



Notice of Special Meeting Oceano Community Services District - Board of Directors Agenda

TUESDAY, February 13, 2018 – 3:00 P.M.

Oceano Community Services District Board Room
1655 Front Street, Oceano, CA

All items on the agenda including information items, may be deliberated. Any member of the public with an interest in one of these items should review the background material and request information on the possible action that could be taken.

All persons desiring to speak during any Public Comment period are asked to fill out a "Board Appearance Form" to submit to the General Manager prior to the start of the meeting. Each individual speaker is limited to a presentation time of THREE (3) minutes per item. Persons wishing to speak on more than one item shall limit his/her remarks to a total of SIX (6) minutes. This time may be allocated between items in one-minute increments up to three minutes. Time limits may not be yielded to or shared with other speakers.

1. CALL TO ORDER:
2. ROLL CALL:
3. FLAG SALUTE:
4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

This public comment period provides an opportunity for members of the public to address the Board on matters of interest within the jurisdiction of the District that are not listed on the agenda. If a member of the public wishes to speak at this time, Public comment is limited to three (3) minutes.

5. CONSENT AGENDA:
 - a. Review and Approval of Cash Disbursements
 - b. Approval of Intent to Serve Letter to Rizing Construction; 338 McCarthy; APN 062-021-009
 - c. Approval of Intent to Serve Letter to Duke & Lori Sterling; 2150 Paso Robles; APN 062-092-019
 - d. Approval of Intent to Serve Letter to Kerry & Cheryl Langford; 1350 Crest; APN 062-282-060
 - e. Approval of Intent to Serve Letter to Timothy Nye; 1850 Strand Way; APN 061-072-020
6. BUSINESS ITEMS:
 - a. Discussion of Water Service to Cienaga Seabreeze Mobile Home Park and staff direction that the Board may deem appropriate.
 - b. Discussion of Five Cities Fire Authority including recent meetings with representatives of other agencies, upcoming Authority meetings, and Board direction as deemed appropriate. (No staff report)
 - c. Legislative e-correspondence from the California Special Districts Association
7. CLOSED SESSION: Pursuant to Government Code §54956.9 (d)(2): Conference with District Counsel regarding anticipated litigation. Number of cases: one (1).
8. ADJOURNMENT:

This agenda was prepared and posted pursuant to Government Code Section 54956. Agenda is posted at the Oceano Community Services District, 1655 Front Street, Oceano, CA. Agenda and reports can be accessed and downloaded from the Oceano Community Services District website at www.oceanocsd.org.

ASSISTANCE FOR THE DISABLED If you are disabled in any way and need accommodation to participate in the Board meeting, please call the Clerk of the Board at (805) 481-6730 for assistance at least three (3) working days prior to the meeting so necessary arrangements can be made.

ASISTENCIA A DISCAPACITADO Si usted está incapacitado de ninguna manera y necesita alojamiento para participar en la reunión de la Junta, por favor llame a la Secretaría de la Junta al (805) 481-6730 para recibir asistencia por lo menos tres (3) días antes de la reunión para que los arreglos necesarios puedan ser hechos.



Oceano Community Services District

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

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

Date: February 13, 2018

To: Board of Directors

From: Carey Casciola, Business and Accounting Manager

Subject: Agenda Item #5(a): Recommendation to Approve Cash Disbursements

Recommendation

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

Discussion

The following is a summary of the attached cash disbursements:

Description	Check Sequence*	Amounts
	56768 - 56795	
<u>Disbursements Requiring Board Approval prior to Payment:</u>		
Regular Payable Register – paid 02/13/2018	56776 - 56795	\$34,215.00
Subtotal:		\$34,215.00
<u>Reoccurring Payments for Board Review (authorized by Resolution 2016-07):</u>		
Payroll Disbursements – pay period ending 01/20/2018	N/A	\$26,855.16
Payroll Disbursements – pay period ending 02/03/2018	N/A	\$27,270.71
Reoccurring Utility Disbursements – paid 01/24/2018	56768 - 56770	\$955.97
Reoccurring Health/Benefits – paid 01/24/2018	56771 - 56774	\$6,044.44
Subtotal:		\$61,126.28
Grand Total:		95,341.28

*Check 56775 reported on 01/24/2018 Board Meeting Agenda

Other Agency Involvement: n/a

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

Results

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

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT----	STATUS	FOLIO	CLEAR DATE
CHECK:								
1-1001-000	2/09/2018	CHECK	056776	VORTEX INDUSTRIES, INC.	233.00CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056777	PETTY CASH	4.40CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056778	WHITE, KAREN M.	200.00CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056779	LIQUIVISION TECHNOLOGY, INC.	4,744.80CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056780	DIVERSIFIED PROJECT SERVICES I	4,340.00CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056781	ADAMSKI MOROSKI MADDEN CUMBERL	5,285.50CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056782	CENTRAL COAST PRINTING	1,746.03CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056783	ARAMARK	375.65CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056784	CENTRAL COAST TECHNOLOGY CONSU	751.06CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056785	PR DIAMOND PRODUCTS, INC.	178.00CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056786	COALWELL, JAMES	300.00CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056787	GSI WATER SOLUTIONS, INC.	7,088.08CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056788	CITY OF ARROYO GRANDE	3,933.36CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056789	J.B. DEWAR, INC.	306.87CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056790	GROVER BEACH, CITY OF	2,367.17CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056791	MINER'S ACE HARDWARE, INC.	259.72CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056792	QUILL CORPORATION	354.05CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056793	SM TIRE, INC	508.93CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056794	SHORELINE LANDSCAPE & MAINT. I	410.00CR	OUTSTND	A	0/00/0000
1-1001-000	2/09/2018	CHECK	056795	AQUA-METRIC	828.38CR	OUTSTND	A	0/00/0000
TOTALS FOR ACCOUNT 1-1001-0				CHECK	TOTAL:	34,215.00CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		

Payroll Summary Report
Board of Directors - Agenda Date February 13, 2018

	(*)		
Gross Wages	1/6/2018	1/20/2018	2/3/2018
Regular	\$22,466.64	\$22,622.16	\$23,025.75
Overtime Wages	\$602.97	\$834.27	\$743.78
Stand By	\$700.00	\$700.00	\$700.00
Gross Wages	\$23,769.61	\$24,156.43	\$24,469.53
Disbursements			
Net Wages	\$17,391.47	\$18,218.34	\$18,523.19
State and Federal Agencies	\$5,231.42	\$4,728.62	\$4,833.23
CalPERS - Normal	\$3,908.20	\$3,908.20	\$3,914.29
Total Disbursements processed with Payroll	\$26,531.09	\$26,855.16	\$27,270.71
Health & Other (Disbursed with reoccurring bills)	(**) \$3,550.48	(**) \$3,556.75	\$3,553.40
Total District Payroll Related Costs	\$30,081.57	\$30,411.91	\$30,824.11

(*) Previously reported in prior Board Meeting packet - provided for comparison.

(**) Pay period ending 1/6/2018 was adjusted by \$6.27 for employer provided FSA contributions and corrected in pay period ending 1/20/2018 to match the actual and correct contributions.

COMPANY: 99 - POOLED CASH FUND
ACCOUNT: 1-1001-000 POOLED CASH OPERATING
TYPE: All
STATUS: All
FOLIO: All

CHECK DATE: 0/00/0000 THRU 99/99/9999
CLEAR DATE: 0/00/0000 THRU 99/99/9999
STATEMENT: 0/00/0000 THRU 99/99/9999
VOIDED DATE: 0/00/0000 THRU 99/99/9999
AMOUNT: 0.00 THRU 999,999,999.99
CHECK NUMBER: 056768 THRU 056770

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK: -----								
1-1001-000	1/24/2018	CHECK	056768	RABOBANK EQUIPMENT LEASE	755.60CR	OUTSTND	A	0/00/0000
1-1001-000	1/24/2018	CHECK	056769	ADVANTAGE ANSWERING PLUS, INC	182.62CR	OUTSTND	A	0/00/0000
1-1001-000	1/24/2018	CHECK	056770	THE GAS COMPANY	17.75CR	OUTSTND	A	0/00/0000
TOTALS FOR ACCOUNT 1-1001-0				CHECK	TOTAL:	955.97CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		
TOTALS FOR POOLED CASH FUND				CHECK	TOTAL:	955.97CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		

COMPANY: 99 - POOLED CASH FUND
 ACCOUNT: 1-1001-000 POOLED CASH OPERATING
 TYPE: All
 STATUS: All
 FOLIO: All

CHECK DATE: 0/00/0000 THRU 99/99/9999
 CLEAR DATE: 0/00/0000 THRU 99/99/9999
 STATEMENT: 0/00/0000 THRU 99/99/9999
 VOIDED DATE: 0/00/0000 THRU 99/99/9999
 AMOUNT: 0.00 THRU 999,999,999.99
 CHECK NUMBER: 056771 THRU 056774

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK: -----								
1-1001-000	1/24/2018	CHECK	056771	BLUE SHIELD OF CALIFORNIA	4,736.32CR	OUTSTND	A	0/00/0000
1-1001-000	1/24/2018	CHECK	056772	THE LINCOLN NATIONAL LIFE INSU	1,058.88CR	OUTSTND	A	0/00/0000
1-1001-000	1/24/2018	CHECK	056773	VSP VISION	105.80CR	OUTSTND	A	0/00/0000
1-1001-000	1/24/2018	CHECK	056774	SEIU LOCAL 620	143.44CR	OUTSTND	A	0/00/0000
TOTALS FOR ACCOUNT 1-1001-0				CHECK	TOTAL:	6,044.44CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		
TOTALS FOR POOLED CASH FUND				CHECK	TOTAL:	6,044.44CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		



Oceano Community Services District

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

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

Date: February 13, 2018

To: Board of Directors

From: Celia Ruiz, Will Serve Coordinator

Via: Paavo Ogren, General Manager

Subject: **Agenda Item #5(b):** Submittal for approval an Intent to Serve Letter to Rizing Construction; 338 McCarthy; Assessor's Parcel No. 061-021-009

Recommendation

That your Board authorize the General Manager or his designee to send the attached Intent to Serve Letter to Rizing Construction; 338 McCarthy; Assessor's Parcel No. 061-021-009

Discussion

Rizing Construction submitted a request for a will-serve letter on December 5, 2017 attached and staff has prepared the attached "intent to serve" letter for your Board's consideration. Staff has not identified any special concerns for the proposed development that would require any special conditions or denial of the request.

Current Status

The owner is in process of obtaining building permit from the County. Owner is proposing a new Single Family Residence. Currently there is a home that is in the process of being demolished.

Other Agency Involvement

The County of San Luis Obispo issues building permits for land development in Oceano. The

NAME OF APPLICANT	RIZING CONSTRUCTION
APPLICATION DATE RECEIVED	DECEMBER 5, 2017
ADDRESS	338 MCCARTHY
ASSESSORS PARCEL NUMBER	061-021-009
TYPE OF USE	SFR
CONFIRMATION OF OWNERSHIP	YES
OFFSITE IMPROVEMENTS?	NO
REIMBURSEMENT AGREEMENT?	NO
PREVIOUS WILL SERVE ISSUED	NO
EXPIRATION DATE	
FEES REQUIRED	\$ 1,375
SSLOCD FEE SIGN-OFF REQUIRED?	NO
FOG PROGRAM REQUIRED?	NO
SSLOCD SIUP REQUIRED?	NO
LETTER FROM FCFA?	STILL NEEDED



Oceano Community Services District

Board of Directors Meeting

issuance of will-serve letters and conditions of development is also coordinated with the Five Cities Fire Authority and the South San Luis Obispo County Sanitation District.

