

## Carey Casciola

---

**From:** Virginia Roof [REDACTED]  
**Sent:** Friday, September 3, 2021 2:09 PM  
**To:** carey@oceanocsd.org  
**Subject:** Public Comment - Agenda item 8A

To Whom it May Concern,

I am so glad to see that the Oceano CSD is considering a nomination for the vacant member seat to represent the district on the IWMA Board. I was a resident of Oceano for 7 years and think the community would greatly benefit from having more representation on this Board. I sincerely hope that you select Cynthia Replogle as the alternate member.

Thank you for your time and consideration.

Sincerely,  
Virginia Roof

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

## Carey Casciola

---

**From:** Cheryl Storton [REDACTED]  
**Sent:** Sunday, September 5, 2021 8:37 PM  
**To:** carey@oceanocsd.org  
**Subject:** PUBLIC COMMENT

This concerns agenda item number (#8A). Please consider Cynthia Replogle as a candidate for the alternate member of Authorized Districts on the IWMA Board. Cynthia has been very active in her efforts to improve living conditions in Oceano and would be a good representative.

Sincerely  
Cheryl Storton

## Carey Casciola

---

**From:** Valerie Benveniste [REDACTED]  
**Sent:** Monday, September 6, 2021 8:04 AM  
**To:** carey@oceanocsd.org  
**Subject:** Public comment Agenda item #8A

To whom it concerns:

Our household supports **Cynthia Replogle** for the community service districts' alternate representative on the IWMA Board of Directors.

Although we cannot attend the September 8th IWMA meeting at 6pm, please add our statement to the public comments for that agenda item.

Thank you in advance,

Yours respectfully,

Valerie Benveniste and Norman Miller

## Carey Casciola

---

**From:** charles varni [REDACTED]  
**Sent:** Monday, September 6, 2021 10:30 AM  
**To:** directoraustin@oceanocsd.org; carey@oceanocsd.org  
**Subject:** Public comment for 9.8.21  
**Attachments:** Untitled 11.docx

Please distribute this to the Directors Charles Varni

From Charles Varni

For Public Comment at OCSD Sept 8, 2021 meeting in relation to OAC request that OCSD participate in CurbGutterSidewalk/FloodControl Task Force

Selected highlights from a portion of 2004 County Flood Control plan for Oceano. References to OCSD in **bold**.

3.5.3.1 Storm Drains, Curbs and Gutters Many roadway shoulders in Oceano are bare, allowing runoff from impervious surfaces to flow freely onto residential lots. Low spots on residential lots collect storm runoff and cause localized flooding in many areas of the community. The construction of a network of curbs and gutters would function to confine most runoff to the streets, away from residential lots. Approximately 65,870 feet of new curb and gutter are needed to construct a continuous network in the seven drainage zones. Table 3-7 summarizes the amount of curb and gutter length needed to provide a continuous system that collects and conveys runoff in an efficient manner. 5 Assumes a municipal bond rate of 5 percent, paid off over a period of 25 years. Also assumes that approximately 2,100 parcels in Oceano would be assessed to pay for the improvements. A range in the per parcel assessment is provided because of the assumptions regarding Caltrans involvement, the availability of CDBG funds, and the number of properties being assessed. 3.

Engineering and Alternatives San Luis Obispo County Oceano Drainage and Flood Control Study 3-16 Table 3-7: Length of Needed Curb by Drainage Zone 1

DRAINAGE ZONE	LENGTH OF NEEDED CURB (ft)
Zone A	1,240
Zone B	1,760
Zone C	2,420
Zone D	5,800
Zone E	4,190
Zone F	13,330
Zone G	37,130
Total	65,870

1: Information based on the Oceano General Plan and field inspections. In order to install curbs and gutters, a typical underground storm drain system would be necessary to collect and convey runoff away from residential neighborhoods. Storm runoff would flow in the gutters to one of the drop inlets in Zones D, F and G. From the drop inlets, water would then be conveyed through the storm drains. The storm drain system would consist of a network of trunk sewers and a mainline serving as an interceptor for all the flow. In Zones A, C and E, completion of the curb and gutter system should eliminate all ponding water problems, except for existing isolated infrastructure or topographic problems. The general concept is laid out in Figure 10 of Appendix A. As shown in the figure, the trunk sewers would run north to south and the mainline would run parallel to Highway 1. The storm water would be conveyed to the locations of the Highway 1 improvements discussed above. The reader should note that approximately half of the proposed storm drain pipelines are located in Caltrans Highway 1 right of way. Caltrans will participate in any drainage project that locates facilities within Highway 1 right of way. This discussion is expanded upon in Chapters 5 and 6 of this report

