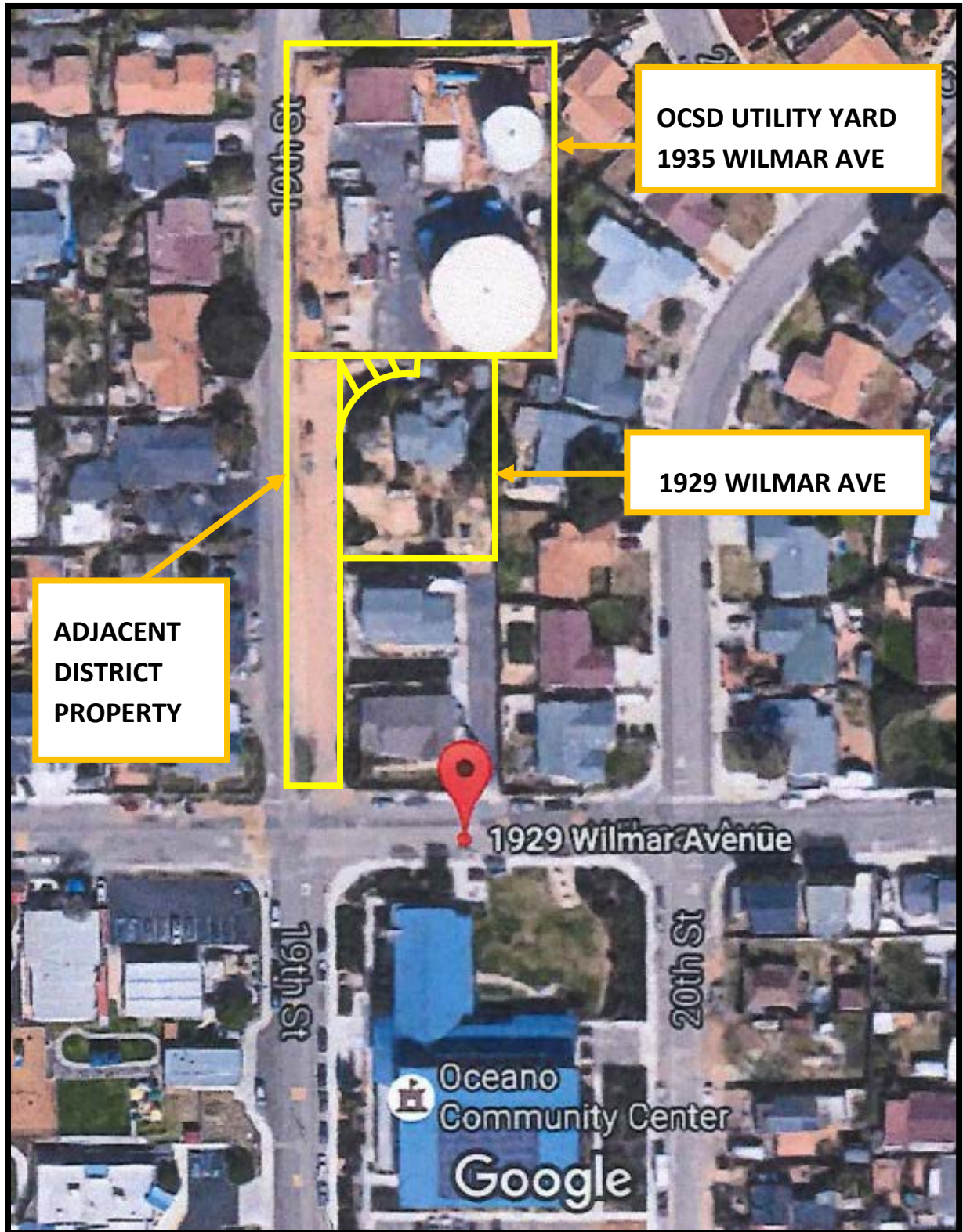
Preparing the utilities yard site plan and cost estimates will address several issues including District needs, the impact that existing facilities have on street aesthetics, and opportunities to work with neighboring property owners on improving access, parking and landscaping.

### Attachments:

- Vicinity Map
- Photos
- Proposals



# Vicinity Map







View from Street



Roofing



Water Damage





February 6, 2017

***Transmitted via email: [ocsdgm@oceanocsd.org](mailto:ocsdgm@oceanocsd.org)***

Paavo Ogren, General Manager  
Oceano Community Services District  
P.O. Box 599  
Oceano, CA 93475

**RE: OCSD Water Facility Upgrades Feasibility Study  
Proposed Scope of Services**

Dear Paavo,

RRM Design Group understands Oceano Community Services District (OCSD) is considering upgrades to the existing water facility on 19th Street and is in need of feasibility studies and project cost data to help move the project forward.

We look forward to this opportunity to provide design support for you and your organization. RRM has resources available to assemble a design team and begin work immediately. Please contact me if you have any comments or questions on our proposal.

## **PROJECT UNDERSTANDING**

Feasibility study to consider upgrades for existing water facility. 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
- Accommodating request for vehicle access to adjacent residential property

3765 S. Higuera St., Ste. 102 • San Luis Obispo, CA 93401

p: (805) 543-1794 • f: (805) 543-4609

[www.rrmdesign.com](http://www.rrmdesign.com)

a California corporation • Lenny Grant, Architect C26973 • Jerry Michael, PE 36895, LS 6276 • Jeff Ferber, LA 2844

Agenda Item 9B - Page 5 of 17

Attachment - RRM Proposal  
Attachment "C"



## SCOPE OF SERVICES

### Task A.1: As-Built Verification

Record drawings provided by OCSD will be reviewed by RRM architect and engineers and updated as needed based on field observation and photo survey.

***Deliverables:***

- *Review CAD files provided by Client, reformat for use during design studies*
- *Field observations and photo survey*
- *Update as-built plans as needed*
- *Prepare base plan graphics for use during Schematic Design*

### Task A.2: Program Development

RRM architects will work with OCSD to develop Program documents to define space requirements and identify any special equipment and operational needs. The Program will be presented for Client review and refined as needed for Final Draft Project Program.

***Deliverables:***

- *Attend programming meetings with OCSD project team*
- *Develop preliminary Program to document space needs, required adjacencies, and any special design features*
- *Prepare Final Draft Program based on Client review and comment*

### Task A.3: Schematic Design – Architectural

RRM architects will develop a series of site plan diagrams and building mass studies based on Client-approved Project Program. Options will be presented for Client input, and the preferred layout will be further refined into Schematic Plans that are suitable for construction cost analysis.