Other Financial Considerations

Owner may need to install separate water line and 1" meter per FCFA to meet NFPA 13D Fire Protection System requirement and a sewer clean-out to comply with District standards.

Fees due before building permit.

Description	Estimate
<i>Water Connection Fees</i>	
Meter 1"	\$ 1,350.00
Inspection Fee	\$ 25.00
<i>Total Estimated Water Fees</i>	<i>\$ 1,375.00</i>

Results

Providing will serve letters for new development is consistent with the County's General Plan and the interests of the property owner.

Attachments:

- Will serve request from Rizing Construction
- Intent to Serve Letter



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: 12/5/17

1. This is an application for: **Water and Sewer**

2. SLO County Planning Department/Tract or Development No.: 0101021009

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: 338 McCarthy Oceano

5. Assessor's Parcel Number (APN) of Lot(s) to be served: 061-021-009

6. Owner Name: Rizing Construction

7. Mailing Address: P.O. Box 11171 Bakersfield, CA 93389-1171

8. Email: dawn@C21home.com

9. Phone: 805-801-0066 Fax: _____

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

Name: Jade Architecture

Address: _____

Email: _____ @ _____

Phone: _____ Fax: _____

11. Type of Project: (Check Box)

- Single-family dwelling units
- Multi-family dwelling units
- Commercial
- Mixed Use (Commercial & Residential)
- Private Contractor to perform work
- We request OCSD to perform work

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:

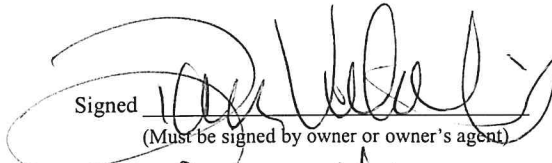
The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously 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.

<p>Application Processing Fee.....\$30.00 per structure and/or separate residential unit, whichever is greater.</p> <p>Initial deposit for fees and costs (see note¹):.....\$750.00 per project</p>
--

Date: 12/5/17

Signed 
 (Must be signed by owner or owner's agent)
 Print Name Dawn Valenti

¹ 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.

February 13, 2018

Rizing Construction
PO Box 11171
Bakersfield, CA 93389

**SUBJECT: Intent to Serve Letter – Water and Wastewater Collection
APN 061-021-009; OCSD PROJECT #6532 OWNER/PROJECT: RIZING CONSTRUCTION / SFR**

Dear Rizing Construction:

The purpose of this letter is in response to your request for a will serve letter dated December 5, 2017 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 single-family residence development proposed for 338 McCarthy subject to the following conditions:

1. Payment of \$ 1,375 is due to OCSD.
2. 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.

3. 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.
4. 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.
5. 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.
6. 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 February 13, 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



Oceano Community Services District

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

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

Date: February 13, 2018
To: Board of Directors
From: Celia Ruiz, Will Serve Coordinator
Via: Paavo Ogren, General Manager
Subject: **Agenda Item #5(c):** Submittal for approval an Intent to Serve Letter to Duke Sterling; 2150 Paso Robles; Assessor's Parcel No. 062-092-019

Recommendation

That your Board authorize the General Manager or his designee to send the attached Intent to Serve Letter to Duke Sterling; 2150 Paso Robles; Assessor's Parcel No. 062-092-019

Discussion

Mr. Sterling submitted a request for a will-serve letter on January 10, 2018 attached and staff has prepared the attached "intent to serve" letter for your Board's consideration. Staff has not identified any special concerns for the proposed development that would require any special conditions or denial of the request.

Current Status

The owner is in process of obtaining building permit from the County. Owner is proposing to convert existing detached garage into a residence.

Other Agency Involvement

The County of San Luis Obispo issues building permits for land development in Oceano. The issuance of will-serve letters and conditions of development is also

NAME OF APPLICANT	DUKE STERLING
APPLICATION DATE RECEIVED	JANUARY 10, 2018
ADDRESS	2150 PASO ROBLES
ASSESSORS PARCEL NUMBER	062-092-019
TYPE OF USE	CONVERT EXISTING GARAGE INTO A RESIDENCE
CONFIRMATION OF OWNERSHIP	YES
OFFSITE IMPROVEMENTS?	NO
REIMBURSEMENT AGREEMENT?	NO
PREVIOUS WILL SERVE ISSUED	NO
EXPIRATION DATE	
FEES REQUIRED	\$ 8,706.44
SSLOCSD FEE SIGN-OFF REQUIRED?	NO
FOG PROGRAM REQUIRED?	NO
SSLOCSD SIUP REQUIRED?	NO
LETTER FROM FCFA?	YES



coordinated with the Five Cities Fire Authority and the South San Luis Obispo County Sanitation District.

Other Financial Considerations

Owner may need to install separate water line and 1" meter per FCFA to meet NFPA 13D Fire Protection System requirement and a sewer clean-out to comply with District standards.

Fees due before building permit.

Description	Estimate
Water Connection Fees	
Meter 1"	\$ 1,350.00
State Water Project/Lopez Dam	\$ 1,000.00
Inspection Fee	\$ 25.00
Capacity Charge	\$ 5,806.44
Estimated Water Fees	\$ 8,181.44
Sewer Connection Fees	
Sewer Connection Fee	\$ 500.00
Inspection Fee	\$ 25.00
Estimated Sewer Fees	\$ 525.00
Total Estimated Water and Sewer Fees	\$ 8,706.44

Results

Providing will serve letters for new development is consistent with the County’s General Plan and the interests of the property owner.

Attachments:

- Will serve request from Duke Sterling
- Intent to Serve Letter



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: 11/01/18

1. This is an application for: **Water and Sewer**

2. SLO County Planning Department/Tract or Development No.: 062092019

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: 2150 PASO ROBLES STREET, OCEANO, CA.

5. Assessor's Parcel Number (APN) of Lot(s) to be served: REAR DETACHED GARAGE 062-092-019

6. Owner Name: DUKE & LORI STERLING

7. Mailing Address: 1300 PRICE STREET, PISMO BEACH, CA. 93449

8. Email: duke@yourgrandview.com

9. Phone: 805-801-4441 Fax: N/A

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

Name: LIV-IN ENVIRONMENTS (GREG SOTO, ARCHITECT)

Address: P.O. BOX 1392, ARROYO GRANDE, CA 93421

Email: LIVINOTO@ADL.COM

Phone: 805-481-1066 Fax: N/A

11. Type of Project: (Check Box)

- Single-family dwelling units
- Multi-family dwelling units
- Commercial
- Mixed Use (Commercial & Residential)
- Private Contractor to perform work
- We request OCSD to perform work

CONVERT EXISTING DETACHED GARAGE INTO RESIDENTIAL

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:

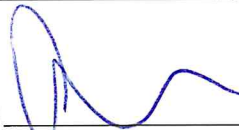
The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously 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 ¹):.....	\$750.00 per project

Date: 11/10/18

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

Print Name DUICE STEELING

¹ 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.

February 13, 2018

Duke Sterling
1300 Price Street
Pismo Beach, CA 93449

**SUBJECT: Intent to Serve Letter – Water and Wastewater Collection
APN 062-092-019; OCSD PROJECT #6535 OWNER/PROJECT: STERLING/ CONVERT
EXISTING GARAGE INTO A RESIDENCE**

Dear Mr. Sterling:

The purpose of this letter is in response to your request for a will serve letter dated January 10, 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 single-family residence development proposed for 2150 Paso Robles subject to the following conditions:

1. Payment of \$ 8,706.44 is due to OCSD.
2. 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.

3. 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.
4. 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.
5. 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.
6. 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 February 13, 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



Oceano Community Services District

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

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

Date: February 13, 2018
To: Board of Directors
From: Celia Ruiz, Will Serve Coordinator
Via: Paavo Ogren, General Manager
Subject: **Agenda Item #5(d):** Submittal for approval an Intent to Serve Letter to Kerry & Cheryl Langford; 1350 Crest; Assessor’s Parcel No. 062-282-060

Recommendation

That your Board authorize the General Manager or his designee to send the attached Intent to Serve Letter to Kerry & Cheryl Langford; 1350 Crest; Assessor’s Parcel No. 062-282-060

Discussion

Mr. & Mrs. Langford submitted a request for a will-serve letter on January 10, 2018 attached and staff has prepared the attached “intent to serve” letter for your Board’s consideration. Staff has not identified any special concerns for the proposed development that would require any special conditions or denial of the request.

Current Status

The owner is in process of obtaining building permit from the County. Owner is proposing a remodel and addition to existing property.

NAME OF APPLICANT	KERRY & CHERYL LANGFORD
APPLICATION DATE RECEIVED	JANUARY 10, 2018
ADDRESS	1350 CREST
ASSESSORS PARCEL NUMBER	062-282-060
TYPE OF USE	REMODEL AND ADDITION
CONFIRMATION OF OWNERSHIP	YES
OFFSITE IMPROVEMENTS?	NO
REIMBURSEMENT AGREEMENT?	NO
PREVIOUS WILL SERVE ISSUED	NO
EXPIRATION DATE	
FEES REQUIRED	N/A
SSLOCD FEE SIGN-OFF REQUIRED?	NO
FOG PROGRAM REQUIRED?	NO
SSLOCD SIUP REQUIRED?	NO
LETTER FROM FCFA?	YES

Other Agency Involvement

The County of San Luis Obispo issues building permits for land development in Oceano. The issuance of will-serve letters and



conditions of development is also coordinated with the Five Cities Fire Authority and the South San Luis Obispo County Sanitation District.

Other Financial Considerations

Owner does not need to install separate water line and 1" meter per FCFA to meet NFPA 13D Fire Protection System per FCFA but will need to install a sewer clean-out to comply with District standards..

No fees due to OCSD at this time.

Results

Providing will serve letters for new development is consistent with the County's General Plan and the interests of the property owner.

Attachments:

- Will serve request from Kerry & Cheryl Langford
- Intent to Serve Letter
- Letter from FCFA



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: 1-10-18

1. This is an application for: **Water and Sewer**

2. SLO County Planning Department/Tract or Development No.: 062-282-060

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: 1350 CREST ST.

5. Assessor's Parcel Number (APN) of Lot(s) to be served: 062-282-060

6. Owner Name: KERRY E CHEZYL LANGFORD

7. Mailing Address: 1350 CREST ST

8. Email: CKLANGFORD @ CHARTER.NET

9. Phone: 481-4577 Fax: 481-1951

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

Name: _____

Address: _____

Email: _____ @ _____

Phone: _____ 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) | |

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.

<p>Application Processing Fee.....\$30.00 per structure and/or separate residential unit, whichever is greater.</p> <p>Initial deposit for fees and costs (see note¹):.....\$750.00 per project</p>
--

Date: 1-10-18

Signed Kerry Langford
(Must be signed by owner or owner's agent)

Print Name KERRY LANGFORD

¹ 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.