Alternative Costs As summarized in Table 3-8 and Table 3-9, the cost for constructing the curb/gutter and storm drain system in Zones F and G are approximately \$1.8 and \$5.3 million, respectively. Note that higher unit costs were used for the pipelines because of the need for installation of manholes and the uncertainty of additional roadway work associated with the installation of the local storm drainage network. Also additional pipe length may be needed in

some areas. These are conceptual planning level cost estimates and should be refined as more detailed engineering design is accomplished. Table 3-8: Zone F Curb/Gutter and Storm Drain Costs

ITEM	QUANTITY	UNIT COST (\$)	TOTAL (\$)
1 Curb and Gutters	13,330 LF	12 per foot	160,000
Mainline Drainage Pipe	600 LF	250 per foot	150,000
Trunk Sewer Pipe	1,500 LF	200 per foot	300,000
Feeder Pipe	200 LF	180 per foot	36,000
Roadway Reconstruction Estimate			250,000
<b>Subtotal</b>			<b>896,000</b>
Engineering/Design	2	20 percent of subtotal	179,000
Administrative/Environmental	2	60 percent of subtotal	538,000
Contingency	2	20 percent of subtotal	179,000
<b>Total</b>			<b>1,792,000</b>

Notes: 1: Rounded to the nearest thousand 2: County Overhead & Support Costs for Construction Project Planning. Use 100% cumulative markup on construction costs for Coastal Zone Projects. Percentages provided by County (Typical to all estimates in this report).

Table 3-9: Zone G Curb/Gutter and Storm Drain Costs

ITEM	QUANTITY	UNIT COST (\$)	TOTAL (\$)
1 Curb and Gutters	37,125 LF	12 per foot	446,000
Mainline Drainage Pipe	2,500 LF	250 per foot	625,000
Trunk Sewer Pipe	4,100 LF	200 per foot	820,000
Feeder Pipe	640	180 per foot	115,000
Roadway Reconstruction Estimate			650,000
<b>Subtotal</b>			<b>2,656,000</b>
Engineering/Design	2	20 percent of subtotal	531,000
Administrative/Environmental	2	60 percent of subtotal	1,594,000
Contingency	2	20 percent of subtotal	531,000
<b>Total</b>			<b>5,312,000</b>

Notes: 1: Rounded to the nearest thousand 2: County Overhead & Support Costs for Construction Project Planning. Use 100% cumulative markup on construction costs for Coastal Zone Projects. Percentages provided by County (Typical to all estimates in this report).

3.5.3

Proposed Maintenance District Many of the drainage/flooding problems in Oceano are exacerbated by inadequate maintenance of drainage facilities. Currently, the maintenance of drainage infrastructure located within public right of way for unincorporated communities in the County, including Oceano, is the responsibility of the County Public Works Department. The limited availability of County staff and the large area of responsibility make it difficult for District maintenance workers to repeatedly attend to all County drainage facilities prior to all predicted storms and between successive storm events. This means that the maintenance of some culverts and ditches is not performed in a timely manner and, therefore, these culverts and ditches may end up becoming clogged during periodic storm events. If the community elects not to fund the proposed projects, then at a minimum, the community should finance annual maintenance such as channel clearing, sediment removal and vegetation management. **For this reason, it is recommended that either the existing Oceano Community Services District or a separate facility maintenance district be formed to better maintain the drainage infrastructure in Oceano.** Responsibilities of the new maintenance district would include: x Being the contact point for all resident complaints regarding drainage infrastructure in the community x Keeping an organized database of all new drainage infrastructure in the community including the size and capacity of culverts and storm drains, even if this infrastructure is installed by private property owners x Keeping a regular maintenance schedule that may involve multiple maintenance visits where needed x Responding to drainage infrastructure repairs as needed x Conducting an information campaign for creek ownership responsibilities for maintenance and cleaning Having a local facility maintenance district will make it easier to maintain drainage infrastructure as needed throughout the community.

3.7 Summary of Recommendations x **The community should investigate applying for FEMA's Community Rating System to reduce the insurance premiums of home owners in the Special**

**Flood Hazard Area.** x Defer curb and gutter installation requirement when the installation leads to a concentration of runoff onto lower lying properties. x Require that all proposed developments that generate off-site runoff analyze the drainage flow pattern from the lot to the discharge point. x Include the Department of Public Works in the final approval of all development plans. x For homes outside the floodplain, mandate that the finish and garage floor elevation for all new home construction be one foot greater than the adjoining street grade. x Form a maintenance district and establish maintenance responsibility for flood prone areas on private property.

