



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

AGENDA FIRE COMMITTEE MEETING

1655 Front Street
6:30 P.M.

November 09, 2009

Oceano
MONDAY

COMMITTEE MEMBERS

Barbara J. Mann, Director/Chair
Pamela Dean, Director

STAFF

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

-
1. Roll Call
 2. Public Comment
 3. Approval of Minutes
 - a. Unavailable
 4. Report of the Fire Operations
 - a. Fire Operations (Hubert & Leathers)
 5. New Business
 - a. None
 6. Old Business
 - a. Status of Engine Exhaust Removal System
Update regarding Installation
 - b. Status of Fire Consolidation *
Update on Progress Toward 07/01/10 Implementation of JPA
 7. General Manager Items/Discussion *
 - a. Discussion re Step-Increase for Captain
 - b. Other
 8. Written Communications

Adjournment

* Oral Presentation/Discussion

**P.O. Box 599, Oceano, CA 93475
1655 Front Street, Oceano, CA 93445
(805) 481-6730/FAX (805) 481-6836
www.oceanocsd.org / ocsd@oceanocsd.org**

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

The Meeting was called to order by VP Hill at 6:30 p.m.

1. Roll Call

Present: Vice President Hill, Director Dahl, Director Dean, Director Lucey

Absent: President Mann

Staff Present: Raffaele F. Montemurro, Board Secretary/General Manager;
Gina Davis, Deputy Board Secretary/Administrative Assistant;
Philip T. Davis, Utility Operations Supervisor; Mike Hubert, Fire Chief;
Ryan Fothergill, District Legal Counsel;
John Wallace, District Consulting Engineer

2. Flag Salute

VP Hill led the flag salute.

3. Public Comment *

None.

4. Board Member Items/Discussion *

Dir Lucey stated there is a divided Board, and she has no access to District's bank account. Every month, since she has been on the Board she has been handed a list of warrants to approve with check and warrant numbers. She believes the signing of the warrants process is flawed because it is at the end of the meeting when everyone is very tired and we trust the staff with what is in the warrant pack. She stated that our financial tracking system is outdated.

5. Review and Approval of Minutes

a. September 23, 2009

VP Hill stated page 7, item number 9 d, Interim Funding for the Period September 24 through October 15, 2009, while Budget for 2009-10 is in Progress had 2 Noes. The Noes are VP Hill and Director Lucey. The sentence "**The Board directed staff to pay warrants for period September 24, 2009 through October 15, 2009 , 3,2.**" needs to be changed to "The Board directed staff to pay Interim Funding for the Period September 24 through October 15, 2009, while Budget for 2009-10 is in Progress," and was approved with a 3-2 vote, with VP Hill and Dir Lucey voting no.

VP Hill stated on page 9, item number 14. VP Hill and Dir Lucey. Noes vote were not recorded. The count **3, 2** needs read 3-2.

b. September 30, 2009 (Special)

VP Hill stated on page 3 the actual proposal was to eliminate the Administrative Assistant and Office Manager positions, not eliminating \$100,00 through cutting staff by closing the office one to two days a week.

c. October 14, 2009

VP Hill referred to page 5, asked AA Davis if the actual restricted reserves through 2008 and

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

projected estimates through June 30, 2009 would be available at this meeting. AA Davis responded no.

After a request for public comment, none being given, upon motion by Director Dean and second by VP Hill, the Board approved the minutes as corrected above for September 23, 2009, September 30 (Special), October 14, 2009 4-0 with President Mann absent.

6. Reports*

a. September, 2009 Report for the Administration Department
AA Davis presented the report and the Board directed it be received and file.

b. September, 2009 Report for the Utility Departments
UOS Davis presented the report and the Board directed it be received and file.

7. Fire Items

a. None.

8. Utility Items

a. Cleaning and Inspection of District Sewer and Water Lines
Continual Disclosure of the Emergency Declared by the Board of Directors
Concerning the Cleaning and Inspection of the District Sewer and Water Mains.

Therefore, after a request for public comment, (none being given), upon motion by Director Dean, second by Director Dahl, and on the following roll call, to wit:

AYES: Director Dean, Director Dahl, Director Lucey, VP Hill.

NOES: None

ABSENT: President Mann

ABSTAIN: None

The Board approved the Continuance of the Declaration of Emergency, 4-0 with President Mann absent.

b. Presentation by Courtney Howard, PE, Water Resources Engineer, SLO County Public Works Department *

PE Howard gave a slide presentation titled, "State Water and County Planning and Water Management Efforts"

Dir Dean asked is the drought buffer prepared yearly and reported to the County and how many years are contracted: PE Howard stated it is a permanent contract, and the drought buffer may be increased but not decreased.

Dir Lucey asked who subcontracts with the County for State Water? PE Howard stated the City of Pismo Beach will enroll in the Drought Buffer Program, Shandon has no turnout, and Avila Beach is currently not enrolled.

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

VP Hill stated the County has only done the level measurement to date on the wells and has not done quality measurements. Would you be able to deduce the condition of the salt water intrusion by monitoring the levels? PE Howard stated the level and their level above and below sea water can help support or not support the quality measurements you are seeing in the basin. VP Hill stated corroborating data.

PE Howard stated there are grant eligibility opportunities associated with Integrated Regional Water Management Plan <IRWM Plan>. She mentioned the Prop 84 is directly related to IRWM Program.

Dir Dean asked what are the kinds of projects being looked at for the Program and if OCSD can participate? PE Howard answered definitely and suggested that the District become signatories on the MOU. She stated definitely the more integrated the benefits of the projects if they address quality, supply, and flood control the more competitive they are and inter agency cooperation makes a better project for eligibility purposes.

VP Hill asked if the sentry wells were transferred to the County from the Department of Water Resources <DWR>, would the County continue to monitor the water levels while the Northern Cities would monitor quality as part of the court settlement for the Ground Water litigation? PE Howard stated not sure.

Nina Grabel, Oceano, stated there is no carbon in water and draws attention to Carbon Tax. Ms. Grabel and Dir Dahl stated they would like to know the fluoride content in the water.

c. Sewer Rehabilitation Project *

DCE Wallace reported the County finally received the executed agreement from the State and the County has executed and sent it back. Once the Agreement received, Wallace Group will be able to release the last 3 projects to Baker Construction. The deadline has been extended from December 31, 2009 to end of March 2010.

d. Water Supply Update *

DCE Wallace presented OCSD Water Supply Issues Northern Cities Groundwater Basin.

VP Hill asked when we incur wheeling costs. DCE Wallace answered, anytime you put water through the pipe, whether it be drought buffer or allocation water, we will pay the wheeling cost of \$25 per acre foot. He stated that the drought buffer water is \$100 AFY which incorporates the \$25 for wheeling.

PE Howard and DCE Wallace stated there is a fixed and a variable cost. As an example, VP Hill stated we have 20 acre feet <AF> and only 10 acre feet were delivered we will pay

20 AF x \$75 and 10 AF x \$25 for wheeling.

Dir Lucey stated if there is a draw-down in any particular order. DCE Wallace answered we are paying full cost for our State and Lopez water no matter how much we use, we need to draw

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

from State and Lopez first. Dir Lucey asked do we have the capability to receive all the water that we have paid for into the area. DCE Wallace answered USO Davis and Arroyo Grande have been conducting flow tests at the Brisco Turnout. DCE Wallace stated that we may be able to get ort full entitlement.