February 13, 2018

Kerry & Cheryl Langford
1350 Crest
Oceano, CA 93445

**SUBJECT: Intent to Serve Letter – Water and Wastewater Collection
APN 062-282-060; OCSD PROJECT #6534 OWNER/PROJECT: LANGFORD/ REMODEL AND
ADDITION TO EXISTING RESIDENCE**

Dear Mr. & Mrs. Langford:

The purpose of this letter is in response to your request for a will serve letter dated January 10, 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 single-family residence development proposed for 1350 Crest subject to the following conditions:

1. No fees are due to OCSD at this time.
2. 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.

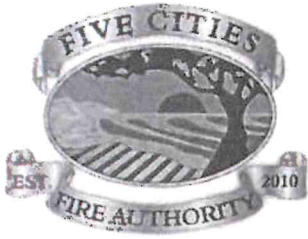
3. If any of the OCSD facilities are required to be modified because of required conditions of the District or any other agency having jurisdiction over the proposed development, you are responsible for providing plans and specifications to the District for review and approval and for paying the costs 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.
4. 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.
5. 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.
6. 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 February 13, 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



FIRE DEPARTMENT

MEMORANDUM

To: Oceano Community Services District
Copy: Kerry & Cheryl Langford, Property Owner / Contractor
From: Barton C. Pearson, Fire Captain / Fire Inspector
Phone: (805) 574-3487
Date: January 13, 2018
Subject: Building Plan Review Sprinkler Plan Review
 Revision to Memorandum Dated:
Project Address: 1350 Crest Dr
APN # 062-282-060

I have reviewed the plans for the above referenced project. The following fire and life safety conditions must be met prior to Fire Department approval of the project:

1. Smoke detectors and Carbon Monoxide Detectors must be installed in all sleeping areas and in corridors leading to the sleeping areas and be electrically interconnected with battery back-up
2. Address number shall be Arabic numerals or Alphabet Letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch in Residential / Commercial Zones.
3. Five Cities Fire Authority must be contacted and an appointment made to do a final inspection upon completion of the project.

Note: All conditions must be noted on plans as written.

If you have any questions regarding these conditions, please do not hesitate to contact my office. Thank you.



Oceano Community Services District

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

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

Date: February 13, 2018
To: Board of Directors
From: Celia Ruiz, Will Serve Coordinator
Via: Paavo Ogren, General Manager
Subject: **Agenda Item #5(e):** Submittal for approval an Intent to Serve Letter extension to Timothy Nye; 1850 Strand Way; Assessor's Parcel No. 061-072-020

Recommendation

That your Board authorize the General Manager or his designee to send the attached Intent to Serve Letter extension to Timothy Nye; 1850 Strand Way; Assessor's Parcel No. 061-072-020

Discussion

Mr. Nye submitted a request for a will-serve letter extension on February 6, 2018 attached and staff has prepared the attached "intent to serve" letter for your Board's consideration. Staff has not identified any special concerns for the proposed development that would require any special conditions or denial of the request.

Current Status

The owner is in process of obtaining building permit from the County. Owner is proposing a new Single Family Residence.

Other Agency Involvement

The County of San Luis Obispo issues building permits for land development in Oceano. The issuance of will-serve letters and conditions of development is also

NAME OF APPLICANT	TIMOTHY NYE
APPLICATION DATE RECEIVED	NOVEMBER 11, 2016
ADDRESS	1850 STRAND WAY
ASSESSORS PARCEL NUMBER	061-072-020
TYPE OF USE	SFR
CONFIRMATION OF OWNERSHIP	YES
OFFSITE IMPROVEMENTS?	NO
REIMBURSEMENT AGREEMENT?	YES
PREVIOUS WILL SERVE ISSUED	YES
EXPIRATION DATE	JANUARY 25, 2018
FEES REQUIRED	\$ 12,786.44
SSLOCD FEE SIGN-OFF REQUIRED?	YES
FOG PROGRAM REQUIRED?	NO
SSLOCD SIUP REQUIRED?	NO
LETTER FROM FCFA?	STILL NEEDED



Oceano Community Services District

Board of Directors Meeting

coordinated with the Five Cities Fire Authority and the South San Luis Obispo County Sanitation District.

Other Financial Considerations

Owner may need to install separate water line and 1" meter per FCFA to meet NFPA 13D Fire Protection System requirement.

Fees due before building permit.

Description	Estimate
Water Connection Fees	
Meter 1"	\$ 1,350.00
Front Footage Charge(50 feet at \$81.60/ft of \$ 4.080 minimum)	\$ 4,080.00
State Water Project/Lopez Dam	\$ 1,000.00
Inspection Fee	\$ 25.00
Capacity Charge	\$ 5,806.44
Estimated Water Fees	\$ 12,261.44
Sewer Connection Fees	
Sewer Connection Fee	\$ 500.00
Inspection Fee	\$ 25.00
Estimated Sewer Fees	\$ 525.00
Total Estimated Water and Sewer Fees	\$ 12,786.44

Results

Providing will serve letters for new development is consistent with the County's General Plan and the interests of the property owner.

Attachments:

- Will serve extension request from Timothy Nye
- Intent to Serve Letter



Oceano Community Services District

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

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

Intent to Serve Extension Application

1. Owner Name: Timothy & Jane Nye
2. Mailing Address: 2828 Doty Drive, AG 93420
3. Phone: 805-481-2323
4. OCSD Project #: 6512
5. Project location: 1850 Strand Ave
6. Assessor's Parcel Number (APN): 061-072-020
7. Type of Project: (check box)
 - Single-family dwelling units
 - Multiple-family dwelling units
 - Commercial
 - Mixed use (Commercial and Residential)

Application processing fee \$ 30.00 per structure and/or separate residential unit, whichever is greater.

Date: 2/6/18 Signed: [Signature]
(must be signed by owner or owner's agent)

Print Name: Clinton Iwanichy, Architect

February 13, 2018

Timothy Nye
2828 Doty Drive
Arroyo Grande, CA 93420

**SUBJECT: Intent to Serve Letter – Water and Wastewater Collection
APN 061-072-020; OCSD PROJECT #6512 OWNER/PROJECT: NYE / SFR**

Dear Mr. Nye:

The purpose of this letter is in response to your request for a will serve letter extension dated February 6, 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 single-family residence development proposed for 1850 Strand Way subject to the following conditions:

1. Payment of \$ 12,786.44 is due to OCSD.
2. 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.

3. 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.
4. 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.
5. 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.
6. 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 February 13, 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



Oceano Community Services District

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

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

Date: February 13, 2018

To: Board of Directors

From: Paavo Ogren, General Manager

Subject: **Agenda Item #6(a): Discussion of Water Service to Cienaga Seabreeze Mobile Home Park and staff direction that the Board may deem appropriate.**

Recommendation

It is recommended that your Board discuss water service to Cienaga Seabreeze Mobile Home Park and provide staff direction that the Board may deem appropriate.

Discussion

The District's water service to Cienaga Seabreeze Mobile Home Park ("Seabreeze") differs from the other eight (8) mobile home parks ("MHPS") within Oceano. Five (5) of the MHPS are provided service directly from the District, two (2) are provided service pursuant to an agreement with the City of Arroyo Grande, and one (1) continues to obtain water from a privately owned well and not from the District.

Other than Seabreeze, the other seven (7) MHPS that obtain water service from the District do so through a single meter. In those cases, the MHPS are responsible for maintaining infrastructure located within the MHPS just as owners of residential dwellings and other District customers are responsible for maintaining pipes and appurtenances within the bounds of private property.

The history of service relating to Seabreeze differs; although it is apparently not based on any formal decisions by the District's Board of Directors, or previously, by the County Board of Supervisors during the term that the County operated the community's water system. Attached is a packet of information that has been provided by Seabreeze, and which they may wish to refer to during their comment period. Discussions have been ongoing between District legal counsel and legal counsel representing Seabreeze as a result of leak repairs within Seabreeze that the District performed in 2017. Those repairs were completed consistent with the District's historical practice of repairing waterline leaks within Seabreeze; except that the District did not repair the road since it is not covered by the annual encroachment permit issued by the County of San Luis Obispo, which governs road related requirements when the District repairs waterlines within County maintained roads.



Oceano Community Services District

Board of Directors Meeting

Staff discussion regarding water service to Seabreeze will cover the following outline:

1. Background
2. Other MHP's in Oceano
3. The "Offer of Dedication" – the apparent basis for service.
4. Options for the Board to consider
 - a. No direction at this time
 - b. Continue discussions
 - c. Direct staff to return with an agenda item describing steps to formally discontinue maintenance services within Seabreeze, including District installation of a single meter.
 - d. Other

Other Agency Involvement

n/a

Other Financial Considerations

The following table illustrates water consumption and revenues for mobile home parks served by the District.

Mobile Home Park	Average Consumption Per Unit Per Year	Average Consumption Per Unit Per Billing	Average Cost Per Unit Per Year	Average Cost Per Unit Per Month
Pleasant Hills	82.07	13.68	\$582.30	\$48.52
Casa del Rey	69.17	11.53	\$515.07	\$42.92
Porticos	56.21	9.37	\$448.43	\$37.37
Halcyon Estates	46.52	7.75	\$389.18	\$32.43
Duna Vista	43.51	7.25	\$385.83	\$32.15
Seabreeze	30.69	5.12	\$365.28	\$30.44
Grande Mobile Manor	25.97	4.33	\$330.55	\$27.55
Rancho del Arroyo	16.18	2.7	\$314.32	\$26.19

Results

Consideration of issues associated with water service to Seabreeze promotes a well governed and fiscally responsible community.

Attachments: Cienaga Seabreeze Docs

Table of Contents for Memorandum Package delivered 11/21/2017

- 1 Memorandum to OCSD Board of Directors-1 Page
- 2 Letter from Developer to County that County accepted for maintenance and repair of the water system-1 Page
- 3 Los Padres Engineers Inc. letter dated 7/13/1984 letter confirming service for Escrow documents at time of purchase by Corporaiton-1 Page
- 4 San Luis Obispo County Environmental Description Form documenting OCSD services Park-2-Pages
- 5 Page 4 of Escrow documents showing dedication recorded with escrow for water distribution, construction, operation, and maintenance with reference to original contractor having no recorded interest. Easements for sewer,, electrical, cable, gas, and telephone also in escrow as residential development- 1 Page
- 6 Letter to Raffaele Montemurro OCSD confirming continuing repair of roads and system prepared by our Attorney but not sent as OCSD continued to repair system and roads as before-2 Pages
- 7 May 12, 1998 Board of Directors meeting minutes confirming existing repair of system by OCSD – 1 Page
- 8 Fire Hydrant documentation confirming OCSD owned and maintained by OCSD-2 Pages
- 9 E mail communication for Paavo 1/18/2017 referring to his request for research from the county-County research is in error and does not refer to us- 4 pages
- 10 February letter to Paavo concerning repairs to roads again requesting prompt assistance for documentation from OCSD regarding their position-2 Pages
- 11 Draft of letter sent-1 Page
- 12 May 4th meeting Presentation with OCSD Attorney and Paavo- in which Mr. Ogren was late then walked out almost immediately- 2 Pages
- 13 OCSD Inventory listing Cienaga Seabreeze Park as part of their Facilities-1 Page
- 14 Residential Billing example of 70 in the Park same charge as residential homes- 1 Page
- 15 Park Irrigation Billing- 1 ½ inch Base Rate-1 Page
- 16 Non-Residential Base Rate for Clubhouse- 1 Page

MEMORANDUM

TO: BOARD OF DIRECTORS OF OCEANO COMMUNITY SERVICES DISTRICT

FROM: BOARD OF DIRECTORS OF CIENAGA SEABREEZE PARK, INC.