***Deliverables:***

- *Develop Conceptual Site Plan studies*
- *Develop conceptual building mass studies*
- *Present Concept Plans for review by OCSD project team*
- *Refinements to preferred space plan alternative*
- *Schematic Architectural Plans*



**Task A.4: Schematic Design – Civil**

RRM civil engineers will evaluate existing site conditions and develop a conceptual design for stormwater management improvements needed for proposed facility upgrades. Following conceptual review by OCSD project team, the civil design will be further refined into a Schematic Plan suitable for construction cost analysis.

***Deliverables:***

- *Investigate and document existing site conditions*
- *Develop Conceptual Drainage Plans*
- *Schematic Civil Plans*

**Task A.5: Project Coordination and Cost Estimate**

RRM will retain a subconsultant to prepare preliminary construction cost analysis and integrate that information with Schematic Plans to provide OCSD with a comprehensive Feasibility Study Report.

***Deliverables:***

- *Statement of Probable Construction Cost*
- *Draft and final report for the Feasibility Study*

**FEE SUMMARY**

TASK	DESCRIPTION	T&M (see footnote)
<b>Basic Services</b>		
A.1	As-Built Verification	\$ 2,500
A.2	Program Development	\$ 2,500
A.3	Schematic Design – Architectural	\$ 10,000
A.4	Schematic Design – Civil	\$ 5,000
A.5	Project Coordination and Cost Estimate	\$ 4,500
<b>SUMMARY OF FEES:</b>		<b>\$ 24,500</b>
<b>Estimated Reimbursable Expenses:</b>		<b>\$ 500</b>
<b>ESTIMATED PROJECT TOTAL:</b>		<b>\$ 25,000</b>



### Fee Footnote

Estimated fees for tasks shown as “Time and Materials” (T&M) are provided for informational purposes. Amounts billed for these tasks, which will reflect actual hours worked may be more or less than the estimate given.

### Reimbursable Expenses

All expenses incurred will be reimbursed pursuant to the rates, terms, and conditions in the enclosed Exhibit A-I. The actual cost for direct expenses may be more or less than the estimate shown.

## **SERVICES AND/OR INFORMATION TO BE PROVIDED BY CLIENT**

- Existing survey and utility maps
- Coordinate review by adjacent residential property owner(s)

## **LIMITATIONS OF SCOPE AND EXCLUSIONS**

Please note that the tasks to be performed by the RRM team are limited purely to those outlined above. Substantive changes requested by the client or changes in the client’s program or direction that are inconsistent with prior approvals are subject to additional services fees. Any additional services that RRM Design Group is asked to perform over and beyond those described above will be billed on a negotiated and client-approved, fixed-fee or hourly basis per the terms of the enclosed Exhibit A-I.

The following services or tasks are specifically excluded from the scope:

- Hazardous material testing and/or removal
- Design of water facility piping, tanks, and control systems
- Electrical utility analysis or design
- Construction Documents and Specifications

## **EXHIBIT A-1: GENERAL PROVISIONS AND CONDITIONS**

RRM Design Group and Client agree that Exhibit A-I is hereby made part of this proposal.



Paavo, if you have any questions or require clarification of the scope of services, Exhibit A-1, or fees outlined, above please do not hesitate to call us. If this scope of services is acceptable, please sign below and on the enclosed Exhibit A-1, indicating mutual agreement of the terms of this proposal; return one set to RRM and retain one set for your records. Thank you again for this opportunity.

Sincerely,

**RRM DESIGN GROUP**

Pat Blonde  
Architect/Project Manager  
CA License No. C14553

Leonard Grant, AIA  
Principal  
CA License No. C26973

The person signing and executing this contract for the Client represents and warrants that they are duly authorized and has the legal capacity and actual authority to bind the Client to each and every term, condition, and obligation of this contract and that all requirements of the Client have been fulfilled to provide such authority.

**AUTHORIZATION TO PROCEED BY CLIENT REPRESENTATIVE:**

\_\_\_\_\_  
**Sign**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Print Name, Title**

\_\_\_\_\_  
**Billing Address** (if different from mailing address)

\_\_\_\_\_  
**Billing Email** (please identify person's name and email address to receive electronic invoices)

jmwN:\X-FILES\X-Files-0701\X0789-01-CO17-Oceano-CSD-Water-Utilities-Redevelopment\Proposal\Original-Docs\pb-OCSD-Scope-and-Fee-Draft-02-03-17-Admin.docx





# EXHIBIT A-1

## General Provisions and Conditions

The following are the terms and conditions under which RRM Design Group agrees to provide professional services to Client. This Exhibit is intended to supplement the Agreement to which it is attached, and together with any other exhibits shall comprise the "Agreement." Capitalized terms not defined herein shall have the meaning ascribed to them in the Agreement.

**EMPLOYEE RATES (HOURLY).** Unless otherwise agreed in advance, the fees for professional services performed by RRM Design Group shall be performed on a time and materials basis at RRM Design Group's then-current rates for such work. Schedule I attached hereto sets forth a description of RRM Design Group standard hourly rates for its employees as of the date of this Agreement. Hourly rates may vary according to employee experience and proficiency. Hourly rates for expert witness services or depositions shall be subject to a premium of 2x the standard hourly rate. Overtime for non-exempt employees, if requested by Client, shall be charged as at 1.25x the standard hourly rate.

**SUBCONSULTANT EXPENSES.** The fee for subconsultants of RRM Design Group shall be actual cost plus 10% to cover RRM Design Group's overhead and administrative expenses. Typical subconsultants may include:

- Structural Engineer
- Geotechnical Consultant
- Cost Estimator
- Electrical Engineer
- Traffic Consultant
- Irrigation Consultant
- Mechanical Engineer
- Archaeological Consultant
- Soils Consultant

RRM Design Group shall not be responsible for subconsultants' data, interpretations, and recommendations.

**REIMBURSABLE EXPENSES.** Clients shall reimburse RRM Design Group for incidental expenses incurred by RRM Design Group, or any subconsultant it may hire to perform services for the Project, at actual cost plus 10% to cover its overhead and administrative expenses.

Reimbursable expenses shall include, but are not limited to, reproduction costs, postage, shipping and handling of drawings and documents, long distance communications, fees paid to authorities having jurisdiction over the Project, the expense of any additional insurance

requested by Client in excess of that normally carried by RRM Design Group or its subconsultants, travel expenses (transportation/automobile/lodging/meals), renderings, and models. Reimbursable automobile travel mileage will be billed at the current IRS business standard mileage rate.

**RRM DESIGN GROUP REPRODUCTIONS.** Photocopies shall be charged at a rate of \$.20 per copy. All other types of RRM Design Group reproductions including, but not limited to, blueprinting, process camera, typesetting, printing, and plotting, shall be billed at RRM Design Group's internal price sheet or, in the case of work sent to outside vendors, at the local vendor's current rate plus 10% to cover RRM Design Group overhead and administrative expenses.