DCE Wallace and PE Howard will be providing examples of equations in figuring out the fixed and variable costs.

Dir Dahl and DCE Wallace agreed that the wells need to have not been pumped for awhile in order to obtain an accurate reading. The data on the Wells No. 7 and 8 slide was data taken in October, which is the a low time.

DCE Wallace stated the sea water intrusion wedge between the saltwater & fresh water interface is very discreet; not a big zone and it was misrepresented in size. The zone is compact; as it takes place seawater and fresh water are different and it is heavier and it creeps in and which is why we see a large jump in the chlorides.

Dir Lucey asked if the recommendations would change after learning the Brisco Turnout can pump to capacity and can we get all of the water already paid. DCE Wallace stated that OCSD's groundwater wells needed to be pumped periodically for sampling required by State and for maintenance. He stated the goal is to use water from the various sources for the least amount of cost.

VP Hill stated on behalf of Rick Searcy, Oceano, about the injecting of lagoon water into the groundwater basis as a buffer opposed to or in conjunction with recycled water. VP Hill asked what quantity of recycled, or whatever source, would establish the buffer zone. DCE Wallace stated there are environmental issues and the lagoon water would need to be treated similar to recycled waste water because of the wildlife which inhabits it.

e. Water and Sewer Rate Study *

Steve Tanaka of The Wallace Group reported they are working with District Staff to extract accounting data in a format suitable for Clayton Tuckfield to import into a spreadsheet. He stated they would be coming back at a later date with options. VP Hill asked if all the information been supplied by District Staff? Mr. Tanaka answered it is an issue of getting the data into a suitable format. Mr. Tanaka stated Clayton Tuckfield will take up to 3 months for preliminary findings and then will come present them to the District.

The Board directed staff to receive and file all reports; to coordinate with other agencies in the Northern Cites Groundwater Basin to develop a coordinated plan to diminish Groundwater pumping, and facilitate the use of alternate supplies; and to have staff to return to the Board to report in more detail the cost of alternate supplies and arrangements with others to share the cost of this program.

GM Montemurro reported attending the Gentlemen's Agreement with DCE Wallace. GM Montemurro stated DCE Wallace, and UOS Davis and he will attend the next meeting together in November.

f. Review of Current Tracts and Developments Projects and Staff Recommendations

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

- (1) WEISS: Add 13' wall to make bedroom on Laguna (W/S and F/S letters)
- (2) MORNINGSTAR: SFR on Beach Street (W/S and F/S letters)
- (3) PETYKO: Mixed Use on Railroad Ave (W/S and Fee letters)

Dir Dean asked what is the radius of the Cobra Head street lighting. Director Lucey stated about 15 feet. AA Davis stated it has been about 15 years since the last night street light survey.

Carol Hensen, Halcyon Mobile Home Park Resident, stated the County Code requirements for streets regarding lighting in the health and safety issues. She suggests that neighbors rally together to pay for additional street lighting instead of District taking on the cost. Nina agreed with Ms. Hensen and the rallying of neighbors to take care of the lighting and sidewalks.

Dir Dean requested that the survey of street lighting be placed on next agenda for discussion and the survey of lights

Director Dean recommends that staff include the street lighting survey and a discussion at the next scheduled Board Meeting.

The Board approved the 3 projects.

- g. First Reading Update Ordinance Fees for New Water Meters and Sewer Connections *
A presentation by Vice President Hill and Dir Lucey, and first reading of proposed OCSD Ordinance # 2009-01 regarding water meter and sewer connection fees.

Dir Lucey and VP Hill proposed modifying OCSD Ordinance # 2006-01. The proposed recommendation is to take the old \$500.00 sewer connection fee and increase the fee to \$1650 which will include the inspection fee. VP Hill itemized the various proposed charges for connection fees and stated DCE Wallace confirmed that Clayton Tuckfield will include in the water and sewer rate studies to consider all the various incidental charges not just rates for commodity water.

Dir Dean stated all new homes are required to have 1 inch meters due to the requirement that sprinklers be installed.

GM Montemurro attended the Water & Sewer Committee and stated the Committee looked at items that have been on the books since 1984 and described the process of how this item got on the agenda.

DLC Fothergill stated the Board needed to have written findings from the Water and Sewer Committee to have a coherent understanding for preparing the amendment of the Ordinance prior to the first reading. VP Hill stated that the information provided tonight will be considered a report out of the Water and Sewer Committee.

Dir Lucey stated she would like to see the Ordinance done in-house as a Board activity. Dir Dahl stated he would like to see how the fees are broken down.

VP Hill tabled this item.

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

Nina Grabiell agreed with Dir Dahl to provide support for calculating the fees so the residents are able to understand what is being proposed.

9. Administrative Items

a. Status Report on 2007-2008 Audit

GM Montemurro reported he has delivered the final items to complete audit. VP Hill stated he has contacted auditor and there has been 3 transmissions of paperwork

Carol Hensen expressed her concerns about the lagging of the audits.

VP Hill stated there were a number of red flags for fraud that showed up in one of the California Special District Association magazines and he then compared the report to past audits and he noted that there were 7 out of 9 red flags that are right here in the District, one being the non-reconciling of bank statements for several years. He hopes that staff will deliver whatever information the accountant needs.

Nina Grabiell asked what is the policies and procedures for staff to respond to the Board.

Dir Lucey asked to move item 14, Consideration of Warrants, to 9c and the Board concurred.

b. Resolution Re: Loan Securitization

This item is on the agenda to approve the Form of and Authorizing the Execution and Delivery of ,a Purchase and Sale Agreement and Related Documents with Respect to the Sale of the Seller's Proposition 1A Receivable from the State; and Directing and Authorizing Certain Other Actions in Connection Therewith.

GM Montemurro reported the paperwork ready to be signed by President Mann and himself after it was received from District Legal Counsel then sent certified returned receipt requested. Once the process is completed, the District should receive \$68,666, based on our property tax revenue for last year. The deadline for Prop 1A docs is November 6th, 2009. DLC Fothergill stated that approval of the resolution is necessary.

VP Hill stated items to be resolved are the California Statewide Communities Development Authorities Revenue Bonds, State of California Prop 1A Receivables Program Series 2009, and Resolution 2009-15. DLC stated this is a lengthy resolution and suggested reading the Resolution by title only.

Therefore, after a request for public comment, (none being given), upon motion by Director Dean, second by Director Dahl, and on the following roll call, to wit:

AYES: Director Dean, Director Dahl, Director Lucey, VP Hill

NOES: None

ABSENT: President Mann

ABSTAIN: None

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

The Board approved Resolution No. #. 2009-15, A RESOLUTION APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE SALE OF THE SELLER'S PROPOSITION 1A RECEIVABLE FROM THE STATE; AND DIRECTING AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH, with a 4-0 with President Mann absent.

14. Consideration of Warrants

Dir Lucey stated Page 2, Payee: United Staffing Associates, Check # 49851, in the amount of \$3581.66. She asked if #49851 is that the check number or invoice number listed under check numbers. AA Davis responded, the check number is not the control number nor is it an invoice number.