RE: ROAD REPAIRS IN CIENAGA SEABREEZE PARK

DATE: November 21, 2017

The Board of Directors of Cienaga Seabreeze Park, Inc. ("Park") does not feel that the Board of Directors of Oceano Community Services District has taken seriously its concerns regarding road repairs in the Park. Indeed, our Board is not even sure that the OCSD Board is aware of this matter. Therefore, our Board decided to send this Memorandum, along with the enclosed copies of the correspondence we have exchanged with OCSD representatives, to each of the OCSD Board members, and to request that this matter be put on the OCSD Board's public meeting agenda.

The timeline to support our Board's concerns is as follows:

In October 2016, OCSD did a water pipe repair under one of our streets which necessitated a trench across the street. Unlike OCSD had done in previous repairs, it did not fill the trench and repave that section.

In November 2016, our President, Vice President, and Secretary met with Paavo Ogren regarding this matter and there was no resolution. In fact Mr. Ogren asserted that the Park should assume responsibility for the water system in the Park that OCSD owns, maintains and repairs, with no compensation for doing so. Our Board declined.

The open trench represented a safety hazard to our residents. In November 2016, we had it filled with rock (at our own expense). That helped, but the trench filled with rock still presented a safety hazard and a road surface quality issue. We continued discussions with OCSD.

In May 2017, we scheduled a meeting with Mr. Ogren and OCSD's attorney. Mr. Ogren arrived late and walked out shortly after the meeting started. Both our attorney and OCSD's attorney witnessed this unprofessionalism.

In June 2017, we had the trench repaved to ameliorate the safety hazard. We requested that we be reimbursed for the cost thereof, as OCSD had been responsible for such costs for the previous thirty (37), and we have not been reimbursed.

We have provided documentation in support of our position to Mr. Ogren, through OCSD's attorney, and we have requested documentation in support of OCSD's position. None has been forthcoming.

After a year of seemingly futile efforts and commensurate attorney's fees, the seventy-two(72) paying customers of OCSD who live in the Park deserve to know if the OCSD Board is even aware of this matter, and its response thereto.

Please advise as to when this matter can be put on the OCSD's Board's public meeting agenda.

~~File~~
→ Butch
Seabreeze M.H.P.
D. Jo

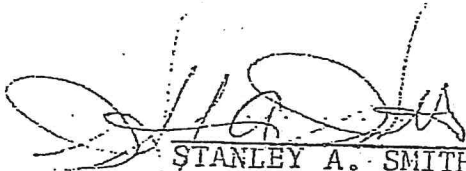
RECEIVED
AUG 3 1977
CO. ENG.

July 29, 1977

Allen W. Campbell
County Engineering Department San Luis Obispo County
Courthouse Annex
San Luis Obispo, California 93401

Dear Mr. Campbell:

In accordance with our discussion at your office on the 29th of July, 1977, I hereby agree that, in the event of leakage, accident or other unforeseen occurrence to that portion of the County's Water System within Seabreeze Mobile Home Park, up to and including individual water meters, that any damage to streets or other appurtenances to said Mobile Home Park caused by said leakage, accident or other occurrence to the abovementioned portion of the County's Water System will be repaired at my own or future owner's expense, and that maintenance and repair of the water system itself, up to and including individual meters shall be at the expense of the County of San Luis Obispo.


7/29/1977
STANLEY A. SMITH, President
Seabreeze Mobile Home Park

Los Padres ENGINEERS Inc.

265 E. Donovan
P.O. Box 913
Santa Maria, Calif. 93454
Phone 805 / 925-4455

Project No. 84-701
Cienega Seabreeze
July 13, 1984

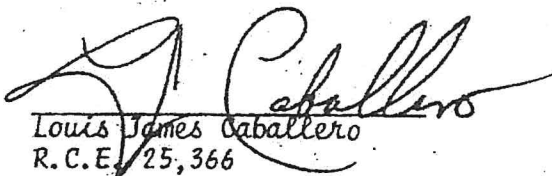
Oceano Community Services Dist.
1720 Beach St.
Oceano CA. 93445

REFERENCE: Tract Map for Conversion of Cienega Seabreeze Mobile
Home Park into a stock Cooperative

Gentlemen:

We request a letter from your district indicating you are presently serving the Cienega Mobile Home Park located on Highway 1. The purpose of the map is one of conversion and no changes to existing facilities will occur.

Sincerely,


Louis James Caballero
R.C.E. / 25,366

Attached: copy of Tentative Map

cc Steve Cool

San Luis Obispo County
ENVIRONMENTAL DESCRIPTION FORM

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate potential environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The purpose of this form is to obtain information concerning your project to help the San Luis Obispo County Office of Environmental Coordinator determine whether or not your project will significantly affect the quality of the environment.

Please answer the following questions as completely as possible. Where explanations of your answers are required, or where you believe an explanation would be helpful to government decisionmakers, include your explanation in the space provided, or use additional pages if necessary. You should include references to any reports or studies of which you are aware and which are relevant to the answers you provide. Complete answers to these questions now will help all agencies involved with your proposal to undertake the required environmental review without unnecessary delay. Should the Office of Environmental Coordinator determine that the information is inaccurate or insufficient, you will be required to submit additional information upon request. Please note that land divisions and rezonings will eventually result in development of the property. Therefore, your responses should also take this into consideration.

As soon as possible, the Environmental Coordinator's office will review your project. If a Negative Declaration or Conditional Negative Declaration (no EIR required) is issued, you will be notified by letter. If preparation of an EIR is recommended, you will be notified and your project will be scheduled before the San Luis Obispo County Board of Supervisors for an environmental determination.

I. General Information

1. Applicant: Cienega Seabreeze Park
 - a. Contact Person: Stephen Cool
 - b. Address: 1577 El Camino Real, Arroyo Grande, Calif. 93420
 - c. Telephone: 805/481-9062

2. Describe the project in detail (Discuss what you are going to do, such as subdivide and sell lots, build a shopping center...)

Convert Parcels 1 & 2 of Tract 591 which is now a Mobil Home Park to a "Stock Cooperative".

3. Project Location:
 - a. Legal Description: Parcels 1 & 2 of Tract 591
 - b. Assessor's Parcel Number: 62-122-05, 62-122-07, 62-122-08

- d. Include vicinity map showing nearest cross-roads on site plan and

9. Are there any flooding problems on the site or in the surrounding area? No Describe: _____

10. Has there been any grading or earthwork in the project site? Yes
Explain: Grading & Drainage Plan as Submitted by Garing & Taylor in 10/22/84

11. Will there be any grading or alteration of the existing topography necessary?

a. _____ Yes X No

b. Describe purpose and extent: _____

c. Has a grading plan been submitted? Yes

12. Will there be any drainage swale or streambed alteration associated with the project? No Explain: _____

III. Water

1. What source of water is proposed?

a. Imported (give company's name) Oceano Community Services Dist.

b. Surface _____

c. Well _____

2. Has there been a sustained yield test on proposed or existing wells? N.A.
_____ If yes, please attach a copy of the results.

3. What is the proposed use of the water?

Residential X _____

Agricultural _____ Explain _____

Commercial _____ Explain _____

Industrial _____ Explain _____

4. What is the expected daily water demand associated with the project? N.A.
Existing Documental Demand

5. Is there sufficient water available for the project? Yes
Already in use

6. How many service connections will be required? N.A.

7. Population served? _____

8. Do operable water facilities exist on the site? N.A. Describe: _____

12. A Deed of Trust to secure an indebtedness as hereinafter set forth;
 Dated : June 1, 1977.
 Trustor : Sea Breeze Mobilehome Park, a California corporation, which acquired title as Seabreeze Mobile Home Park, Inc., a California corporation.
 Trustee : California Reconveyance Company, a California corporation.
 Beneficiary : Great Western Savings and Loan Association, a corporation.
 Address : P. O. Box 1900, Northridge, CA 91328
 Attn: Unit 14.
 Amount : \$416,000.00.
 Recorded : June 6, 1977 as Instrument No. 27046, in Book 1984, Page 679 of Official Records.
 Loan No. : 0-201447-2.
 Affects : Parcel 1.

13. The effect of an Irrevocable and Perpetual Offer to Dedicate;
 Recorded : November 23, 1977 in Book 2028, Page 484 of Official Records.
 Executed by : Stanley A. Smith, Dolores J. Smith, Lyle Baker and Dorothy E. Baker.
 In favor of : The Public.
 Purposes stated : A dedication of an easement for water distribution lines, water service meters, fire hydrants and other water system appurtenances, construction, operation and maintenance.
 Affects : Parcel 1.

NOTE: At the time the above document was executed, Stanley A. Smith, Dolores J. Smith, Lyle Baker and Dorothy E. Baker had no record interest in said land, nor, have they acquired any since.

14. An Assignment of Leases;
 Executed by: : Cienaga Seabreeze Park, Inc., a California corporation.
 Assignee : Great Western Savings and Loan Association.
 Address : P. O. Box 1900, Northridge, CA 91328
 Attn: Unit 14.
 Indebtedness secured : Note dated June 1, 1977.
 Recorded : August 30, 1983 as Instrument No. 40992 in Book 2516, Page 749 of Official Records.
 Loan No. : 0-201447-2.

15. A Deed of Trust to secure an indebtedness as hereinafter set forth;
 Dated : August 25, 1983.
 Trustor : Cienaga Seabreeze Park, Inc. a California corporation.
 Trustee : Cuesta Title Guaranty Company, a corporation.
 Beneficiary : Sea Breeze Mobilehome Park, a California corporation.
 Amount : \$1,009,626.41.
 Recorded : August 30, 1983 as Instrument No. 40988 in Book 2516, Page 733 of Official Records.

(continued)

Prepared by Attorney
Didn't have to send - As OCSD agreed to
continue repairing streets - after repairs

Raffaele F. Montemurro

[do you have address or should I look it up?]

Re. Repairs to Water System in Cienaga Seabreeze Mobilehome Park

Dear Mr. Montemurro:

This law firm represents Cienaga Seabreeze Mobilehome Park ("Park"), and the Park asked us to send you this letter regarding repairs to the portion of the County of San Luis Obispo ("County") water system that is located therein.

It is our understanding that repairs to the water system have been made on numerous occasions in the past, and that any damage to the streets in the Park as a result of the repairs has always been remedied by the County. In or about _____, some repairs were made in the Park and Oceano Community Services District ("OCSD") representatives declined to remedy the damage to the streets, providing Park representatives with a copy of the enclosed letter dated July 29, 1977, which the Park representatives had never seen before. Interestingly, additional repairs were made in the Park in or about _____, and OCSD representatives remedied the damage to the streets without mentioning the aforementioned letter. They also confirmed their willingness to take responsibility for the work they did on the streets by stating that they would come back in sixty (60) days and evaluate a potential problem with that work.