**FEES AND PAYMENTS.** Fees for employee rates, subconsultant expenses, reimbursable expenses, and RRM Design Group reproductions shall be billed to Client on an "as-performed basis," unless otherwise agreed by the parties in advance. **PAYMENT SHALL BE DUE AND PAYABLE UPON PRESENTATION.** In order to defray carrying charges resulting from delayed payments, a finance charge at 1.5% (or the maximum rate allowed by law, whichever is less) per month shall be added to the unpaid balance after thirty (30) days from the date of RRM Design Group's invoice. RRM Design Group, without any liability to Client, reserves the right to withhold services and work product pending payment of Client's outstanding indebtedness or advance payment as required by RRM Design Group.

**COMMENCEMENT OF WORK.** RRM Design Group's work will commence immediately upon receipt of a notice to proceed signed by Client. If notice to proceed is delayed beyond thirty (30) days, it is understood that the terms and conditions of this Agreement are subject to revision.

**TERMINATION OR SUSPENSION.** Either party may terminate or suspend this Agreement upon seven (7) days prior written notice if the other party materially breaches any provision of this Agreement and fails within seven (7) days after receipt of written notice from the non-breaching party to commence, and continue, correction of such breach with diligence and promptness. Failure of Client to make payments to RRM





Design Group when due in accordance with this Agreement shall constitute a material breach of this Agreement and cause for termination or, at RRM Design Group's option, cause for suspension of performance of services. In the event of a suspension or termination of services as a result of Client's failure to pay, RRM Design Group shall have no further obligation or liability for loss or damage incurred by Client, including damage caused by delay, loss of agency approvals, loss of financing, or interest expenses, because of such suspension or termination of service. Before resuming services, RRM Design Group shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of RRM Design Group's services. RRM Design Group's fees for the remaining services and the time schedules shall be equitably adjusted.

Notwithstanding any provision to the contrary, RRM Design Group shall be entitled to immediately, and without notice, suspend the performance of any and all its obligations pursuant to this Agreement if Client files a voluntary petition seeking relief under the United States Bankruptcy Code or if there is an involuntary petition filed against Client in the United States Bankruptcy Court and that petition is not dismissed within fifteen (15) days of its filing. Any suspension of services made pursuant to the provisions of this paragraph shall continue until such time as this agreement had been fully and properly assumed in accordance with the applicable provisions of the United States Bankruptcy Code and in compliance with the final order or judgment issued by the Bankruptcy Court. If the suspension of services continues for a period in excess of ninety (90) days, RRM Design Group shall have the right to terminate all services pursuant to this Agreement.

**ADDITIONAL SERVICES.** Client agrees that if Client requests services not specified in the scope of services described in this Agreement, Client will pay for all such additional services on a time and materials basis as extra services in accordance with the Employee Rates and Subconsultant Expenses described above, and any other provisions of this Agreement. Client agrees to reimburse RRM Design Group at its then standard rates for any unreimbursed costs it incurs to comply with any request or subpoena by any attorney, legal authority, or court of law to provide records, testimony, depositions, or any other form of information related to any legal action involving Client in which RRM Design Group is not a named party.

**ADDITIONAL DOCUMENTS.** RRM Design Group shall not be required to execute any document subsequent to the signing of this Agreement that might in any way, in the judgment of RRM Design Group, breach RRM Design Group's contractual or legal obligations or put at risk the availability or costs of its professional (if any) or general liability insurance.

**LIMITATION OF LIABILITY.** IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO BOTH THE CLIENT AND RRM DESIGN GROUP, THE RISKS HAVE BEEN ALLOCATED SUCH THAT THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF RRM DESIGN GROUP TO THE CLIENT FOR ANY AND ALL CLAIMS, LOSSES, COSTS, DAMAGES OF ANY NATURE WHATSOEVER OR CLAIMS EXPENSES FROM ANY CAUSE OR CAUSES, INCLUDING ATTORNEYS' FEES AND COSTS AND EXPERT-WITNESS FEES AND COSTS, SO THAT THE TOTAL AGGREGATE LIABILITY OF RRM DESIGN GROUP TO THE CLIENT SHALL NOT EXCEED RRM DESIGN GROUP'S TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT. IT IS INTENDED THAT THIS LIMITATION APPLY TO ANY AND ALL LIABILITY OR CAUSE OF ACTION HOWEVER ALLEGED OR ARISING, UNLESS OTHERWISE PROHIBITED BY LAW.

THE PARTIES FURTHER AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

By initialing and dating the following, each party agrees and accepts the limitations of liability described in this section:

 February 6, 2017  
RRM Design Group Date

Client Date

**INDEMNIFICATION.** Client shall indemnify, defend, and hold harmless RRM Design Group and its officers, directors, partners, members, employees, agents, retained consultants, and representatives from and against all damages, claims, losses, liens debts, expenses, causes of action, obligations, and judgments, including reasonable attorney's fees and costs, caused by the negligent acts or omissions or misrepresentations of



Client or Client's consultants, their officers, directors, partners, members, employees, agents, and representatives with respect to the Project or the default by Client hereunder but not to the extent caused by others for whom Client and its consultants are not responsible hereunder.

Subject to any limitations set forth in this Agreement, RRM Design Group shall indemnify and hold harmless Client and its officers, directors, members, and employees (collectively, the "Indemnitees"), but not any general contractor or others performing services for the Project, from and against all damages, losses, liens, judgments, and expenses caused by the negligent acts or omissions of RRM Design Group and its agents, representatives, employees, consultants, and contractors with respect to this Project or the default of RRM Design Group hereunder, but not to the extent caused by the Indemnitees or others for whom RRM Design Group is not responsible hereunder.

These indemnification provisions shall survive the termination of this Agreement and shall remain in full force and effect as long as permitted by applicable statutes of limitation.

**INSURANCE.** RRM Design Group shall obtain and maintain until completion of the services liability, property, and casualty insurance from a responsible insurer having minimum limits of not less than \$1,000,000.00 for general liability and \$1,000,000.00 for property and casualty losses for each occurrence and workers' compensation insurance in the amount of the statutory requirement. Client understands and acknowledges that RRM Design Group is not obligated to provide professional liability insurance.