VP Hill stated he has taken time to generate a spreadsheet over the last year because it was unintelligible what the check numbers are. The check number is at the bottom of the check and nowhere in our warrants do you see the control number that comes back on the bank statement that is referred any OCSD document. Instead we have this number that appears on the check that is not the bank magnetic number which is used by clearing houses and the bank. He stated that the check number series are random and all over the place which makes it almost impossible to audit. That is why he went through the exercise of creating a spreadsheet of putting bank control number with the District check number. He stated that the warrants look reasonable provided we have a bill he can look at to all warrants that show these numbers and is prepared to approve these warrants this evening however, this is the last time he will ever vote for a warrants summary that has a number reporting to be a check number that is not identical to bank control number which is the magnetically written clearing house number that appears on every check and does not want to see any series numbers, District numbers, or file numbers. He suggests using numbers in chronological order. He stated that another red flag for fraud is that the District does not balance the check book. He has brought it the attention of District Counsel and the auditor and states this is unacceptable. He stated he is in the process of going through the current fiscal year and will be giving to auditor.

Dir Lucey stated check numbers on the warrants summary have no value. She holds leadership responsible; if the District has a Board President who cannot read a ledger or a check OCSD does not have much of a leader, and who has been self-appointed to do it again for another year. She states she will never again approve warrants unless there are changes because it is misleading and she cannot find value in a check number, adding that she does not hold one individual responsible.

VP Hill stated that we are required by law to pay employees and approving the warrants is meeting the District's legal obligations; however, again this is the last time he will approve warrants in current format. He insisted that warrant by warrant correspond with the invoice and he will be recording the actual check numbers that correspond.

Nina Gabriel asked the Board to ask staff for explanation of where do the check numbers come from to clarify what is going on. She stated people have been in the office for a long time and where is the accountability. She addressed the purchase of a safe from Staples

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

and how the District has operated without a safe for years, and the safety of the rate-payers' money. She stated we have cash that is able to be lifted, checks numbers that do not match real checks, answers are not being given, audits are behind, budgets are behind schedule, and she felt it was too much opportunity for embezzlement and fraud. She suggested there be an investigation.

Dir Dean asked if anyone spoken with staff. VP Hill stated no, he is sick to death of going over it. Dir Lucey stated she was in the office today and spoke with AA Davis and GM Montemurro and ask why these are immaterial to each other. She suggests cross referencing and saw checks that Dir Dahl had signed that were not the right amount and one check with one signature. She states that everyone has a part responsibility in this system.

VP Hill suggested the Board adopt using the bank number and not some fictitious number that is randomly generated.

GM Montemurro stated after hearing the concerns of Dir Lucey, he will better identify the number that is seen sheet and would going to match the number on the lower left part of the check and that will help the person signing match it up. Dir Lucey agreed with GM Montemurro.

Therefore, after a request for public comment, (none being given), upon motion by Director Lucey, second by Director Dean, and on the following roll call, to wit:

AYES: Director Lucey, Director Dean, Director Dahl, VP Hill

NOES: None

ABSENT: President Mann

ABSTAIN: None

The Board approved the expenditures as shown on the Warrant Register Summary in the amount of \$92,639.63 with a notation that the check numbers given are District assigned check numbers and not the actual bank control numbers. 4-0 with President Mann absent.

A motion was made by Dir Dean, second by Dir Dahl, to continue the meeting until 10:30. The motion failed on a vote of 2-2, with President Mann absent.

VP Hill adjourned meeting 10:00 PM.

c. Old Business – No Status Change/No Report *

- (1) Drainage Issues
- (2) Review of Codification Sections
- (3) 2009-10 District Goals

9. Administrative Items (Continued)

d. New Business

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

(1) Board Meeting Schedule for November and December, 2009 *

10. Reports of District Representatives *

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

a. PRESIDENT BARBARA MANN

- | | | |
|-----|-------------------|------------|
| (1) | SSLOCSD | 10 07 2009 |
| (2) | Fire Committee | None |
| (3) | Finance Committee | 10 22 2009 |
| (4) | Other | |

b. VICE PRESIDENT JIM HILL

- | | | |
|-----|-------------------------------|------------|
| (1) | SSLOCSD | 10 21 2009 |
| (2) | Water & Sewer: Fees & Charges | 10 19 2009 |
| (3) | Finance | 10 22 2009 |
| (4) | Other | |

c. DIRECTOR VERN DAHL

- | | | |
|-----|--------------------------|------------|
| (1) | OAC | 10 19 2009 |
| (2) | Ad Hoc: Fees and Charges | 10 20 2009 |
| (3) | Other | |

d. DIRECTOR PAMELA DEAN

- | | | |
|-----|--------------------------|------------|
| (1) | Fire Oversight Committee | None |
| (2) | Fire Committee | None |
| (3) | Ad Hoc: Fees and Charges | 10 20 2009 |
| (4) | Other | |

e. DIRECTOR MARY LUCEY

- | | | |
|-----|-------------------------------|------------|
| (1) | Water & Sewer: Fees & Charges | 10 19 2009 |
| (2) | Other | |

11. ADJOURN TO CLOSED SESSION

The Board will adjourn to closed session to consider the following item:

a. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION *

CLOSED SESSION – A closed session pursuant to Government Code Section 54956.9(b) to meet with agency's legal counsel concerning pending litigation. (Santa Maria Groundwater Litigation, Santa Clara County, Lead Case # CV 770214)

RETURN TO OPEN SESSION

12. General Manager Items/Discussion *

a. Halcyon Mobile Homes

b. Update on A/P position

OCEANO COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2009

Wednesday

Oceano

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

Adjournment

Raffaele F. Montemurro, Board Secretary

* Oral Presentation/Discussion



Oceano Fire Department



REPORT FOR OCTOBER 2009

During the month of October, the department responded to a total of 67 calls. 27 were in Oceano, 20 were in Grover Beach, 12 were in Arroyo Grande, 8 were with Cal Fire and 0 on the beach. Of the 27 calls in Oceano, 18 were EMS related, 1 fire and 8 miscellaneous calls. This put the total as of this report at 672. This time last year the call total was 631. This is 41 calls ahead of last year. The average call per day was 2.2

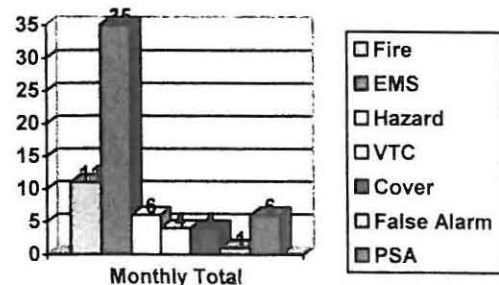
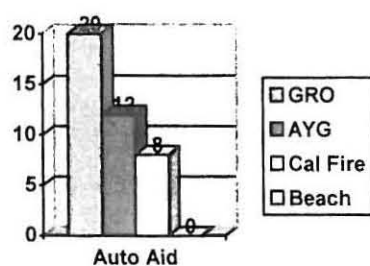
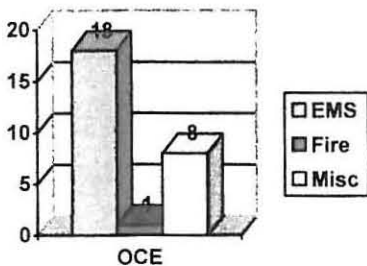
Training-

Joint Training with Arroyo Grande and Grover Beach FD.

The departments trained together on building construction, fire ground hydraulics and hazardous material incidents.