Because the foregoing events give rise to some confusion regarding the OCSD's position on this issue, the Park would like to determine that position now rather than disagreeing about it later. We will therefore point out what we believe to be problems with the aforementioned letter, which lead us to the conclusion that it does not constitute a binding agreement between the Park, the County and/or the OCSD.

First, the letter is basically a confirming letter from the former owner of the Park to a County representative, rather than a binding agreement signed by the former owner and the County representative.

Second, the letter purports to bind future owners of the Park, but it was not disclosed to the current owners, the residents of the Park, when they purchased the Park, nor does it appear to have been recorded on the property.

Finally, as stated above, the County and/or the OCSD have made repairs to the water system in the past, and they have remedied any resulting damage to the streets, even after they provided a copy of the letter to Park representatives.

In order to clear up the confusion, please provide us with a written statement of the OCSD's position on this issue at your earliest convenience. It is the Park's position that the letter is not a binding agreement between the parties, and that the OCSD should therefore continue its practice of remedying any resulting damage to the streets when it makes repairs to the water system.

Raffaele F. Montemurro

[do you have address or should I look it up?]

Re. Repairs to Water System in Cienaga Seabreeze Mobilehome Park

Dear Mr. Montemurro:

This law firm represents Cienaga Seabreeze Mobilehome Park ("Park"), and the Park asked us to send you this letter regarding repairs to the portion of the County of San Luis Obispo ("County") water system that is located therein.

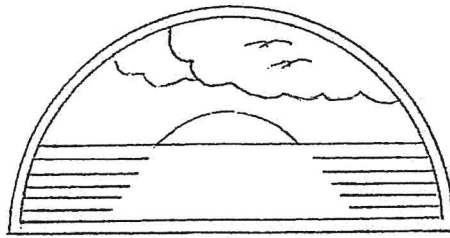
It is our understanding that repairs to the water system have been made on numerous occasions in the past, and that any damage to the streets in the Park as a result of the repairs has always been remedied by the County. In or about _____, some repairs were made in the Park and Oceano Community Services District ("OCSD") representatives declined to remedy the damage to the streets, providing Park representatives with a copy of the enclosed letter dated July 29, 1977, which the Park representatives had never seen before. Interestingly, additional repairs were made in the Park in or about _____, and OCSD representatives remedied the damage to the streets without mentioning the aforementioned letter. They also confirmed their willingness to take responsibility for the work they did on the streets by stating that they would come back in sixty (60) days and evaluate a potential problem with that work.

Because the foregoing events give rise to some confusion regarding the OCSD's position on this issue, the Park would like to determine that position now rather than disagreeing about it later. Please therefore provide us with a written statement of the OCSD's position at your earliest convenience.

Thank you for your prompt attention to this matter.

Very truly yours,

Lisa L. Toke



CIENAGA SEABREEZE PARK INC.

P. O. BOX 948

MAY 12, 1998
BOARD OF DIRECTOR'S MEETING

OCEANO, CA 93445

The meeting was called to order by Vice President Linda Haggin at 3:00 P.M. Absent Forrest Leffel. There were no corrections or additions to the minutes and Mary moved and Tom seconded they be approved as handed out earlier. Mary reported the bank balance was \$11,558.09 as of May 1.

OLD BUSINESS

Maintenance - Ed reported the hedges were trimmed and that George Bernardo and Emery Haggin want to plant 5 rose trees around the fountain in the front of the clubhouse. They will care for the rose garden and will try to get the fountain working again. Tom reported the leak in the spa has been found. It was a crack near the filter. It was repaired for the cost of \$50. The leak search cost \$250, so the total cost was \$300. Ed wanted to remind Park members that leaks in water lines from the meter to the shut off valve is taken care of by the City (the Park calls them out). Space 9 had a repair in a water line that the City repaired and paid for (about \$500). Space 6 looks like it has a leak in the lines but it is excess water running from a spring out of the ground. Ed reported the Clubhouse water heater broke (leaking) The old 30 gallon tank was replaced with a 40 gallon tank for just \$10 more. Total price \$400.00. On May 16, between 8:00 and 4:00 the Clubhouse floor will be waxed. The decomposed granite project in the Water Basin/RV area will be postponed until July when it will be well dried out.

HOSPITALITY

Meta reminded everyone June 6 is our next Park dinner. It is a Bring Your Own Steak or Chicken. The Park will furnish beans, salad, rolls, and cake. Guests will be charged \$1.50. The sign-up sheet will be posted. For our July dinner, Meta would like to furnish entertainment via her daughter and niece. They will provide patriotic and country western singing.

PETTY CASH

Mabel reported \$62.76 was paid out last month. So far in May \$9.15 has been paid out.



PRIVATE FIRE HYDRANT TEST AND CERTIFICATION REPORT
ALL PARKS MUST RETURN THIS FORM TO THE ENFORCEMENT AGENCY FOR THE PARK
(SEE THE REVERSE SIDE FOR INSTRUCTIONS ON COMPLETING THIS FORM)

Part 1 - IDENTIFICATION

Park Name: CIENAGA SEABREEZE PARK INC. Park ID# 40-0207-MP
Park Address: 2300 Cienaga St
City: Oceano CA ZIP: 93445
Park Operator Name Tenant owned Phone Number 805-473-6928
Park Operator Address and City Board president Jerry Dias 805-303-9158

Part 2 - CERTIFICATION EXCEPTIONS - You do not need certification, but must complete this section if any of the following applies:

- Hydrants are publicly owned and maintained - Water Company Name OCSD Oceano Community Services District
- No hydrants and park was built before September 1, 1968 - List Date of Construction: 11
- No hydrants and park has 14 or less total lots - Enter Number of Lots: _____
- No private hydrants and park was built after September 1, 1968. (Specific exception at the time of construction.)

Part 3 - ANNUAL FIRE HYDRANT OPERATION TEST

(Standpipes are considered hydrants for these requirements)

(Initial verification in the appropriate column)

	YES	NO	CORRECTED
1. Hydrant stems and valves operate fully, freely, and are properly lubricated.	_____	_____	_____
2. All hydrant threads and caps are undamaged.	_____	_____	_____
3. Where subject to vehicular damage, hydrants are physically protected.	_____	_____	_____
4. Around all hydrants is a minimum of 36 inches of unobstructed access.	_____	_____	_____
5. All hydrants outlets are 14 inches to 24 inches above grade. (Standpipe outlets need not be a specific height, but must be readily accessible.)	_____	_____	_____
6. Each hydrant is clearly identified or marked.	_____	_____	_____
7. Each 1 1/2 -inch hydrant has an approved hose in a marked enclosure.	_____	_____	_____

All "NO" answers are violations and will prohibit the issuance of the park Permit to Operate.

Verification:

I verify under penalty of perjury that either this park is exempt _____
from testing requirements or the hydrant operation is in compliance. _____
Park owner or operator

Part 4 - FIVE-YEAR FIRE HYDRANT WATER FLOW TEST

To be completed by authorized certifier ONLY.

Barrel Size (inches)	Flow (GPM)	Pressure (PSI)	Barrel Size (inches)	Flow (GPM)	Pressure (PSI)
1 _____	_____	_____	4 _____	_____	_____
2 _____	_____	_____	5 _____	_____	_____
3 _____	_____	_____	6 _____	_____	_____

FOR MORE THAN 6 HYDRANTS IN THE PARK, ATTACH AN ADDITIONAL LIST USING THE FORMAT ABOVE.
(GPM)-GALLONS PER MINUTE. (PSI) - RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH.

PART 5 - CERTIFICATION OF TEST RESULTS

Certifier Name _____ License Class and No: _____
Address _____
Telephone Number _____ E-Mail Address _____
Printed Name _____ Title _____
Signature _____ Date of Test 1 1

Part 6 - APPROVAL FOR CONTINUED USE OF EXISTING SYSTEM - TO BE COMPLETED BY LOCAL FIRE AGENCY ONLY

Agent Name Oceano CSD Title Liability Supervisor
Badge Number _____ Signature A. Mammaccian 805 574 4860

16

ANNUAL
PERMIT TO OPERATE

STATE OF CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

April 6, 2016

Park ID No.
40-0207-MP

Inc or Unc	Mobilehome Lots With Drains	Recreational Vehicle Lots With Drains	Lots Without Drains	Total Lots
U	70	0	0	70

OWNER

CIENAGA SEABREEZE PARK INC
2300 CIENAGA
OCEANO, CA 93445

PARK NAME & ADDRESS

CIENAGA SEABREEZE PARK INC
2300 CIENAGA STREET
OCEANO, CA 93445

CONDITIONAL USES

Elevation - August 19, 2004 55
Emergency Preparedness Plan - October 14, 2010
Fire Hydrant System Status: Public hydrants - Exempt

THIS PERMIT EXPIRES March 31, 2017

THIS PERMIT IS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA HEALTH AND SAFETY CODE AND IS SUBJECT TO SUSPENSION OR REVOCATION AS PROVIDED THEREIN. THIS PERMIT IS NOT TRANSFERABLE. THE DEPARTMENT SHALL BE NOTIFIED WITHIN 30 DAYS OF ANY CHANGE OF NAME, OWNERSHIP OR OPERATOR.

3737 Main Street, Suite 400
Riverside CA 92501-3337
(951) 782-4420 FAX (951) 320-6277
California Relay Service for the Hearing Impaired:
From TDD Phones: 1-800-735-2929 From Voice Phones: 1-800-735-2922

POST IN A CONSPICUOUS PLACE

HCD 503 (Rev 03/2000)



From: General Manager ocsdgm@oceanocsd.org
Subject: RE: Street Repair

Date: Jan 19, 2017, 4:02:18 PM

To: Linda Gragg themolddetectiveca@gmail.com,
Marion Vosburg mvosburg39@gmail.com,
Mark Hall krametoc@cell2000.net, Mary
Martin marykmartin2754@gmail.com, Ann
Lovegren aandwlovegren@sbcglobal.net,
Brenda Lowe blowe@bak.rr.com, Jay Bates
jjbates36@gmail.com

Linda,

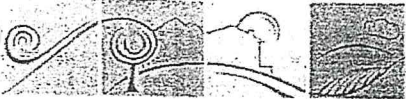
So far all of our inquiries and research have pointed to the Park as being responsible for maintenance of infrastructure within Park boundaries. Have you had the chance to get any feedback from your attorney?

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)



From: Linda Gragg [<mailto:themolddetectiveca@gmail.com>]
Sent: Wednesday, January 18, 2017 6:10 AM
To: Paavo Ogren; Marion Vosburg; Mark Hall; Mary Martin; Ann Lovegren; Brenda Lowe; Jay Bates
Subject: Street Repair

The Board meets tomorrow and I am requesting an update on your research



RESEARCH REQUEST FORM

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

- This form is to be used when information regarding building permits in the unincorporated area of the county is requested. Your research request will be processed more quickly if you fill in the blanks below with as much information as you can provide.
- Copies of documents cost \$.10 per page. The first half-hour of time spent on research is free. Time spent on research over a half-hour will be billed at \$52.00/half-hour.
- Research can take up to 10 business days.