**TITLE.** It is understood and agreed that all calculations, drawings, reports, specifications, documents, and data developed for the Project, including drawings, reports, and data on any form of electronic media, developed for the Project (collectively, the "Project Materials") shall remain the property of RRM Design Group, who shall be deemed the author, and shall retain all common law, statutory law, and other rights, including copyrights, whether or not the Project is completed. Client agrees to not transfer to others, use, or permit any other person to use the Project Materials, in whole or in part, for any purpose or project other than the Project, without the prior written consent of RRM Design Group. Client further agrees to waive all claims against RRM Design Group resulting in any way from any unauthorized changes or reuse of the Project Materials

for any other project by anyone other than RRM Design Group. Upon request and payment of all costs involved, Client is entitled to a copy of all final plans and specifications for use in connection with the Project for which the plans and specifications have been prepared. Client acknowledges that its right to utilize final plans and specifications and the services of RRM Design Group pursuant to this Agreement will continue only so long as Client is not in default, pursuant to the terms and conditions of this Agreement, and Client has performed all of its obligations under this Agreement.

**CLIENT RESPONSIBILITIES.** Client shall provide RRM Design Group with full information including a program setting forth Client's design objectives, constraints, and construction budget criteria as applicable.

In addition, Client shall provide all information it has access to that relates to the site and the Project that may in any way bear upon the services of RRM Design Group hereunder, including but not limited to, a legal description of the site, site survey, a site plan, the location of utilities and underground structures at the site, previous technical reports, and any previous environmental assessments or audits.

Client shall obtain all necessary authorizations and permits to allow RRM Design Group to have access to the site at reasonable times throughout its performance of this agreement. RRM Design Group will take reasonable precautions to minimize damage to the site, but unavoidable damage or alteration may occur and Client agrees to assume responsibility for the same. Client agrees to assume responsibility for damages due to RRM Design Group's interference with subterranean structures, such as pipes, tanks, and utility lines, that are not correctly shown on the documents provided to RRM Design Group by Client or any third party.

Client further agrees that to the extent work on an existing site or facility requires RRM Design Group to make certain assumptions regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portion of the job site or facility, RRM Design Group may not be able to obtain complete information about existing conditions. Client agrees to indemnify RRM Design Group to the fullest extent allowed by law concerning any loss and/or claim which may arise from site conditions of which RRM Design Group has not been informed.



Client shall furnish all legal, accounting, and insurance counseling services as may be necessary at any time for the Project, including auditing services Client may require to verify the Contractor's applications for payment or to ascertain how or for what purposes the Contractor uses the moneys paid by Client. The information above shall be furnished at Client's expense and RRM Design Group shall be entitled to rely upon the accuracy and completeness thereof.

If Client observes or otherwise becomes aware of any fault or defect in the Project or nonconformance with this Agreement, prompt written notice shall be given by Client to RRM Design Group.

Client shall furnish information and shall review RRM Design Group work and provide decisions as expeditiously as necessary for the orderly progress of the Project and of RRM Design Group's services.

Client understands and acknowledges that if the scope of services includes RRM Design Group's assistance in applying for governmental permits or approvals, RRM Design Group's assistance shall not constitute a representation, warranty, or guaranty that such permits or approvals will be acted upon favorably by any governmental agency.

**STANDARD OF PERFORMANCE.** The standard of care for all professional and related services performed or furnished by RRM Design Group under this Agreement shall be in accordance with generally accepted professional practice in the same or similar localities at the time the services are performed. RRM Design Group makes no warranties, express or implied, under this Agreement or otherwise in connection with RRM Design's services. Client acknowledges that changes to this Project will inevitably be required as a result of minor omissions, ambiguities, or inconsistencies in the plans and specifications, and therefore Client agrees to make no claim against RRM Design Group with respect to claims by the Project's contractors or others as a result of such omissions, ambiguities, or inconsistencies.

**OPINION OF PROBABLE COST.** Any evaluation of Client's budget for the Project, preliminary estimates or updated estimates of probable cost prepared by RRM Design Group represent RRM Design Group's opinion as an experienced and qualified professional generally familiar with the industry. It is recognized, however, that neither RRM Design Group nor Client has control over the cost of labor, materials, equipment, or services

provided by others or over competitive bidding, market, or negotiating conditions. Accordingly, RRM Design Group cannot and does not warrant or represent that bids or negotiated prices will not vary from Client's budget for the Project or any estimate or evaluation prepared or agreed to by RRM Design Group.

**HAZARDOUS ENVIRONMENTAL CONDITION.**

Client acknowledges that RRM Design Group's scope of services for this Project does not include any services related in any way to asbestos, PCB's, petroleum and/or hazardous or toxic materials (collectively, "Hazardous Materials"). Should RRM Design Group or any other party encounter any Hazardous Materials on the job site, or should it in any other way become known that Hazardous Materials are present or may be present on the job site or any adjacent or nearby areas which may affect RRM Design Group's services, RRM Design Group may, at its option, suspend or terminate work on the Project until Client: (i) retains a qualified contractor to abate and/or remove the Hazardous Materials; and (ii) warrants that the job site is free from any Hazardous Materials and is in full compliance with applicable laws and regulations. Client further agrees to defend, indemnify, and hold harmless RRM Design Group, its officers, directors, principals, employees, and subconsultants, from any Hazardous Materials related claims that may be brought by third parties.

**MEDIATION.** In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and RRM Design Group agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation unless the parties mutually agree otherwise. The Client and RRM Design Group further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers, and fabricators, thereby providing for mediation as the primary method for dispute resolution between the parties to all those agreements.

**ARBITRATION.** In the event the parties to this Agreement are unable to reach a settlement of any dispute involving an amount of less than \$100,000.00 arising out of this Agreement or related to the services under this Agreement in accordance with the Mediation section above, then such disputes may, with the consent



of both parties, be settled by binding arbitration in accordance with the rules of California Code of Civil Procedure §§ 1280 through 1294.2 and any successor provisions thereto. Except as otherwise provided herein, arbitration shall be the exclusive dispute resolution process. Any party may commence arbitration by sending a written demand for arbitration to the other parties. Such demand shall set forth the nature of the matter to be resolved by arbitration. The place of arbitration shall be in the County of San Luis Obispo, California. The substantive law of the State of California shall be applied by the arbitrator to the resolution of the dispute. The parties shall share equally all initial costs of arbitration. The prevailing party shall be entitled to reimbursement of reasonable attorney fees, costs, and expenses incurred in connection with the arbitration. All decisions of the arbitrator shall be final, binding, and conclusive on all parties. Judgment may be entered upon any such decision in accordance with applicable law in any court having jurisdiction thereof. The arbitrator (if permitted under applicable law) or such court may issue a writ of execution to enforce the arbitrator's decision.

**LIENS.** This Agreement shall not be construed to alter, affect, or waive any design professional's lien, mechanic's lien, or stop notice right which RRM Design Group may have for the performance of services pursuant to this Agreement. Client agrees to provide to RRM Design Group the present name and address of the record owner of the property upon which the Project is located. Client also agrees to provide RRM Design Group with the name and address of any and all lenders who may loan money on the Project and who are entitled to receive a preliminary notice.