Equipment-

We had the opportunity for two auto extrication companies to participate at Station 61 for a tool comparison. This allowed all three stations to determine what extrication equipment to standardize in the future. Station 61 also used this time to compare equipment that we will be purchasing in the near future with the In Lieu Fee's that were awarded to us.





Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

AGENDA BOARD OF DIRECTORS MEETING

1655 Front Street
Oceano
6:30 P.M.

Wednesday

November 11, 2009

BOARD MEMBERS

Barbara J. Mann, President
Vern Dahl, Director
Mary K. Lucey, Director

Jim Hill, Vice President
Pamela Dean, Director

SECRETARY TO THE BOARD

Raffaele F. Montemurro
General Manager

DEPUTY SECRETARY TO THE BOARD

Gina A. Davis
Administrative Assistant

FIRE CHIEF

Chief Mike Hubert

UTILITY OPERATIONS SUPERVISOR

Philip T. Davis

ALL ITEMS APPEARING ON THE AGENDA ARE SUBJECT TO BOARD ACTION

1. Roll Call
2. Flag Salute
3. Public Comment *
Any member of the public may address the Board on any item of interest within the jurisdiction of the Board. The Board will listen to all communications; however, in compliance with the Brown Act, the Board cannot act on items not on the agenda.
4. Board Member Items/Discussion *
5. Review and Approval of Minutes
 - a. October 28, 2009
6. Reports*
 - a. Commander Brian Hascall, Sheriff's South Station
 - b. October, 2009 Report for the Fire Department

RULES FOR PRESENTING TESTIMONY

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

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

7. Consideration of Warrants
8. Fire Items
 - a. Update regarding Exhaust Removal System *
9. Utility Items
 - a. Cleaning and Inspection of District Sewer and Water Lines
Continual Disclosure of the Emergency Declared by the Board of Directors
Concerning the Cleaning and Inspection of the District Sewer and Water Mains.
 - b. Review of Current Tracts and Developments Projects and Staff Recommendations
 - (1) CASTENADA: 3-lot split; 16th Street (W/S and F/S letters)
 - (2) ST FRANCIS OF ASSISI CHURCH: Community Hall, Beach St (W/S and Fee letters)
 - (3) NEWBERGER: Replace SFR; 15th Street (F/S letter)
10. Administrative Items
 - a. Status Report on 2007-2008 Audit *
Report from General Manager and Board Liaison
 - b. Codification *
Discussion regarding status of Codification
 - c. Old Business – No Status Change/No Report *
 - (1) Drainage Issues
 - (2) Review of Codification Sections
 - (3) 2009-10 District Goals
 - (4) Water Supply
 - (5) Sewer Rehabilitation Project
 - c. New Business
 - (1) Board Meeting Schedule for November and December, 2009
 - (2) Street Lighting *
Request by Director Dean to discuss having a lighting survey done
11. Reports of District Representatives *

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

 - a. **PRESIDENT BARBARA MANN**
 - (1) SSLOCSD 10 21 2009 & 11 04 2009
 - (2) Fire Committee 11 09 2009
 - (3) Finance Committee 10 22 2009
 - (4) Other

11. Reports of District Representatives (Continued) *

b. VICE PRESIDENT JIM HILL

- (1) SSLOCSD 10 21 2009 & 11 04 2009
- (2) Water & Sewer: Fees & Charges 10 19 2009
- (3) Finance 10 22 2009
- (4) Other

c. DIRECTOR VERN DAHL

- (1) OAC 10 19 2009
- (2) Ad Hoc: Fees and Charges 10 20 2009 & 11 04 2009
- (3) Other

d. DIRECTOR PAMELA DEAN

- (1) Fire Oversight Committee None
- (2) Fire Committee 11 10 2009
- (3) Ad Hoc: Fees and Charges 10 20 2009 & 11 04 2009
- (4) Other

e. DIRECTOR MARY LUCEY

- (1) Water & Sewer: Fees & Charges 10 19 2009
- (2) Other

12. ADJOURN TO CLOSED SESSION

The Board will adjourn to closed session to consider the following item:

a. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION *

CLOSED SESSION – A closed session with District Legal Counsel pursuant to Government Code Section 54956.9(c) to consider whether to initiate litigation.

RETURN TO OPEN SESSION

13. General Manager Items/Discussion *

- a. Update regarding Gentlemen's Agreement
- b. Update regarding Wallace Group Visit
- c. Update regarding Tuckfield Contract
- d. Update regarding response to Grand Jury Recommendation
- e. Update regarding Prop 1A, Loan Securitization

14. Board Member Discussion *

15. Public Comment *
16. Written Communications
(Correspondence for the Board Received After Preparation of this Agenda is Presented by the General Manager)

Adjournment

* Oral Presentation/Discussion

ALL ITEMS APPEARING ON THE AGENDA ARE SUBJECT TO BOARD ACTION

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

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Oceano Fire Department



REPORT FOR OCTOBER 2009

During the month of October, the department responded to a total of 67 calls. 27 were in Oceano, 20 were in Grover Beach, 12 were in Arroyo Grande, 8 were with Cal Fire and 0 on the beach. Of the 27 calls in Oceano, 18 were EMS related, 1 fire and 8 miscellaneous calls. This put the total as of this report at 672. This time last year the call total was 631. This is 41 calls ahead of last year. The average call per day was 2.2

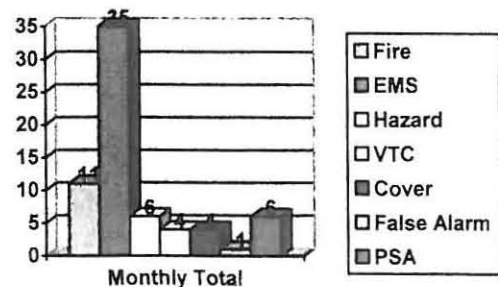
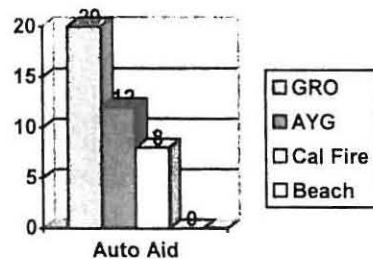
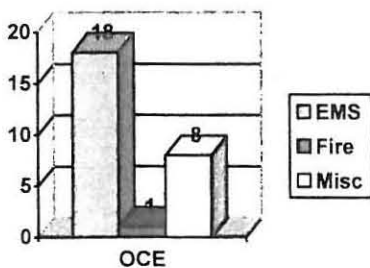
Training-

Joint Training with Arroyo Grande and Grover Beach FD.

The departments trained together on building construction, fire ground hydraulics and hazardous material incidents.

Equipment-

We had the opportunity for two auto extrication companies to participate at Station 61 for a tool comparison. This allowed all three stations to determine what extrication equipment to standardize in the future. Station 61 also used this time to compare equipment that we will be purchasing in the near future with the In Lieu Fee's that were awarded to us.





Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

November 11, 2009

TO: Board of Directors, OCSD

FROM: Raffaele F. Montemurro, General Manager

SUBJECT: CLEANING AND INSPECTION OF DISTRICT SEWER AND WATER LINES

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

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

Agenda Item 11 11 2009 9.a.