5.2.1 RECOMMENDED FUNDING STRATEGY While many of the recommended projects may involve the need to leverage funding from outside the local community, the strongest applicants for leveraged funding have an established and effective local funding program. The sections in this chapter are organized to outline first, the local funding options that the District and lead agency can establish, and second the outside Federal and State funding options that may be accessed to “match” local funding sources and help implement projects. Because the local match is critical to accessing outside funding, it is highly recommended that the District and lead agency<sup>21</sup> in Oceano begin to establish local funding mechanisms (even if these do not fully fund the recommended projects) in order to be more 21 A “lead agency” to represent Oceano and carry out the recommended drainage improvements has not been approved. The lead agency representing the community would assume control of the projects at completion. The lead agency will be responsible for gaining a preliminary level of community support for projects prior to implementing the engineering planning phase.

5. Funding Alternatives San Luis Obispo County Oceano Drainage and Flood Control Study 5-2 competitive for outside funds. The recommended local funding mechanisms include 1) grants, 2) taxes, 3) assessments, and 4) fees (property based and development impact). **The creation of a local funding source, plus the potential procurement of Federal and State grants, establishes the framework for a comprehensive community funding program. This approach also acknowledges the realistic nature of public projects that no capital improvement of this magnitude can rely solely on grants.**

6.1.1 OCEANO COMMUNITY SERVICE DISTRICT It is recommended that the OCSD serve as the lead agency and manage the proposed project(s) since the OCSD has drainage maintenance authority per LAFCo Resolution 80-6. However, the OCSD has expressed little interest in serving as the lead agency. The implementation discussion below identifies, generically, a “lead agency” as the project proponent and it is not the intent of this report to classify the OCSD as the “lead agency”. Comments received during the information collection phase of this project illustrated that the OCSD will not participate in a lead role, but would observe and comment on proposed improvements. Another (existing or newly formed) group needs to assume the role of lead agency, or the OCSD should amend their position to initiate implementation. **Otherwise, the recommended projects will not be implemented and the problems identified in this report will continue.** Home owners must also be willing to fund a significant portion of the required capital costs. The potential for supplemental grant funding could reduce the financial burden on home owners, but grant funding is not guaranteed.

6.2.1 IMPLEMENTATION STEPS

6.2.1.1 Community Designates a Lead Agency An existing or newly formed group needs to assume the role of lead agency. The lead agency representing the community would assume control of the project at completion. The lead agency will be responsible for gaining a preliminary level of community support for projects prior to implementing the engineering planning phase.

6.2.1.2 Lead Agency Prepares Basis of Design Report The lead agency would fund and complete a Basis of Design Report within 12 months of start. The Basis of Design Report would include a description of the existing problem, proposed alternatives, recommended project, preliminary alignments, potential environmental impacts, and cost estimates. Based on the engineering analysis, project cost estimates will be developed to determine the appropriate funding mechanism to construct and maintain the completed project. The cost estimates will continue to be refined and the level of accuracy will improve during the design phase. The Basis of Design Report should provide cost information in sufficient detail to initiate benefit assessment proceedings.

6.2.1.3 Caltrans Cooperative Agreement Every effort should be made to identify cooperative features as early as possible in the project development stage. Upon conception of a cooperative project, Caltrans and the lead agency should enter into an agreement as soon as possible to outline understandings as to responsibilities for the various phases of project development to be performed. A formal agreement should always be executed prior to incurring any costs for design environmental studies, right-of-way activities, reviews, etc. Preliminary analysis indicates that approximately half of the storm drain pipes will be located within Highway 1. Caltrans may request assurance that adequate funding exists prior to entering an agreement. Coordination should begin during the preparation of the Basis of Design Report, however, the agreement will likely not be signed until a benefit assessment is passed or other adequate funding source is identified.

6.2.1.4 Conduct Benefit Assessment Proceedings The lead agency would conduct a benefit assessment proceeding for the properties that benefit from the improvements. We assumed that the entire community would benefit from Highway 1 improvements. The benefit assessment would be in place prior to moving forward with permitting, environmental compliance, and design. Property owner support is imperative to the success of this project. Without this support, the project will not proceed beyond the preparation of a Basis of Design Report. If approved, the benefit assessments would be used to secure bonds that finance a portion of the project construction. Bonds are typically sold shortly after the project construction bids are received. Under most assessment proceedings, property owners are given the option to either pay-off the principal amount of their assessment prior to bond sale or to finance the assessment over time at the bond rate and term. Currently, rates for municipal bonds are on the order of 5 to 5.5 percent and terms are typically 20 to 25-years.