**SUCCESSORS AND ASSIGNS.** All of the terms, conditions, and provisions of this Agreement shall inure to the benefit of and be binding upon Client, RRM Design Group, and their respective successors and assigns provided, however, that no assignment of this Agreement shall be made without the written consent of the parties to this Agreement.

**FORCE MAJEURE.** RRM Design Group is not responsible, and shall not be deemed in default, for delay caused by activities or factors beyond RRM Design Group's reasonable control, including, but not limited to, delays by reason of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of Client to furnish timely information or approve or disapprove of RRM Design Group's services promptly, or faulty performance by Client or other contractors or

governmental agencies. To the extent such delays cause RRM Design Group to perform extra services, such services shall be paid for by Client in accordance with the terms of this Agreement.

**OTHER PROVISIONS.** This Agreement represents the entire agreement between RRM Design Group and Client and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both RRM Design Group and Client. All rights and remedies conferred under this Agreement or by any other instrument or law shall be cumulative and may be exercised singularly or concurrently. Failure by either party to enforce any contract term shall not be deemed a waiver of future enforcement of that or any other term. The provisions of this Agreement are declared to be severable. Any notice, request, authorization, direction, or other communication under this Agreement shall be given in writing and delivered in person or by certified or first-class United States mail, properly addressed and stamped with the required postage to the intended recipient.

**EXHIBIT A-1: SCHEDULE 1**

**Bill Rate Ranges**

*Subject to change effective March 1st each year*

Accounts Payable	\$ 45 - \$ 75
Administrative Assistant	\$ 40 - \$ 80
Administrative Support	\$ 40 - \$ 60
Agency Coordinator	\$ 55 - \$ 105
Architect	\$ 100 - \$ 150
Assistant Designer	\$ 70 - \$ 95
Assistant Manager of Architecture	\$ 120 - \$ 175
Assistant Planner	\$ 70 - \$ 95
Associate Designer	\$ 75 - \$ 115
Associate Planner	\$ 75 - \$ 115
Billing Clerk	\$ 40 - \$ 60
Billing Coordinator	\$ 45 - \$ 80
Chief Executive Officer	\$ 170 - \$ 270
Chief Operations Officer	\$ 135 - \$ 280
Construction Inspector	\$ 105 - \$ 150
Controller	\$ 110 - \$ 245
Design Director	\$ 130 - \$ 190
Designer I - Architecture	\$ 50 - \$ 100
Designer I - Engineering	\$ 40 - \$ 70
Designer II - Architecture	\$ 70 - \$ 110
Designer II - Engineering	\$ 55 - \$ 95
Designer III - Architecture	\$ 85 - \$ 145
Designer III - Engineering	\$ 75 - \$ 115
Engineer I	\$ 75 - \$ 100
Engineer II	\$ 90 - \$ 115
Facilities Coordinator	\$ 45 - \$ 75
Facilities Supervisor	\$ 60 - \$ 100
File Clerk	\$ 30 - \$ 55
Human Resources Assistant	\$ 45 - \$ 75
Human Resources Generalist	\$ 60 - \$ 100
Information Technology Assistant	\$ 40 - \$ 65
Information Technology Technician	\$ 60 - \$ 105
Information Technology Server/LAN Administrator	\$ 80 - \$ 135
Interior Designer I	\$ 51 - \$ 88
Interior Designer II	\$ 80 - \$ 105
Intern	\$ 35 - \$ 65
Job Captain	\$ 85 - \$ 145
Landscape Architect	\$ 90 - \$ 140
Manager of Architecture	\$ 150 - \$ 220
Manager of Engineering Services	\$ 150 - \$ 225
Manager of Human Resources	\$ 90 - \$ 145
Manager of Information Technology	\$ 105 - \$ 170
Manager of Landscape Architecture	\$ 134 - \$ 204
Manager of Marketing	\$ 95 - \$ 145

Manager of Planning	\$ 135 - \$ 205
Manager of Surveying	\$ 135 - \$ 210
Marketing Assistant	\$ 50 - \$ 65
Marketing Coordinator	\$ 60 - \$ 100
Office Coordinator	\$ 40 - \$ 80
Party Chief	\$ 80 - \$ 135
Payroll Administrator	\$ 45 - \$ 80
Principal	\$ 155 - \$ 250
Principal Landscape Architect	\$ 120 - \$ 190
Principal Planner	\$ 120 - \$ 190
Project Accountant	\$ 65 - \$ 100
Project Engineer	\$ 95 - \$ 125
Project Manager Architect	\$ 100 - \$ 160
Project Manager Engineer	\$ 115 - \$ 210
Receptionist	\$ 40 - \$ 65
Recruiter	\$ 70 - \$ 110
Senior Architect	\$ 125 - \$ 185
Senior Designer - Architecture	\$ 105 - \$ 150
Senior Designer - Engineering	\$ 90 - \$ 150
Senior Designer - Landscape Architecture	\$ 100 - \$ 145
Senior Engineer	\$ 115 - \$ 185
Senior Interior Designer	\$ 85 - \$ 130
Senior Land Surveyor	\$ 105 - \$ 160
Senior Landscape Architect	\$ 105 - \$ 145
Senior Marketing Coordinator	\$ 75 - \$ 115
Senior Party Chief	\$ 105 - \$ 160
Senior Planner	\$ 100 - \$ 145
Senior Project Engineer	\$ 115 - \$ 185
Senior Project Manager - Architecture	\$ 130 - \$ 195
Supervisor of Surveying	\$ 125 - \$ 175
Survey Technician I	\$ 45 - \$ 70
Survey Technician II	\$ 55 - \$ 100
Survey Technician III	\$ 75 - \$ 130

**Survey Crew Rates**

<b>REGULAR</b>	
One person w/ GPS or Robotic Workstation	\$ 125 - \$ 155
Two person	\$ 175 - \$ 290
Three person	\$ 235 - \$ 390
<b>PREVAILING WAGE</b>	
One person w/ GPS or Robotic Workstation	\$ 150 - \$ 180
Two person	\$ 225 - \$ 340
Three person	\$ 325 - \$ 490





July 5, 2017

Paavo Ogren, General Manager  
Oceano Community Services District  
1655 Front Street  
Oceano, CA 93445

RE: **PROPOSAL FOR FEASIBILITY AND PLANNING SERVICES,  
OCEANO WATER STORAGE/TREATMENT FACILITY AND 19th STREET PARCEL**

Mr. Ogren:

Following is a proposal for services based on our conversation, our subsequent review of OCSD background materials, and our experience with similar recent projects. We understand your objectives are to reconfigure the water plant and develop the unpaved portion of 19th Street in a way that improves functional efficiency and public amenity. Additionally, a design will be developed for vehicular access to the neighboring residential property.