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

November 6, 2009

Carlos Castaneda
P.O. Box 430
Grover Beach, CA 93483-0430

SUBJECT: APN 062-282-007; OCSD PROJ #6349 SLO CO #2005-00115
OWNER/PROJECT: Castaneda/ 3-Lot Split

Dear Mr. Castaneda:

Oceano Community Services District will serve the 3-lot split proposed for APN 062-282-007; subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. There are no fees due at this time.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Offsite improvements for water, sewer, street lighting, and/or fire protection may be required and will be determined when engineered plans are submitted for District review.
4. A fire safety plan exception of content letter has been issued, with the understanding that a 20' wide access or driveway must be paved with an all-weather surface.
5. If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.
6. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
7. All projects will require final inspections by OCSD.

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

Agenda Item 11 11 2009 9 b. (1)

Carlos Castaneda
Page 2
November 6, 2009

This will serve letter will expire November 6, 2010 and is nontransferable. The District reserves the right to review service at the time permits are issued. If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

Raffaele F. Montemurro, General Manager

RFM/PTD/cap



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6886

November 6, 2009

San Luis Obispo County
Planning & Building Department
Rm 317, County Government Center
San Luis Obispo, CA 93408

Attention Leslie Perry:

**SUBJECT: FIRE SAFETY PLAN FOR APN #062-282-007/ OCSD PROJ# 6349
SLO CO PERMIT #2005-00115
OWNER/PROJECT: CASTANEDA / 3 LOT SPLIT**

Dear Ms. Perry:,

After reviewing information concerning building permit application, OCSD has determined that this falls under the EXCEPTION OF CONTENT REQUIREMENTS (Section 22. 05. 082 a (3)) since fire sprinklers will be installed. As a result, the District will not require the builder to submit a fire safety plan, with the understanding that the 20' wide access or driveway must be paved with an all-weather surface.

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

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

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

RFM//PTD/cap



tract # 6549

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

NOTICE OF PUBLIC HEARING

VICTOR HOLANDA, AICP
DIRECTOR

WHO: San Luis Obispo County Subdivision Review Board

WHEN: **Monday, June 5, 2006**, at 9:00 a.m. (All items are advertised for 9:00 a.m. To find out the agenda placement call the Planning Department at 781-5600)

WHAT: Hearing to consider a request by **CARLOS CASTENEDA** for a Vesting Tentative Parcel Map (CO 05-0207) to subdivide an existing .56 acre parcel into three parcels of 6,526, 7,004 and 10,892 square feet each for the purpose of sale and/or development. The project also includes a request for an exception to the setback standards included in Section 22.10.140 of the Land Use Ordinance to allow a 24 foot, 7 inch front setback for an existing residence instead of the required 25 foot front setback. The project includes off-site road improvements to 16th Street. The proposed project is within the Residential Single Family land use category and is located on the west side of 16th Street (at 1350 16th Street), between Wilmar Avenue and The Pike, in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.
County File No: SUB2005-00115 Assessor Parcel Number: 062-282-007
Supervisorial District 4 Date Accepted: March 14, 2006

WHERE: The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets. At the hearing all interested persons may express their views for or against, or to change the proposal.

FOR FURTHER INFORMATION: A copy of the staff report will be available on the Planning Department website, www.sloplanning.org. You may contact **Stephanie Fuhs, Project Manager**, in the San Luis Obispo County Department of Planning and Building, County Government Center, San Luis Obispo, California 93408 (805) 781-5600.

ENVIRONMENTAL INFORMATION: This project is exempt under CEQA.

****If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this public notice or in written correspondence delivered to the appropriate authority at or before the public hearing****

DATED: May 3, 2006

MARY VELARDE, SECRETARY PRO-TEM
COUNTY SUBDIVISION REVIEW BOARD

NO CHANGES TO ORIGINAL PLANS

ADD



COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

Copy of document found at www.NoNewWipTax.com



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

12

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

OCEANO
Pull file to Phil
w/ copy of first
pg.
REV LIST

DATE: 11/13/05

TO: Oceans CSD

FROM: - South County Team - North County Team - Coastal Team

PROJECT DESCRIPTION: File Number: CO 05-0207
SUB2005-00115 Applicant: Castaneda
3 lot parcel map in Oceano, off 16th Street.
.56 acres total. APN: 062-282-007

Return this letter with your comments attached no later than: 11/29/05

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

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

We recommend approval upon satisfactory completion of all requirements as stated in the OCSD Will Serve Letter.

<u>11/18/05</u>	<u>Philip T Davis</u>	<u>481-6730</u>
Date	Name Philip T. Davis	Phone

GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Lot Line Adjustment |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name Carlos Castaneda Daytime Phone 431-9360
Mailing Address P.O. Box 430, Grover Beach, CA Zip 93483
Email Address: _____

Applicant Name Carlos Castaneda Daytime Phone 431-9360
Mailing Address P.O. Box 430, Grover Beach, CA Zip 93483
Email Address: _____

Agent Name Westland Engineering, Inc. Daytime Phone (805) 541-2394
Mailing Address 3480 S. Higuera #130, San Luis Obispo, CA Zip 93401
Email Address: info@westlandengr.com

PROPERTY INFORMATION

Total Size of Site: .56 Acres Assessor Parcel Number(s): 062-282-007
Legal Description: Certificate of Compliance 2005-015070
Address of the project (if known): 1350 16th Street, Oceano, CA
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____


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

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Subdividing a single .56 acre parcel into three parcels 6,526 S.F., 7,004 S.F., and 10,892 S.F.

LEGAL DECLARATION

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

Property owner signature  Date 10/13/05

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information: What is the proposed density or parcel size?: 3 parcels, 6,526S.F., 7,004S.F., 10,892S.F.

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: .56 acres

What will the property be used for after division: Single Family Residence

Is the property part of a previous subdivision that you filed?: Yes No

If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of a recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval?: Yes No

If Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

Surrounding parcel ownership: Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site?: _____

Describe existing and future access to the proposed project site: Access via Wilmar Ave. to 16th street,

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

North: Residential

South: Residential

East: Residential

West: Residential

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

Community System - List the agency or company responsible for provision: Oceano Community Services District