Please fill in your information below: (Please Print) Date of Request 2/7

Name: Lady Graybell

Address: 1645 Front St, Oceano, CA 93445

Phone: 805-704-7023 Email: intern1@oceanoscd.org

** If the person requesting this information is an investigator, attorney or agent for any other person, please give the name and address of the person on whose behalf this information is being requested:

What information are you looking for? Please be specific. who is responsible for the maintenance of the water systems located on site at ~~Cienega~~ Seabreeze Mobile Home Park?

* Specifically, a Conditional Use Permit

Assessor's Parcel Number: 002-122-007, 002-122-010, 002-122-012

Site Address: 2300 Cienega St.

Owner's Name at Time of Construction (if known): Stanley A. Smith

Residential Commercial Age of Building: 42 years (1975)

Signature of Applicant: Lady Graybell

.....Office use only.....

Request Accepted/Completed By: _____ Date: _____

Notes: _____

Drc 2010-00044

Conditional Use Permit

Kerry Brown

Planner 781-5713

Handling the Case



Name: CALIF STATE OF Updated: 4/12/2011 KJB
 Address: 00800 SILVER SPUR PL SCSLB Parcel: 051-091-020
 Description: Master #: DRC2010-00044 Project:
 CONDITIONAL USE PERMIT FOR ARROYO GRANDE CREEK CHANNEL WATER WAY
 MANAGEMENT PROGRAM - FLOOD CONTROL

Request Type: CONDITIONAL USE PERMIT/DEV PLAN Staff: Kerry Brown
 Project Location: MULTIPLE PARCELS SEE FILE

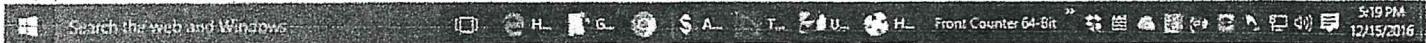
Total Area: 31.00 AC	Coastal Zone: Yes	CZ Appealable?: Yes	Proj Class: Public	Bldg Env Prop.	Env Det: Prop	Ent Case:
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Dates	
Received:	2/16/2011
Accepted:	7/28/2011
Expiration:	6/31/2017
Completed:	

Dev. Standards
 Env Info
 Service Providers
 Building Info
 Streets I
 Streets II
 Sensitive Areas

Cancel

View people information



Cody Graybehl

12/15/2016

Research Request: for 2300 Cienaga. Seabreeze mobilehome Park

Questions:

Maintenance of the water system??

**The Hoa of Seabreeze mibile home park is responsible for the maintenance
Of the water system. Seabreeze does not have a Phone Number:**

The Conditional use Permit: DRC2010-00044

Kerry Brown/Planner @ Planning

Ph; 781-5713

February __, 2017

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

Re.: Repairs to Roads in Cienaga Seabreeze Park

Dear Mr. Ogren:

We represent Cienaga Seabreeze Park, Inc. ("Park"), and the Park asked us to send you this letter regarding repairs to Park roads after the Oceano Community Services District ("OCSD") performs repairs on the OCSD water system located in the Park.

In 2010, the Park asked then-general manager Raffaele Montemurro to perform a repair on a Park road that was subsiding. Mr. Montemurro justified his refusal to perform the repair by sending the Park a copy of the enclosed letter from Stanley A. Smith dated July 29, 1977 ("Smith letter").

The Park requested that we prepare a letter objecting to Mr. Montemurro's refusal, but OCSD repaired the road before we could send the letter. It was the Park's understanding at that time, and it remains the Park's understanding today, that OCSD would continue its thirty (30) year practice of repairing any damage caused to Park roads as a result of repairs performed on the water system.

In November 2016, after repairs were performed on the water system, you refused to follow the long-standing practice and repair the resulting damage to the Park road. In justification for your refusal, you resurrected a copy of the Smith letter, even though OCSD had, by that time, performed repairs in contradiction thereof on numerous occasions.

It is our understanding that members of the Park's Board of directors met with you in December 2016 to discuss a large trench that was dug by OCSD representatives and has not repaired to date. For a period of time, four (4) steel plates covered the trench, but they were later removed, creating a potential liability. The Park therefore filled the trench with gravel at a cost of \$180.00.

In the enclosed e-mail dated January 19, 2017 **[I haven't seen this enclosure]**, you imply that the Park is responsible for the infrastructure within its boundaries. It should, however, be noted that OCSD's ownership of the water system in the Park up to each individual meter is demonstrated by the fact that the Park is exempted in the enclosed ___ **[I haven't seen this enclosure]** from obtaining a private fire hydrant test report because the hydrants, connected to the water system, are publically owned and maintained by OCSD.

Because the foregoing events give rise to confusion regarding OCSD's position on this issue, the Park would like to determine that position now rather than disagreeing about it later. We will therefore

point out what we believe to be problems with the Smith letter, which lead us to conclude that it does not constitute a binding agreement between the Park, OCSD and/or the County of San Luis Obispo.

First, the letter is basically a confirming letter from the former owner of the Park to a County representative, rather than a binding agreement signed by the former owner and the County representative.

Second, the letter purports to bind future owners of the Park, but it was not disclosed to the current owners, the residents of the Park, when they purchased the Park, nor does it appear to have been recorded on the real property that comprises the Park.

Finally, as stated above, OCSD has made repairs to the water system on many occasions in the past, and it has always remedied any resulting damage to Park roads, even after a copy of the Smith letter was provided to the Park by Mr. Montemurro.

In order to clear up the confusion, please provide us with a written statement of OCSD's position on this issue at your earliest convenience. It is the Park's position that the Smith letter is not a binding agreement between the Park, OSCD and/or the County, and that OCSD should therefore continue its long-standing practice of remedying any damage to Park roads as a result of repairs it makes to the water system. And the quality of the repairs should be consistent with the quality of the repairs performed by OCSD on County roads.

Thank you for your prompt attention to this matter, and we look forward to clearing up the confusion regarding this issue once and for all.

Very truly yours,

Lisa L. Toke

1 To: Mr. Paavo Ogren
2 General Manager of Oceano Community Services District
3 2655 Front Street Oceano, Ca. 93475
4 PO Box 599
5 From: Lawfirm
6 Re: Repairs to Water system in Cienaga Seabreeze Park INC.

7 Dear Mr. Ogren

8 This lawfirm represents Cienaga Seabreeze Park, INC. ("Park"),
9 and the Park has asked us to send you this letter regarding repairs to the road surface after OCSD
10 replaced a broken line in that OCSD water system that is located therein.

11 In 2010 we had a OCSD repair to the Park road surface that was subsiding. When we requested repair
12 from Raffaele F Montemurro who was General manager at that time he responded with a copy of a
13 letter from Stanley A Smith dated July 29th, 1977 (Attachment #1) that was used as justification for not
14 providing that repair.

15 At the time the Board requested this office present a letter protesting this refusal.

16 Before our firm sent the letter to Mr. Montemurro OCSD repaired the road surface and the Board
17 understood that OCSD would continue its practice of repairing the road surface when they did further
18 water line repairs actually maintaining a 30 year precedent.

19 In November of 2016 after a water break was repaired you declined to follow the long standing
20 precedent to repair the surface of the street. In justification for this refusal you resurrected a copy of the
21 letter (Attachment #1)that had already been discredited by your predecessor as justification for this
22 non repair.

23 In your e mail of January 19TH (**Attachment #2**), you imply that the park is responsible for infrastructure
24 within the Park boundaries. However, evidence of OCSD ownership of the water system in the Park up
25 to each individual meter is shown by the fact that the Park is exempted from the private fire hydrant
26 test report because the fire hydrants, connected to the water system, are publically owned and
27 maintained by the OCSD. (Attachment # 3)

28 It is our understanding that members of the Board met with you in December and discussed
29 the safety issue of a large trench that has not been repaired in the Park and the reasons therein.

30 Your staff has removed the four steel plates that covered that the trench and this left what the Park
31 consideres a potential liability.

32 The Park has since purchased gravel to fill this trench. This temporary repair has cost the Park \$180.00.

33 To date the only evidence that you have presented to the Park is unrelated to ownership of the
34 water system.(Attachment #4) The Park has received no further information from your research.

35 When repairs have been made to OCSD pipes in the Park, repairs have always been made to the surface
36 of the streets by OCSD.

37 Because the foregoing events give rise to confusion regarding the OCSD's position on this issue, the Park
38 would like to determine that position now rather than disagreeing about it later.

39 We will therefore point out what we believe to be problems with the aforementioned letter
40 (Attachment #1), which lead us to the conclusion that it does not constitute a binding agreement
41 between the Park, the County and/or the OCSD.

42 First, the letter is basically a confirming letter from the former owner of the Park to a County
43 representative, rather than a binding agreement signed by the former owner and the County
44 representative.

45 Second, the letter purports to bind future owners of the Park, but it was not disclosed to the current
46 owners, the residents of the Park, when they purchased the Park, nor does it appear to have been
47 recorded on the property.

48 When the Park was developed each unit has its own water meter, electrical meter, gas meter, mail box,
49 and trash collection. This makes the Park unique compared to other Park developments.

50 Finally, as stated above, the County and/or the OCSD have made repairs to the water system in the past,
51 and they have remedied any resulting damages to the streets, even after they provided a copy of the
52 discredited letter to Park representatives.

53 In order to clear up the confusion, please provide us with a written statement of the OCSD's position on
54 this issue at your earliest convenience. It is the Park's position that the letter (Attachment #1) is not a
55 binding agreement between parties, and that the OCSD should therefore continue its practice of
56 remedying any resulting damage to the streets when it makes repairs to the water system. The repairs
57 made should be consistent to repairs made by OCSD to county roads.

Meeting scheduled for May 4th, 2017, 2 PM at Cienaga Seabreeze Park Clubhouse

Preliminary Notes for meeting with the Oceano Community Services District (OCSD) their lawyer, and Cienaga Seabreeze Park, Inc. (CSP) and their lawyer.

Presenting Issue:

In December 2016, OCSD employees repaired a break in water service lines under Trinidad Street within CSP. This was in accordance with repair understandings and practices that have been in effect since the park was founded, and certainly within the time that CSP has controlled the park from the original developer. The new director of OCSD then refused to repair the road surface citing a 1977 letter between the original developer and the San Luis Obispo County engineer overseeing the project as it was in development. Previously, this letter was not seen by OCSD management as binding, as it was not transmitted when the residents purchased the park from the developer in 1983. When CSP board members met with OCSD representatives, OCSD escalated the disagreement by contending that CSP should be responsible for all utility services within the park, as this was the practice with other parks in the district. This has brought us to the present meeting.

It is the contention of the CSP board that the proposed change is unreasonable, and the burden of proof lies with OCSD to justify this change. This burden of proof would have to change the following facts:

- 1 There are minimum standards for mobile home parks, however, CSP was designed and built to a higher standard. These higher standards are evident in:
 - a. The streets exceed the standards, and are of a higher quality and standard than most of the streets in the Town of Oceano, serviced by OCSD, as well as distinctly superior to the streets of the adjacent mobile home parts to the east.
 - b. There is a lower density of mobile homes in the park than other mobile home parks. Adjacent parts of the town, with their multifamily dwellings are comparable with CSP density.
 - c. All utility services are underground, and all utilities are metered at each individual dwelling. Moreover, easements were granted to the service providers, including the county entity that preceded OCSD, which assumed these easements and responsibility to repair. (Which they have honored for the last 34 years.)
 - d. In addition, like most communities in Oceano, each residence receives mail delivery at each residence, and refuse service at each residence. This is distinctly different from the mobile home parks to the east of us.