We propose to provide the following services and work products:.

## **SCOPE OF SERVICES**

### **Task 01: Project Set Up**

Set up project files; confirm project goals; identify project stakeholders; establish lines of communication.

### **Task 02: Background Data Assembly**

Assemble available existing information describing the potential building sites; identify legal, physical and logistical constraints on development; generate CAD drawing bases.

### **Task 03: Regulatory Analysis**

Document California Building Code, County Land Use Ordinance, Oceano Specific Plan, and related regulations that establish controls on development; seek interpretation as required.

### **Task 04: Conceptual Plan Alternates**

Generate at least three alternative plans for the subject site, for further analysis and for OCSD review and comment.

### **Task 05: Plan Refinement**

Refine the selected plan alternate to a level of detail adequate for engineering analysis and preliminary cost estimating; create three dimensional visualization.

### **Task 06: Preliminary Engineering**

Review detailed plan for grading, drainage, landscaping and street improvement opportunities; generate preliminary civil engineering plan.



**Task 07: Cost Opinion**

Using a combination of square-foot comparable cost modeling and public works estimating guides, generate preliminary opinion of probable construction cost for OCSD use.

**Task 08: Review and Refinement**

Present plan and cost findings, review and clarify as requested, and refine or expand work products as directed.

**Task 09: Summary Report**

Summarize conclusions in a brief report for OCSD use in master planning and fiscal processes.

**PROFESSIONAL FEES**

The following fee estimate is based on a projection of the Fraser Seiple team's time required to accomplish the work scope listed above. We propose to proceed under a purchase order with an hourly-plus-reimbursable-expense format and an agreed upper limit.

Fraser Seiple Architects	
Principal: 50 hours @ \$135.00 per hour =	6,750.00
Architect: 60 hours @ \$110.00 per hour =	6,600.00
Drafter: 80 hours @ \$76.00 per hour =	6,080.00
Ground Up / KVC Engineering	
Civil Engineer: 8 hours @ \$130.00 per hour =	1,040.00
Civil Designer: 42 hours @ \$95.00 per hour =	3,990.00
Expense Allowance (prints, copies, media, travel):	<u>500.00</u>
Total Estimated Fees:	<b>\$24,960.00</b>

We feel that, making typical allowances for the scheduling of meetings and stakeholder review, we should be able to complete this scope of work within about 8 weeks of authorization to proceed. Thank you for the opportunity to propose these services. Please feel free to contact me if I can answer any questions or provide any additional information in connection with this proposal.

Sincerely,



Bruce D. Fraser, AIA  
Principal  
FRASER SEIPLE ARCHITECTS



# Oceano Community Services District

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

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

---

**Date:** December 13, 2017

**To:** Board of Directors

**From:** Paavo Ogren, General Manager

**Subject:** Agenda Item #9(E): Update on the utility yard site plan with and review of alternatives

## Recommendation

It is recommended that your Board receive and discuss the status of the site plan development.

## Discussion

On August 9, 2017 your Board approved a proposal to prepare a site plan and develop cost estimates for the utilities yard from RRM Design Group. Attached is the approved scope of work, which includes the following tasks.

1. As-Built Verification - completed
2. Program Development - completed
3. Schematic Design – Architectural – in process
4. Schematic Design – Design – In process
5. Project Coordination and Cost Estimate – Upcoming

Also attached are the Task 3 conceptual site plans. Staff will provide a verbal discussion of the conceptual plans during the meeting. Option A3, which was developed after review of Options A1 and A2, is staffs' preferred concept.

## Other Agency Involvement

No other agencies are involved at this time. The outcomes of the work effort will be incorporated into the District's infrastructure program and permit requirements from other agencies will be reviewed at such time that project efforts are initiated.

## Other Financial Considerations

Fees for the work by RRM and sub-consultants are established at not-to-exceed \$25,000.



# Oceano Community Services District

Board of Directors Meeting

---

## Results

Preparing the utilities yard site plan and cost estimates will address several issues including District needs, the impact that existing facilities have on street aesthetics, and opportunities to work with neighboring property owners on improving access, parking and landscaping.

### Attachments:

- Site Concepts
- Scope of Work

















## SCOPE OF SERVICES

### Task A.1: As-Built Verification

Record drawings provided by OCSD will be reviewed by RRM architect and engineers and updated as needed based on field observation and photo survey.

***Deliverables:***

- *Review CAD files provided by Client, reformat for use during design studies*
- *Field observations and photo survey*
- *Update as-built plans as needed*
- *Prepare base plan graphics for use during Schematic Design*

### Task A.2: Program Development

RRM architects will work with OCSD to develop Program documents to define space requirements and identify any special equipment and operational needs. The Program will be presented for Client review and refined as needed for Final Draft Project Program.

***Deliverables:***

- *Attend programming meetings with OCSD project team*
- *Develop preliminary Program to document space needs, required adjacencies, and any special design features*
- *Prepare Final Draft Program based on Client review and comment*

### Task A.3: Schematic Design – Architectural

RRM architects will develop a series of site plan diagrams and building mass studies based on Client-approved Project Program. Options will be presented for Client input, and the preferred layout will be further refined into Schematic Plans that are suitable for construction cost analysis.

***Deliverables:***

- *Develop Conceptual Site Plan studies*
- *Develop conceptual building mass studies*
- *Present Concept Plans for review by OCSD project team*
- *Refinements to preferred space plan alternative*
- *Schematic Architectural Plans*



**Task A.4: Schematic Design – Civil**

RRM civil engineers will evaluate existing site conditions and develop a conceptual design for stormwater management improvements needed for proposed facility upgrades. Following conceptual review by OCSD project team, the civil design will be further refined into a Schematic Plan suitable for construction cost analysis.

***Deliverables:***

- *Investigate and document existing site conditions*
- *Develop Conceptual Drainage Plans*
- *Schematic Civil Plans*

**Task A.5: Project Coordination and Cost Estimate**

RRM will retain a subconsultant to prepare preliminary construction cost analysis and integrate that information with Schematic Plans to provide OCSD with a comprehensive Feasibility Study Report.