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

Proposed sewage disposal: Individual on-site system Other _____

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

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

Fire Agency: - List the agency responsible for fire protection: CDF

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

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

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

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

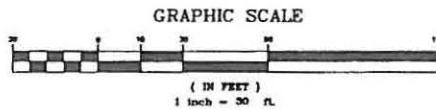
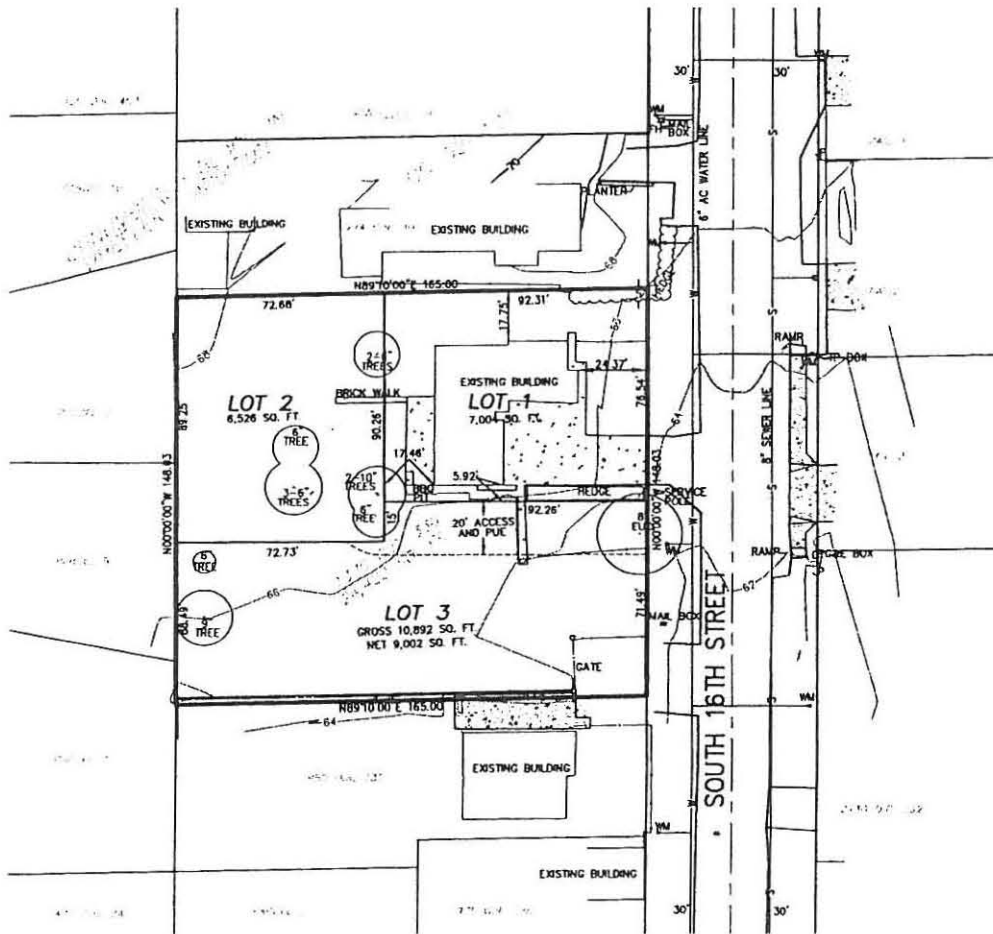
Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

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

Physical Site Characteristic Information

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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: .56 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: When house was constructed
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: 16th Street



OWNER'S STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND STATE THAT I AM THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WESTLAND ENGINEERING, INC.
 3480 S. HIGUERA, SUITE 130, SAN LUIS OBISPO, CA 93401
 (805) 541-2394

OWNER: CARLOS A. CASTANEDA JR.
 1350 16TH STREET
 OCEANO, CA 93445

ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIED WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

TERENCE K. ORTON, P.E. 21807, EXPIRES 9-30-2005
 WESTLAND ENGINEERING INC
 3480 S. HIGUERA, SUITE 130, SAN LUIS OBISPO, CA 93401
 (805)-541-2394

APN 062-282-007

ASSESSOR PARCEL NUMBER

062-282-007

PARCEL INFORMATION

TOTAL SITE AREA = 0.56 ACRES



**VESTING TENTATIVE MAP
 PARCEL MAP CO 05-0207**

OF A PORTION OF THE UNNUMBERED BLOCK IN
 WHEELER'S ADDITION
 TO THE
 CITY OF OCEANO
 STATE OF CALIFORNIA
 PREPARED FOR:

CARLOS CASTANEDA
 PREPARED BY:
 WESTLAND ENGINEERING, INC.

3480 S. HIGUERA, SUITE 130
 SAN LUIS OBISPO, CALIFORNIA 93401
 (805) 541-2394

JUNE 2005 JOB NO. 05.032
 SHEET 1 OF 1

29

THIRTEENTH

27

REVISIONS	
I.S.	DATE
06-052	08-11-05

50 0 100 200

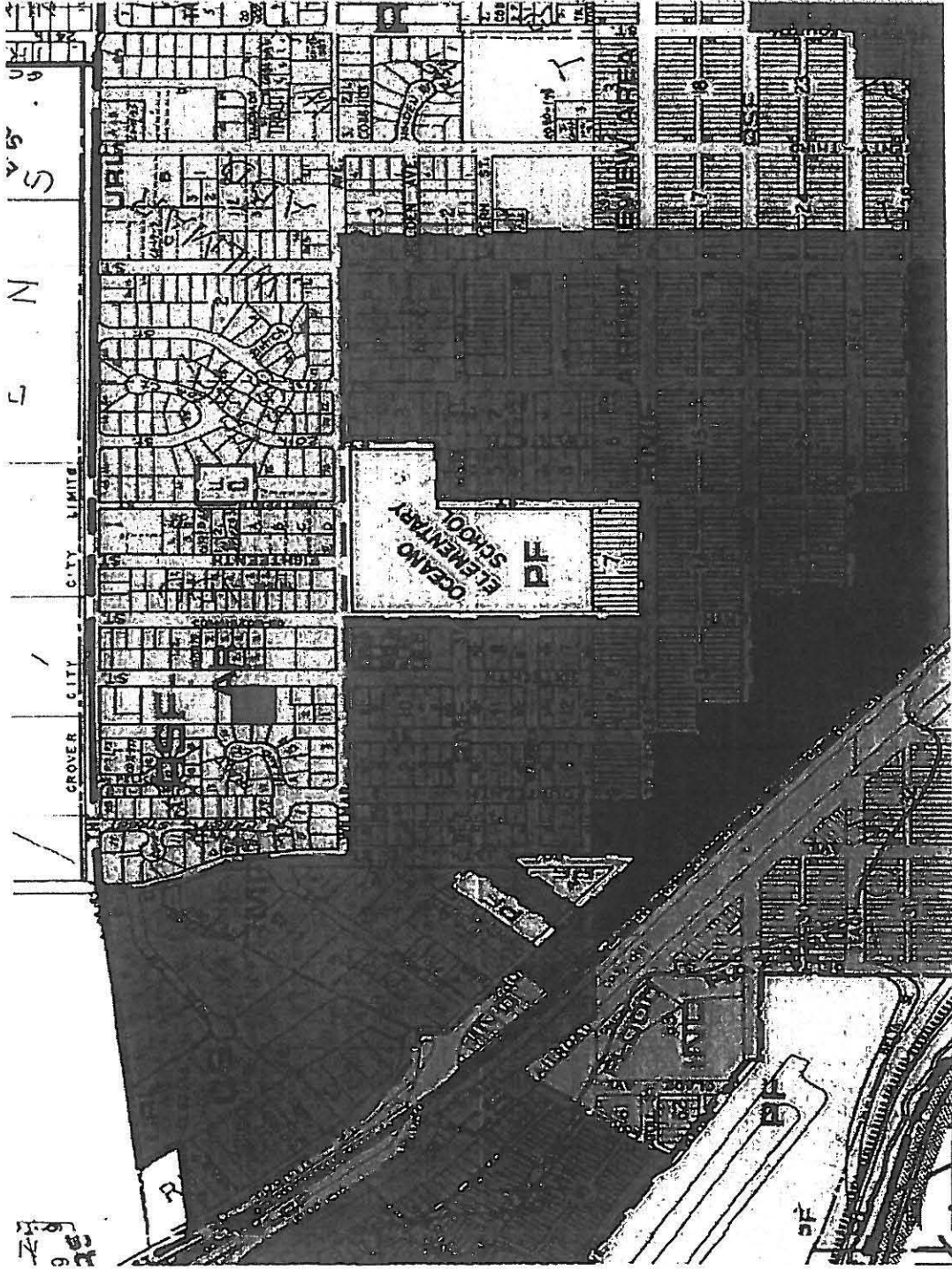
GB 10/18/94 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



01

OCEANO
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 062 PAGE 282

WHEELER'S ADDITION, R.M. Bk. B Pg. 48 TRACT 722 ; R.M. Bk. 11, Pg. 44.
TRACT 754 ; R.M. Bk. 11, Pg. 61. 04 TRACT 1405 ; R.M. Bk. 17, Pg. 27.