Table 1: Curb and Gutter Data Drainage Zone Length of Needed Curb (ft) Zone A 1,240 Zone B 1,760 Zone C 2,420 Zone D 5,800 Zone E 4,190 Zone F 13,330 Zone G 37,125 Total 65,865 \* these numbers were based on the Ocean

Table 1: Curb and Gutter Data Drainage Zone Length of Needed Curb (ft) Zone A 1,240 Zone B 1,760 Zone C 2,420 Zone D 5,800 Zone E 4,190 Zone F 13,330 Zone G 37,125 Total 65,865 \* these numbers were based on the Ocean General Plan

## Carey Casciola

---

**From:** Dick Dannells [REDACTED]  
**Sent:** Monday, September 6, 2021 10:44 AM  
**To:** carey@oceanocsd.org  
**Subject:** Cynthia Replogl

To whom it concerns:

### PUBLIC COMMENT

This is in regard to agenda item number 8A

I strongly support considering nominating **Cynthia Replogl** for the vacant Authorized Districts alternate member on the IWMA Board. She is well qualified for this position.

Although I cannot attend the September 8th IWMA meeting at 6pm, please add my statement to the public comments for that agenda item.

Thank you for your consideration of this matter.

Dick Dannells

## Carey Casciola

---

**From:** Linda Busek [REDACTED]  
**Sent:** Monday, September 6, 2021 10:52 AM  
**To:** carey@oceanocsd.org  
**Subject:** Vote cast to support Alternate IWMA Representative Cynthia Replogle

Please record my support of **Cynthia Replogle** for the community service districts' alternate representative on the IWMA Board of Directors.

I am unable to attend in person September 8th IWMA meeting at 6pm, please add my supportive statement to the public comments for the agenda item #8A.

Thank you for your attention,

Linda Busek

## Carey Casciola

---

**From:** Richard Lasiewski [REDACTED]  
**Sent:** Monday, September 6, 2021 2:38 PM  
**To:** carey@oceanocsd.org  
**Subject:** RE:OCSD agenda Item #8A

My wife, Kersti, and I support **Cynthia Replogle** for the community service districts' alternate representative on the IWMA Board of Directors.

I will not attend the Meeting in person but please add our support for her to the public comments for item #8A.

Thank you in advance,

Thank You, Richard Lasiewski, D.O., DABR

## Carey Casciola

---

**From:** DONNA PRISHMONT [REDACTED]  
**Sent:** Tuesday, September 7, 2021 9:32 AM  
**To:** carey@oceanocsd.org  
**Subject:** Public comment, Item #8A

Public Comment, Item #8A

I support Cynthia Replogle for your consideration to nominate her for the vacant Authorized Districts alternate member on the IWMA Board.

I live in Nipomo and am unable to attend the meeting. However, I would appreciate it if you would enter my comments in the public record for Item #8A.

Thank you for your time and attention.

Sincerely, Donna Prishmont=

## Carey Casciola

---

**From:** elizabeth Fordyce [REDACTED]  
**Sent:** Tuesday, September 7, 2021 10:15 AM  
**To:** carey@oceanocsd.org  
**Subject:** Contact Form Submission, Subject: Other | Entry ID 892

### Name

elizabeth Fordyce

### Email

[REDACTED]

### Subject

Other

### Message

As a member of the community I would like it to be known that I support Cynthia Replogle for community service districts alternate representative on the IWMA Board of Directors. Cynthia will is a logical choice for this board.

I would appreciate reading of my statement during public comment for this agenda item #8A.

Kind regards,  
Elizabeth Fordyce

## Carey Casciola

---

**From:** Elizabeth Fordyce [REDACTED]  
**Sent:** Tuesday, September 7, 2021 10:28 AM  
**To:** carey@oceanocsd.org  
**Subject:** Public Comment Re: Agenda Item 8A

Hello,

As a member of the community I would like to support Cynthia Replogle for the community service districts alternate representative on the IWMA Board of Directors. Cynthia would be a logical and responsible addition to the IWMA board.

I would appreciate reading of my public comment during public comment regarding agenda item 8A.

Kind regards,