- 2 It is our contention that CSP meets almost all of the criteria for a subdivision development, since services are provided to each residence in the park, streets exceed town standards, and easements were appropriately granted for public services. The only things unique to CSP from other city development is that the property is held fee simple not by individuals, but by a cooperative corporation. Yet, each resident has

exclusive rights to their lot, and owns their home outright. Their share in the cooperative depends on them owning the respective home. The homes are manufactured homes, and not stick built, however, all the homes are maintained in excellent condition, per community standards.

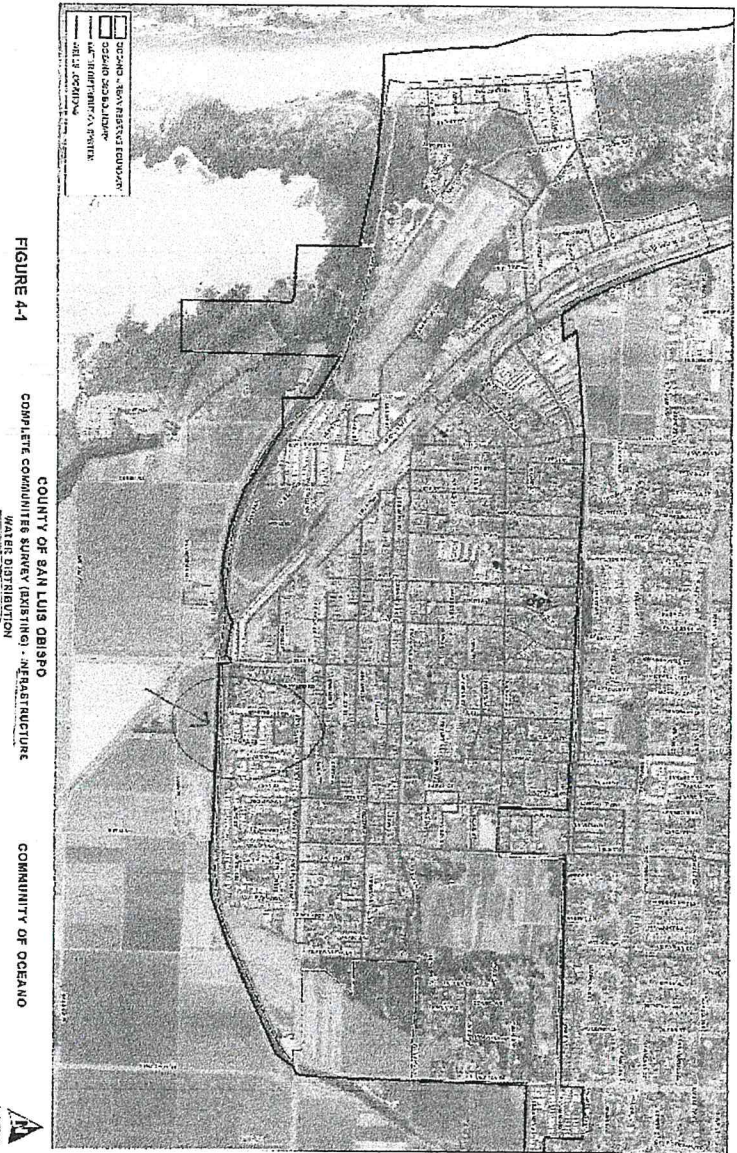
3. OCSD owns the water system, including the fire hydrants, up to and including the water meters at each lot, as granted by the recorded easement. OSCD has inferred, off the record, that somehow we are taking advantage of other rate payers in the district by maintaining separate meters. We have seen no proof of this.

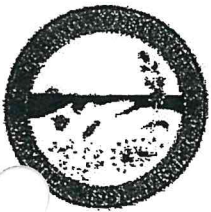
Our position is that OCSD needs to provide justification in writing if they wish to change any practice with which they have complied for the last 34 years.

Board of Directors
Cienaga Seabreeze Park, Inc.

SLO County Infrastructure Assets for Oceano Water Distribution FIGURE 4-1.pdf

pg. 12
http://sloncounty.ca.gov/Assets/PL/pdfs/Facilities+
Inventory-Oceano.pdf





OCEANO COMMUNITY SERVICES DISTRICT
 1655 FRONT ST
 PO BOX 599
 OCEANO, CA 93475

Billing Inquiries: (805) 481-6730
 Monday - Friday 8:30 am to 4:30 pm
 Please visit us at www.oceanocsd.org



915

unit

Account Information

ACCOUNT NUMBER : 02-03671-02
 SERVICE ADDRESS : 2300 CIENAGA 44
 SERVICE PERIOD : 01/18/2017 - 03/18/2017
 BILL DATE : 03/28/2017
 DUE ON : 04/20/2017

#44

Meter Information

Description	Current Reading	Billing Month	Previous Reading	Consumption
WATER	821	03/2017	819	2

BRENDA K LOWE
 HAROLD R LOWE

~~9209 FIVE BURROUGHS DR
 BAKERSFIELD CA 93311~~

Residential Base Rate

Special Message

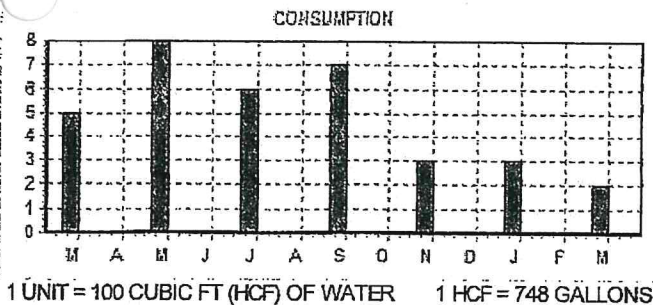
OCSD BOARD OF DIRECTORS MEETS EVERY 2ND AND 4TH WED. OF THE MONTH @ OCSD BOARD ROOM @ 6:30 P.M.

LATE NOTICE \$5 - APRIL 21, 2017
 DOOR HANGER \$25 - MAY 9, 2017
 SHUT OFF \$30 - MAY 11, 2017 @ 9 AM

Current Charges

Cost for 2 units of water Water Rates as of May 20, 2016:	Per Consumption	Cost
WATER USAGE RATE:		
Base First Tier 0-6 units	\$47.44	47.44
Lopez	1.61	3.22
Sewer		19.49
Total Bi-Monthly Charge		\$70.15

Usage Comparison



Amount due

Balance Forward 0.00
 Last Payment Received On 02/10/2017
 Current Charges 70.15
TOTAL AMOUNT DUE 70.15
 *** DO NOT PAY - PAID BY DRAFT ***

KEEP THIS PORTION FOR YOUR RECORDS

PAYMENT COUPON

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

MAKE PAYMENT TO:

OCEANO COMMUNITY SERVICES DISTRICT

PLEASE CHECK BOX FOR PROPERTY OWNER CHANGES (SEE BACK)

ACCOUNT NUMBER: 02-03671-02
 SERVICE ADDRESS: 2300 CIENAGA 44
 BILL DATE: 03/28/2017
 DUE ON: 04/20/2017

CUSTOMER: BRENDA K LOWE
 HAROLD R LOWE
 9209 FIVE BURROUGHS DR
 BAKERSFIELD CA 93311

DUE AND PAYABLE UPON PRESENTATION

DELINQUENT AFTER DUE DATE

Amount Due

TOTAL AMOUNT DUE 70.15

Amount Enclosed

*** DO NOT PAY - PAID BY DRAFT ***

\$

OCEANO COMMUNITY SERVICES DISTRICT
 PO BOX 599
 OCEANO CA 93475-0599



Cienaga Seabreeze MHP Irrigation Meter Bill.pdf

Open with

Gmail

COMPOSE

Fwd: Emailing Cienaga



OCEANO COMMUNITY SERVICES DISTRICT
 1655 FRONT ST
 PO BOX 599
 OCEANO, CA 93475



Account Information

ACCOUNT NUMBER : 02-03646-00
 SERVICE ADDRESS : 2300 CIENAGA IRRIG
 SERVICE PERIOD : 11/18/2016 - 01/1
 BILL DATE : 01/31/2017
 DUE ON : 02/21/2017

Meter Information

Description	Current Reading	Billin Month	Previous Reading
WATER	15915	01/2017	15895

1/2" meter rate

Current Charges

Cost for 20 units of water Water Rates as of May 20, 2016:	Per Consumption
WATER USAGE RATE:	
Base First Tier 0-6 units	\$178.23
Second Tier 7-12 units	\$3.33
Third Tier 13-18 units	\$3.69
Fourth Tier 19-24 units	\$4.10
Lopez	1.61
Total Bi-Monthly Charge	\$26

Amount due

Balance Forward
 Last Payment Received On
 Current Charges
TOTAL AMOUNT DUE
 *** DO NOT PAY - PAID BY I

- Inbox (5)
- Starred
- Important
- Chats
- Sent Mail
- Drafts
- All Mail
- Spam (19)
- Trash

Categories

L Linda

Brenda Lowe
 to me
 Sent from Brenda's iPhone
 Begin forwarded message

Billing Inquiries: (805) 481-6750
 Monday - Friday 8:30 am to 4:30 pm
 Please visit us at www.oceanocsd.org

From: Brenda Lowe
 Date: November 1
 To: Brenda Lowe
 Subject: Emailing



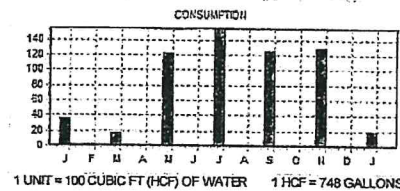
AUTO PAY ACCOUNT
 SEABREEZE MHP IRRIGATION MTR
 2300 CIENAGA ST
 OCEANO CA 93445-8944

Special Message

OCSD BOARD OF DIRECTORS MEETS EVERY 2ND AND 4TH WED. OF THE MONTH @ OCSD BOARD ROOM @ 6:30 P.M.