San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Address Information

<u>Status</u>	<u>Address</u>
P	01350 16TH ST OCNO

Lot Information:

Community: OCNO

Planning Area: SLB

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	APV.C0	031	0001	N			
T	WHEEL	UN#	PTN	Y	RSF / AR		

OCEANO
NOV 15 2005
COMM SERV DIST

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	CASTANEDA CARLOS A JR 1350 16TH ST OCEANO CA 93445-9498		

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	TN OCEANO PTN WHEELER SB	



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

November 4, 2009

Frank P. Montesinos, AIA
775 Paradise Drive
Arroyo Grande, CA 93420

**SUBJECT: APN 062-086-020, 021, and 022; OCSD PROJ #6409
OWNER/PROJECT: ROMAN CATHOLIC BISHOP OF
MONTEREY/COMMUNITY HALL**

Dear Mr. Montesinos:

Oceano Community Services District will serve the Community Hall project proposed for APN 062-086-020; subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. There are fees due.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Engineered plans are required before Fire Department and/or offsite improvements can be determined
4. A fire safety plan will be required.
5. If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.
6. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
7. Service will be subject to compliance with all District rules and regulations including, but not limited to: Fees, inspections, backflow requirements, fire flow requirements and main extensions.
8. All projects will require final inspections by OCSD.
9. An automatic fire sprinkler system, compliant with NFPA 13 Standards will be required. A fire hydrant must be located within 50 feet of the Fire Department Connection (FDC).

Agenda Item 11 11 2009 9.b.(2)

Frank P. Montesinos, AIA
Page 2
November 4, 2009

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

This will serve letter will expire November 4, 2010, and is nontransferable. The District reserves the right to review service at the time permits are issued. If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

Raffaele F. Montemurro, General Manager

PTD/RFM/cap



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

November 4, 2009

Frank P. Montesinos, AIA
775 Paradise Drive
Arroyo Grande, CA 93420

**SUBJECT: APN 062-086-020, 021, and 022; OCSD PROJ #6409
OWNER/PROJECT: ROMAN CATHOLIC BISHOP OF
MONTEREY/COMMUNITY HALL**

Dear Mr. Montesinos:

Presented below is an estimate of the water and sewer fees for connection of the subject project. All connection fees must be paid to Oceano Community Services District prior to the building water meter being installed. The proposed community hall is being built on a lot that had been previously served with a water meter and a sewer lateral. No water or sewer bills have been paid since February, 2007. Therefore the normal water and sewer fees are being reduced to 40% of the normal connection charge in accordance with OCSD Rules and Regulations Part1, article 5, paragraph 21.

Water Connection Charge

Service Connection Fee: Water Meter (5/8 inch)	\$675.00
Front Footage Charge (Min. @ \$81.60/ft)	4,080.00
State Water Project Capacity Charge	3,662.88
Lopez Project Capacity Charge	<u>1,000.00</u>
Subtotal	9,417.88

Percent of existing connection charge value: 40% \$3,767.16

Sewer Connection Charges

New Sewer Connection Fee: (\$500.00)	
Percent of existing connection charge value: 40%	\$200.00
Inspection Fee	<u>50.00</u>

TOTAL ESTIMATED WATER AND SEWER FEE \$4,017.16

Frank P. Montesinos, AIA
November 4, 2009
Page 2

The \$50.00 inspection fee shown above is for inspecting the building sewer lateral between the District's cleanout and the connection to the Community Hall. Please give us at least 24 hours notice to schedule the required inspections.

In addition, the South San Luis Obispo County Sanitation District (SSLOCSD) will require payment for its connection fees. You may find out the precise amount of this payment by calling the SSLOCSD office between 8:00 a.m. and noon at (805) 481-6903 and speaking with Sabrina Spears, Secretary/ Bookkeeper. **OCSD will require that you submit a copy of your County building permit and the receipt from the SSLOCSD before it will accept water and sewer fees due to us.**

Estimated fees could increase at any time, and will increase on January 1st of each year.

If you have any questions, please feel free to call.

Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT

Philip T. Davis, Utility Operations Supervisor

PTD/cap

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SLB/ OCNO

AR CBD CR FH RMF

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name ROMAN CATHOLIC BISHOP OF MONTEREY Daytime Phone _____
 Mailing Address P.O. BOX 2048, MONTEREY, CA Zip Code 93942-2048
 Email Address: _____

Applicant Name FRANK P. MONTESINOS, AIA Daytime Phone (805) 473-8740
 Mailing Address 775 PARADISE DR, ARROYO GRANDE Zip Code 93420
 Email Address: _____

Agent Name SAME AS ABOVE Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 24,500 SQ. FT. Assessor Parcel Number(s): 062-086-020, 21 & 2
 Legal Description: LOTS 19 THRU 25, BLOCK 27
 Address of the project (if known): 1711 BEACH ST., OCEANO, CA 93945
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: FROM HWY 1 RIGHT ON 17th ST

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING CHURCH TO REMAIN

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): A COMMUNITY HALL TO SUPPORT CHURCH ACTIVITIES/RELIGIOUS EDUCATION

LEGAL DECLARATION

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

Property owner signature [Signature] Date 12-2-08
APPLICANT

FOR STAFF USE ONLY

Reason for Land Use Permit: Community Hall for Church in CR & RMF

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other
INSTITUTIONAL

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

Describe existing and future access to the proposed project site: EXIST'G FROM BEACH ST. PROPOSED FROM 17TH ST. AND ALLEY

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

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

North: RESIDENTIAL South: COMMERCIAL
East: RESIDENTIAL West: COMMERCIAL

For all projects, answer the following:

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

Buildings: 3606 sq. feet 15 % Landscaping: 6800 sq. feet 28 %
Paving: 14,094 sq. feet 57 % Other (specify) _____

Total area of all paving and structures: 24500 sq. feet acres

Total area of grading or removal of ground cover: 20842 sq. feet acres

Number of parking spaces proposed: 31 Height of tallest structure: 17'-6"

Number of trees to be removed: 2 Type: _____

Setbacks: Front 66' Right 53' Left 20' Back 5'

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

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

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

Proposed sewage disposal: Individual on-site system Other _____

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

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

Fire Agency: List the agency responsible for fire protection: OCEANO FIRE DEPARTMENT

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

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

For residential projects, answer the following:

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

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

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

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: .56 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: CORNER OF 17TH & BEACH ST
- Has a drainage plan been prepared? IN PROGRESS Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: DEMOLITION OF EXIST'G HOUSE
- Has a grading plan been prepared? IN PROGRESS Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: HWY 1, 17TH ST., BEACH ST.