***Deliverables:***

- *Statement of Probable Construction Cost*
- *Draft and final report for the Feasibility Study*

**FEE SUMMARY**

TASK	DESCRIPTION	T&M (see footnote)
<b>Basic Services</b>		
A.1	As-Built Verification	\$ 2,500
A.2	Program Development	\$ 2,500
A.3	Schematic Design – Architectural	\$ 10,000
A.4	Schematic Design – Civil	\$ 5,000
A.5	Project Coordination and Cost Estimate	\$ 4,500
<b>SUMMARY OF FEES:</b>		<b>\$ 24,500</b>
<b>Estimated Reimbursable Expenses:</b>		<b>\$ 500</b>
<b>ESTIMATED PROJECT TOTAL:</b>		<b>\$ 25,000</b>



# 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:** Paavo Ogren, General Manager

**Subject:** **Agenda Item #9(C):** Updates on work efforts including the Utility Yard Upgrade Feasibility Study; the Water Resource Reliability Plan (WRRP); the Local Hazard Mitigation Plan (LHMP); Utility Relocations associated with County projects and County Revitalization efforts; other District efforts and related public outreach, with Board direction as deemed appropriate.

## Recommendation

It is recommended that your Board consider work effort updates by staff and provide direction that you deem appropriate.

## Discussion

Work effort summaries are provided on the following items:

- ✓ Utility Yard Upgrade Feasibility Study
- ✓ Water Resource Reliability Plan (WRRP)
- ✓ Local Hazard Mitigation Plan (LHMP)
- ✓ Utility Relocations associated with County projects
- ✓ County Revitalization efforts
- ✓ Other efforts (including the generator) and related public outreach

### Utility Yard Upgrade Feasibility Study

Attached are illustrations and a conceptual cost estimate to upgrade the utility yard located on 19th Street north of Wilmar Avenue. The attached conceptual project budget is slightly under \$3 million, with the following break-down of estimated costs:

Buildings (\$1,037,000) and Equipment/Furnishings (\$33,000)	\$ 1,070,000	
Site Improvements: On-site (\$399,025) plus Off-site (\$793,180)	1,192,205	
Fees	244,300	
Contingencies and District Administration	257,334	
Market Escalation to mid-point construction	\$ 144,898	<b>\$ 2,908,737</b>



Based on the estimated project costs, the ability to fund the project will be dependent on low interest loan and grant programs that may be available from the State Water Board or the United States Department of Agriculture (USDA). The next step in considering the project would be to include it in loan/grant applications, which would provide the basis for determining district costs and ratepayer impacts. The loan/grant applications will primarily be based on the District's deferred infrastructure, which is currently being evaluated in the WRRP. Other considerations and related efforts include the following:

- Alternative projects to develop utility crew offices include:
  - Repurposing the old fire station.
  - Constructing a field crew office between the old fire station and the Sheriff substation.
- Other options may exist for the old fire station including art/recreation uses.
- Request of property owner adjacent to the 19th street yard.
  - Next step to address the request is to obtain a reimbursement agreement and to develop an easement agreement with the property owner, including but not limited to the following:
    - Surveyor's description of easement
    - Value of easement
    - Review of County requirements
    - Preservation of District rights
    - Property owner off-site improvements

### Water Resource Reliability Plan (WRRP)

The WRRP is funded through grants of \$198,397, plus optional design services of \$177,750 for total costs of \$376,147. The three components include:

- ✓ Leak Detection and Management Plan, including an update of critical deferred water infrastructure and cost estimates.
- ✓ Low Impact Design Plan (LID), including recommendations to County Public Works to update their 2004 Drainage Plan.
- ✓ Recycled Water Injection Well Study.

The engineering on the leak detection and management plan is ongoing although somewhat delayed due to the Lagoon waterline emergency project.





The LID efforts have progressed significantly, including the following:

- Stormwater directional flow assessment is complete.
- Relationship of stormwater flows to flood prone areas (esp. Highway One) is complete.
- Identification of primary stormwater catchment/opportunity areas is complete and includes the following:
  - Warner Street from 13<sup>th</sup> Street to 17<sup>th</sup> Street
  - 17<sup>th</sup> Street from Paso Robles Street to Beach Street
  - 19<sup>th</sup> Street from Paso Robles Street to Beach Street
  - Beach Street from 21<sup>st</sup> Street to 24<sup>th</sup> Street
  - Oceano Elementary School (playfield subsurface storage for irrigation reuse)
- Development of draft design concepts have been reviewed by staff with site visits to the opportunity areas. Handouts will be provided at the meeting.
- Other related efforts include Highway One Revitalization efforts and the Highway One Drainage improvements. Landscaping maintenance would be needed for both the Highway One Revitalization efforts and the LID efforts.

The status of the recycled water injection study is ongoing. Well log information from the County has been authorized (well log information in California is confidential). The three primary areas being evaluated included the existing water yard, the intersection of Halcyon and Highway One, and Halcyon.

### Local Hazard Mitigation Plan (LHMP)

The development of the LHMP has been initiated by Category Five Consultants including a stakeholder's kick-off meeting. The LHMP will also be important for community outreach on overall community hazards and emergency response efforts and addressing future fire and emergency response options for the District. Related efforts include upcoming negotiations for Five Cities Fire Authority and the County Fire/Cal Fire Strategic Plan efforts.

### Utility Relocations associated with County projects

The County's Airpark Drive Bridge replacement project is under construction.

- The new wastewater manhole on Airpark Drive has been installed.
- A Sewer System Overflow (SSO) resulted from contractor activities with District staff responding and following SSO requirements. Regulatory agencies are involved.



## Oceano Community Services District

Board of Directors Meeting

---

The County's Highway One Drainage Project is now anticipated to be bid by the County this fall with construction in 2019. A revised reimbursements agreement between the District and County will be on your Board agenda of July 25, 2018.

### County Revitalization efforts

The County efforts for Highway One improvements and the realignment of existing intersections have been primarily reviewed by the Oceano Advisory Council. Continuing these efforts aligns with your Board's recent comment letter to State Parks on their Notice of Preparation of an Environmental Impact Report and your Board's request for an economic analysis. Additionally, staff has been attending meetings with the County Planning Department and the Oceano Beach Community Association, who are interested in activities to promote economic and community development. Topics relating to the District include the following:

- Landscape maintenance of public improvements.
- Union Pacific Railroad offer of dedication on west side of Highway One.
- Overall economic development, including the community's status of an Economic Opportunity Zone under IRS tax regulations and the County's potential development of a community plan similar to ongoing work for Avila Beach.

### Emergency Generator

The emergency generator is progressing to final permitting and will be on an upcoming Board agenda.

### Public Outreach

District staff is coordinating with the County's Energy Group (a unit of the Planning Department) and Habitat for Humanity on a multi-disciplinary community event in August. Goals include the following:

- To provide outreach on multiple community efforts.
- To have an "overview session" at the Community Center and "topic-specific" sessions at Oceano Elementary in multiple classrooms.
- To cover, at a minimum, the following:
  - The District's LHMP and WRRP.
  - The County's Energy program.
  - The work programs of Habitat for Humanity.