LATE NOTICE \$5 - FEBRUARY 22, 2017
 DOOR HANGER \$25 - MARCH 9, 2017
 SHUT OFF \$30 - MARCH 14, 2017 @ 9 AM

Usage Comparison



No recent chats
 Start a new one

KEEP THIS PORTION FOR YOUR RECORDS

PAYMENT COUPON

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

MAKE PAYMENT TO:

OCEANO COMMUNITY SERVICES DISTRICT

PLEASE CHECK BOX FOR PROPERTY OWNER CHANGES (SEE BACK)

ACCOUNT NUMBER: 02-03646-00
 SERVICE ADDRESS: 2300 CIENAGA IRRIGATION
 BILL DATE: 01/31/2017
 DUE ON: 02/21/2017

CUSTOMER: AUTO PAY ACCOUNT
 SEABREEZE MHP IRRIGATION MTR
 2300 CIENAGA ST
 OCEANO CA 93445-8944



DUE AND PAYABLE UPON PRESENTATION
 DELINQUENT AFTER DUE DATE

Amount Due

TOTAL AMOUNT DUE

Amount Enclosed

*** DO NOT PAY - PAID BY DEBIT

\$

OCEANO COMMUNITY SERVICES DISTRICT
 PO BOX 599
 OCEANO CA 93475-0599





OCEANO COMMUNITY SERVICES DISTRICT

1655 FRONT ST
PO BOX 599
OCEANO, CA 93475

Billing Inquiries: (805) 481-6730
Monday - Friday 8:30 am to 4:30 pm
Please visit us at www.oceanocsd.org



Account Information

ACCOUNT NUMBER : 02-03647-00
SERVICE ADDRESS : 2300 CIENAGA (CLUBHOUSE)
SERVICE PERIOD : 11/18/2016 - 01/18/2017
BILL DATE : 01/31/2017
DUE ON : 02/21/2017

Meter Information

Description	Current Reading	Billing Month	Previous Reading	Consumption
WATER	1438	01/2017	1436	2



AUTO PAY ACCOUNT
SEABREEZE MHP CLUB HOUSE
2300 CIENAGA ST
OCEANO CA 93445-8944

3/4"

Non-Residential Base Rate

Special Message

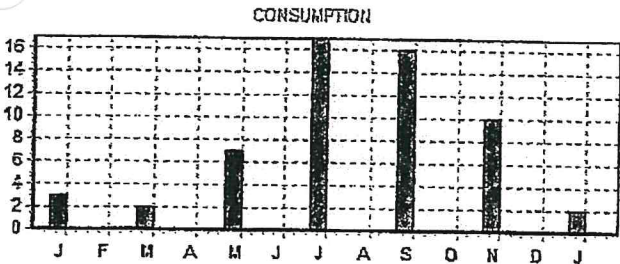
OCSD BOARD OF DIRECTORS MEETS EVERY 2ND AND 4TH WED. OF THE MONTH @ OCSD BOARD ROOM @ 6:30 P.M.

LATE NOTICE \$5 - FEBRUARY 22, 2017
DOOR HANGER \$25 - MARCH 9, 2017
SHUT OFF \$30 - MARCH 14, 2017 @ 9 AM

Current Charges

Cost for 2 units of water Water Rates as of May 20, 2016:	Per Consumption	Cost
WATER USAGE RATE:		
Base First Tier 0-6 units	\$64.50	64.50
Lopez	1.61	3.22
Sewer		21.67
Total Bi-Monthly Charge		\$89.39

Usage Comparison



1 UNIT = 100 CUBIC FT (HCF) OF WATER 1 HCF = 748 GALLONS

KEEP THIS PORTION FOR YOUR RECORDS

PAYMENT COUPON

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

MAKE PAYMENT TO:

OCEANO COMMUNITY SERVICES DISTRICT

PLEASE CHECK BOX FOR PROPERTY OWNER CHANGES (SEE BACK)

ACCOUNT NUMBER: 02-03647-00
SERVICE ADDRESS: 2300 CIENAGA (CLUBHOUSE)
BILL DATE: 01/31/2017
DUE ON: 02/21/2017

CUSTOMER: AUTO PAY ACCOUNT
SEABREEZE MHP CLUB HOUSE
2300 CIENAGA ST
OCEANO CA 93445-8944

DUE AND PAYABLE UPON PRESENTATION

DELINQUENT AFTER DUE DATE

Amount Due

TOTAL AMOUNT DUE 89.39

Amount Enclosed

*** DO NOT PAY - PAID BY DRAFT ***

\$

OCEANO COMMUNITY SERVICES DISTRICT
PO BOX 599
OCEANO CA 93475-0599





California Special Districts Association
Districts Stronger Together

e-News



Governor's Budget Includes Tax on Water Bills



Governor Brown's initial budget proposal for 2018-2019, released in January, includes funding to implement a new State tax on water bills. While just a "framework" at this point, the tax is expected to cost ratepayers from \$1 to \$10 per month depending on the size of the household's water meter. The proposal would also place a fee on fertilizer

mills and dairies. The new revenue would fund State Water Board efforts to provide safe and affordable drinking water to disadvantaged communities with unsecure water supplies. The Governor's proposed budget provides \$4.7 million in 2018-2019 for the State Water Board and the Department of Food and Agriculture to take initial steps toward implementation of this new program, including developing and implementing tax collection systems, conducting an assessment to estimate the level of funding needed to assist water systems, and developing and making available a map of high-risk aquifers used as drinking water sources.

While the Administration has not released the statutory language for the proposal, it has indicated it will be developed out of the framework of [SB 623 \(Monning\)](#), introduced last summer. SB 623 establishes a statewide tax on water, to be collected as a surcharge on water bills by local agencies. Households living under 200% of the federal poverty level would be exempt from the surcharge. The bill also raises fees on fertilizer mills and dairy producers. In exchange for increased fees, SB 623 will provide time-limited protections from enforcement for these businesses under the Porter-Cologne Water Quality Control Act. To be eligible, the businesses must be regulated by the state and in compliance to benefit. This includes a requirement to implement nitrate management programs, best management practices and other state requirements.

According to the Assembly Appropriations Committee, the water tax is expected to raise approximately \$100 million a year to be used to fund projects that improve access to safe drinking water. This aid will be primarily funneled to disadvantaged communities that lack such access to clean drinking water. The funds may be spent on water purification and treatment systems and other critical needs to improve drinking water quality and access. More than 300 schools and communities are estimated to lack safe drinking water in California.

CSDA, ACWA and a coalition of public agencies are opposed to SB 623 unless amended. In an August 18 coalition letter, opponents cite the counterproductive nature of taxing a resource held by California law to be a human right and keeping that resource affordable to all Californians. Opponents also raise concerns about the efficiency and fairness of requiring local water agencies to collect the tax on the State's behalf. The coalition in opposition has proposed amendments that include leveraging federal resources and the State general fund as alternatives to a statewide tax.

The Governor's budget proposal will be heard in the Senate and Assembly Budget Subcommittees on Natural Resources in the coming months. The Governor will issue a budget revision in May and the final budget must be approved by midnight on June 15. Any budget trailer bills have until August 31 to pass the Legislature, but are typically taken up in June with the Budget. Normally, budget trailer bills may be passed with a majority vote. However, any bill imposing a tax requires a two-thirds vote of each house of the legislature. Three of the 80 seats in the State Assembly are currently vacant due to resignations—Assembly Districts 39, 45 and 54. The special elections for each of these offices will occur on April 3. Should no candidate receive a majority of the vote for an office, run-off elections will occur June 5 in conjunction with the Statewide Primary Election.

CSDA legislative representatives will continue to monitor developments of the Governor's proposed budget and work with the legislature and the administration to secure a better solution for California's water challenges. Please contact CSDA Legislative Representative, Rylan Gervase at Rylang@csla.net if you have any questions.

[California Special Districts Association](#) | 1112 I Street | Suite 200 | Sacramento, CA 95814 | 877.924.CSDA (2732)



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e-News



New Study Shows CA City General Fund Payments to Pensions Will Nearly Double Over Next Seven Years

A report released last week by the League of California Cities Retirement System Sustainability Study and Findings confirms that pension costs for California cities are approaching unsustainable levels, and that cities need more tools and options to ensure they are able to retain and attract public sector employees and continue to deliver high quality municipal services to residents.

Dozens of city leaders in recent months have testified before the CalPERS Board of Administration on the urgent need for more solutions and flexibility at the local level to address the rising costs associated with pensions. These leaders, representing mayors, council members, city managers, finance officers and public safety each told their own cities' stories during meetings in September and November 2017.

League Executive Director Carolyn Coleman commented on the importance of this study, which follows numerous representatives from California cities giving voice to the challenges they face delivering services as costs increase.

"The League commissioned this study to put analysis and hard numbers to the realities that cities up and down the state are experiencing with growing pension costs," said League Executive Director Carolyn Coleman. "As the amount cities have to pay into CalPERS each year increases, it puts a great strain on their ability to maintain service delivery levels. The pressures are not only mounting, but will force cities to make very tough choices in the near future. This much-needed data will help inform ongoing discussions with all stakeholders about solutions that will ensure our public sector retirement system is sustainable and that cities have the resources needed to serve their residents."

Key Findings

The study reveals three key findings:

- Rising pension costs will require cities over the next seven years to nearly double the percentage of their General Fund dollars they pay to CalPERS;
- For many cities, pension costs will dramatically increase to unsustainable levels; and
- The impacts of increasing pension costs as a percentage of General Fund spending will affect cities even more than the state because employee costs, including police, fire and other municipal services, are a larger proportion of spending for cities.

Methodology

Bartel Associates, LLC, a leading California actuarial firm serving only public sector clients, conducted the study that examines costs to cities over a seven-year period between FY 2018–19 and FY 2024–25. The analysis was based on two main sources: CalPERS' June 30, 2016, public agency actuarial valuation data and the League's Oct. 18, 2017, City Survey. The study was limited to pension liability only and does not reflect the costs to cities associated with active or other post-employment benefits such as health care.

The complete report is available at www.cacities.org/pensions.



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e-News



CSDA Helps Kill Bad Bills Left Over from 2017

With the State Legislature working in a two-year cycle, special districts were able to celebrate an early season January victory when several bills failed to move forward. CSDA was opposed to all of the following proposed legislation, which would have detrimentally impacted special districts across California:

AB 408 (Chen)

AB 408 would have increased costs of using eminent domain to construct public works projects. Specifically, the bill required payment of a defendant's legal costs in eminent domain cases if the initial offer of the public agency was lower than 90% of the compensation finally awarded to the defendant.

AB 594 (Irwin)

This bill aimed to exempt solar and wind energy projects from preparing a water supply assessment if the project would have been subject to CEQA and would have used under 75 acre-feet of water annually. If it had passed, this bill would have allowed a proliferation of solar and wind energy projects without any assessment of the impact of projects on the local water supply. To help stop this bill from becoming law, CSDA participated in a coalition that persuaded the author not to go forward with the bill.

AB 1489 (Brough)

As drafted, AB 1489 sought to immunize architects from liability if plans prepared by an architect were later subject to a change order. Such immunity for architects would have increased liability and legal costs for special districts. The author withdrew the bill after a coalition, including CSDA, indicated their opposition.

AB 5 (Gonzalez Fletcher)

Labeled by the California Chamber of Commerce as a "Job Killer," AB 5 would have mandated that both private and public employers, with 10 or more employees, offer additional work to existing part-time employees before hiring a new employee, temporary employee, or contractor. This bill was held under submission by the Assembly Appropriations Committee until it failed deadline.

AB 672 (Jones-Sawyer)

This bill would have reduced the ability of both public and investor owned utilities to recover three times the amount of actual damages, plus attorney's fees, when someone steals from the utility. The author chose not to move forward with this bill in 2018.

AB 946 (Ting)

AB 946 would have required CalPERS and CalSTRS to divest from any company assisting in the construction of a border wall. The author chose not to move forward with this bill in 2018.

SB 657 (Bates)

This bill would have allowed an original requester of a public record, utilizing the California Public Records Act (CPRA), to participate in a reverse public records hearing and would require local agencies to pay for

legal costs if they were found to have delayed providing records to the requester under the CPRA.

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