# Oceano Community Services District

Board of Directors Meeting

---

Other topics to be considered:

- Efforts of local Non-Governmental Organizations (NGO's)
- County Planning efforts.
- County Public Works efforts.
- PG&E Community Partnership Opportunity (energy management tools).

## **Other Agency Involvement**

As an unincorporated area, numerous agencies are involved in public improvements and services including the County of San Luis Obispo, Caltrans, the Five Cities Fire Authority, the South San Luis Obispo County Sanitation District, and others.

## **Financial Considerations**

No financial recommendations are included in this agenda item.

## **Results**

Considering and discussing the status update on various District efforts promotes a well informed and well governed community.

Attachments:

- Utility Yard conceptual illustrations and budget.



Imagery ©2018 Google, Map data ©2018 Google 100 ft



# 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 640 ACRES) TO BE DESIGNED FOR THE 50-YEAR STORM EVENT WITHIN THE ENTIRE WATERSHED IN ITS FULLY DEVELOPED CONDITION AND RELEASING THE FLOW EQUIVALENT TO THE RUNOFF FROM A 2-YEAR STORM WITH THE PROJECT SITE IN ITS PREDEVELOPED CONDITION.

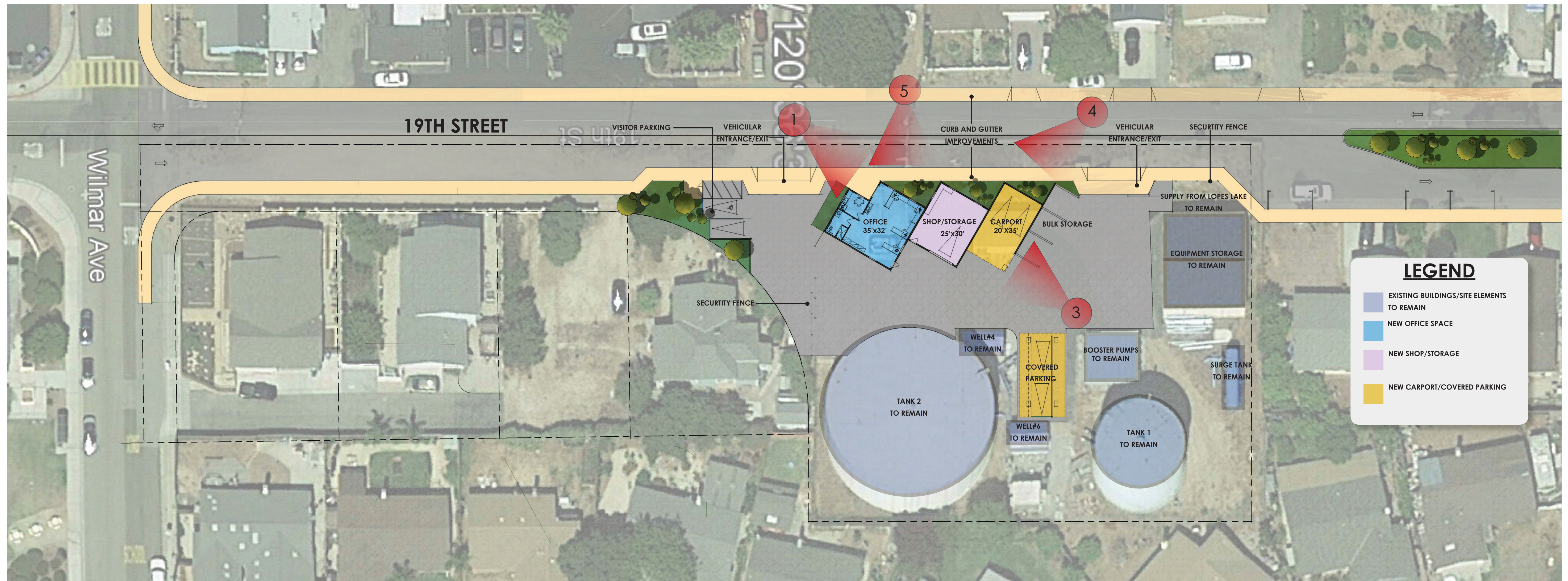
THE STATE'S POST CONSTRUCTION REQUIREMENTS ARE BROKEN INTO (4) PERFORMANCE CRITERIA SECTIONS

- 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 85TH 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)

OCEANO CSD WATER UTILITIES • PERSPECTIVE VIEWS





# OCSD Water Facility

5/17/2018

## Conceptual Project Budget

<b>Type A: New Construction - office</b>	QUANT	UNIT	BASE COST	TOTAL	SOURCE
office area and restroom	1,120	SF			
		SF			
<b>Type A Total Area:</b>	<b>1,120</b>		<b>\$600</b>	<b>\$672,000</b>	

<b>Type B: New Construction - shop space</b>	QUANT	UNIT	BASE COST	TOTAL	SOURCE
open shop space	750	SF			
		SF			
<b>Type B Total Area:</b>	<b>750</b>		<b>\$300</b>	<b>\$225,000</b>	

<b>Type C; New Construction - vehicle storage</b>	QUANT	UNIT	BASE COST	TOTAL	SOURCE
covered carport	700	SF			
		SF			
<b>Type C Total Area:</b>	<b>700</b>	<b>SF</b>	<b>\$200</b>	<b>\$140,000</b>	

**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	%
<b>Equipment and Furnishings Subtotal:</b>				<b>\$33,000</b>	

### 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
<b>On-Site Improvements Subtotal:</b>				<b>\$399,025</b>	

### 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	%
<b>Off-site Improvements Subtotal:</b>				<b>\$793,180</b>	

### 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	
<b>Impact Fees:</b>					
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	%
<b>Fees Subtotal:</b>				<b>\$244,300</b>	

### 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	
<b>Communications</b>					
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	%
<b>Owner Systems, Administration and Contingency Subtotal:</b>				<b>\$257,334</b>	

### Contract Division Totals:

<b>A. Building:</b>	\$1,037,000
<b>B. Equipment and Furnishings</b>	\$33,000
<b>C. On-Site Improvements</b>	\$399,025
<b>D. Off-site Improvements</b>	\$793,180
<b>E. Fees</b>	\$244,300
<b>F. Owner Systems, Administration and Contingency</b>	\$257,334
<b>Contract Division Subtotal:</b>	
	<b>\$2,763,839</b>
<b>G. Market Escalation</b> (6.5% per year) for 12 mo. to mid-point of Construction	\$144,898
<b>Conceptual Project Budget:</b>	
	<b>\$2,908,737</b>