Solid Waste Information

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

Community Service Information

- 1. Name of School District: _____
- 2. Location of nearest police station: 4 BLOCKS
- 3. Location of nearest fire station: 4 BLOCKS
- 4. Location of nearest public transit stop: _____
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 100' - 500' feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
100% OLD CHURCH IS LOCATED IN THE PROPERTY
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: THE CHURCH
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

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

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 30 Between 4:00 to 6:00 p.m. 30
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe: _____

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): NONE
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: WILL PROVIDE ENERGY CALCULATIONS TO SHOW
- *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: NONE

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

Other Related Permits

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

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

COMMUNITY HALL ST. FRANCIS OF ASSISI

1711 BEACH ST.

OCEANO, CALIFORNIA

PROJECT DIRECTORY	SITE ANALYSIS	INDEX OF DRAWINGS																																																								
<p>PROJECT LOCATION 1711 BEACH ST. OCEANO, CA 93445</p> <p>LEGAL DESCRIPTION LOTS 19-25 BLOCK 27 TOWN OF OCEANO PER D/M/D/148</p> <p>OWNER: ROMAN CATHOLIC DIOCESE OF MONTEREY, CALIFORNIA P O BOX 2048 MONTEREY, CA 93942-2048</p> <p>ARCHITECT ARTEK GROUP FRANCISCO P. MONTESINOS, A.I.A. 775 PARADISE DR ARROYO GRANDE CA 93426 TEL (805) 473-8749</p> <p>STRUCT. ENGINEERS:</p> <p>CIVIL ENGINEERS:</p> <p>ELECT./MECH. ENGINEERS:</p>	<p>CODE STUDY</p> <table border="1"> <tr> <td>FLOOD ZONE</td> <td>NONE</td> </tr> <tr> <td>FIRE ZONE</td> <td>NONE</td> </tr> <tr> <td>OCCUPANCY</td> <td>A-3</td> </tr> <tr> <td>TYPE OF CONSTRUCTION</td> <td>TYPE VB</td> </tr> <tr> <td>MAXIMUM HEIGHT ALLOW</td> <td>75' 0" (C & C 2001)</td> </tr> <tr> <td>BASIC ALLOWABLE AREA</td> <td>8,888 SQ FT</td> </tr> <tr> <td>COMMUNITY HALL</td> <td>1,084 SQ FT</td> </tr> <tr> <td>KITCHEN</td> <td>219 SQ FT</td> </tr> <tr> <td>REAR PORCH</td> <td>126 SQ FT</td> </tr> <tr> <td>REAR DECK</td> <td>80 SQ FT</td> </tr> <tr> <td>OFFICE</td> <td>88 SQ FT</td> </tr> <tr> <td>REST ROOMS</td> <td>292 SQ FT</td> </tr> <tr> <td>TOTAL</td> <td>2,641 SQ FT</td> </tr> </table> <p>BUILDING TO BE BUILT UNDER 2007 CBC EDITION 2007 CALIFORNIA ELECTRIC CODE 2007 CALIFORNIA MECHANICAL CODE 2007 CALIFORNIA PLUMBING CODE COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 15 COUNTY LAND USE ORDINANCE - TITLE 22 COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23 CALIFORNIA (TITLE 24) CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS</p> <p>SITE INFORMATION</p> <p>EXIST. AREA = 24,388 SQ FT (56 AC) BUILDING FOOT PRINT EXIST. = 788 SQ FT NEW 2028 SQ FT TOTAL 3486 SQ FT (80) GENERAL PLAN: OCEANO SPECIFIC PLAN FORMER USE: RESIDENTIAL (MIXED) PANELS EXISTING USE: INSTITUTIONAL CHURCH PROPOSED USE: INSTITUTIONAL CHURCH</p> <p>DEVELOPMENT STANDARDS:</p> <table border="1"> <tr> <td>FRONT SETBACK</td> <td>5' - PROVIDED 88'</td> </tr> <tr> <td>STREET SIDE SETBACK</td> <td>0' - EXISTING 28'</td> </tr> <tr> <td>REAR SETBACK (ALLEY)</td> <td>5' - PROVIDED 9'</td> </tr> <tr> <td>SIDE SETBACK (RESIDENTIAL)</td> <td>5' - PROVIDED 53'</td> </tr> <tr> <td>HEIGHT</td> <td>25' - PROVIDED 17'-6"</td> </tr> </table> <p>PARKING: 11,188 SQ FT (456) PAVED PROVIDED 31 SPACES (INCLUDING 2 HANDICAP)</p> <p>LANDSCAPE AND HARDSCAPE: 9,786 SQ FT (225)</p>	FLOOD ZONE	NONE	FIRE ZONE	NONE	OCCUPANCY	A-3	TYPE OF CONSTRUCTION	TYPE VB	MAXIMUM HEIGHT ALLOW	75' 0" (C & C 2001)	BASIC ALLOWABLE AREA	8,888 SQ FT	COMMUNITY HALL	1,084 SQ FT	KITCHEN	219 SQ FT	REAR PORCH	126 SQ FT	REAR DECK	80 SQ FT	OFFICE	88 SQ FT	REST ROOMS	292 SQ FT	TOTAL	2,641 SQ FT	FRONT SETBACK	5' - PROVIDED 88'	STREET SIDE SETBACK	0' - EXISTING 28'	REAR SETBACK (ALLEY)	5' - PROVIDED 9'	SIDE SETBACK (RESIDENTIAL)	5' - PROVIDED 53'	HEIGHT	25' - PROVIDED 17'-6"	<p>SHT # DESCRIPTION</p> <table border="1"> <tr> <td>1-1</td> <td>TITLE SHEET</td> </tr> <tr> <td>4-1</td> <td>SITE PLAN - 1/4"</td> </tr> <tr> <td>A-2</td> <td>FLOOR PLAN - 1/4"</td> </tr> <tr> <td>A-3</td> <td>ROOF PLAN - 1/4"</td> </tr> <tr> <td>A-4</td> <td>SOUTHWEST AND SOUTHEAST ELEVATIONS</td> </tr> <tr> <td>A-4.1</td> <td>VIEWS WITH EXISTING CHURCH</td> </tr> <tr> <td>A-5</td> <td>NORTHWEST AND NORTHEAST ELEVATIONS</td> </tr> <tr> <td>A-5.1</td> <td>VIEWS WITH EXISTING CHURCH</td> </tr> <tr> <td>A-6</td> <td>LONGITUDINAL SECTIONS A-A AND B-B</td> </tr> <tr> <td>A-7</td> <td>TRANSVERSE SECTIONS C-C AND D-D</td> </tr> </table> <p>LOCATION MAP</p>	1-1	TITLE SHEET	4-1	SITE PLAN - 1/4"	A-2	FLOOR PLAN - 1/4"	A-3	ROOF PLAN - 1/4"	A-4	SOUTHWEST AND SOUTHEAST ELEVATIONS	A-4.1	VIEWS WITH EXISTING CHURCH	A-5	NORTHWEST AND NORTHEAST ELEVATIONS	A-5.1	VIEWS WITH EXISTING CHURCH	A-6	LONGITUDINAL SECTIONS A-A AND B-B	A-7	TRANSVERSE SECTIONS C-C AND D-D
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THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT.

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info@frankp.com
proj@frankp.com 93420
(805) 473-8749

Artek

**COMMUNITY HALL
ST. FRANCIS OF ASSISI**

ADDRESS: 1711 BEACH ST.
OCEANO CA 93445

BY: F. MONTESINOS
PLAN NUMBER
BLDG. NAME
REVISION DATE
BY
BY
BY

SHEET NUMBER
T-1
Date: 10/29/04



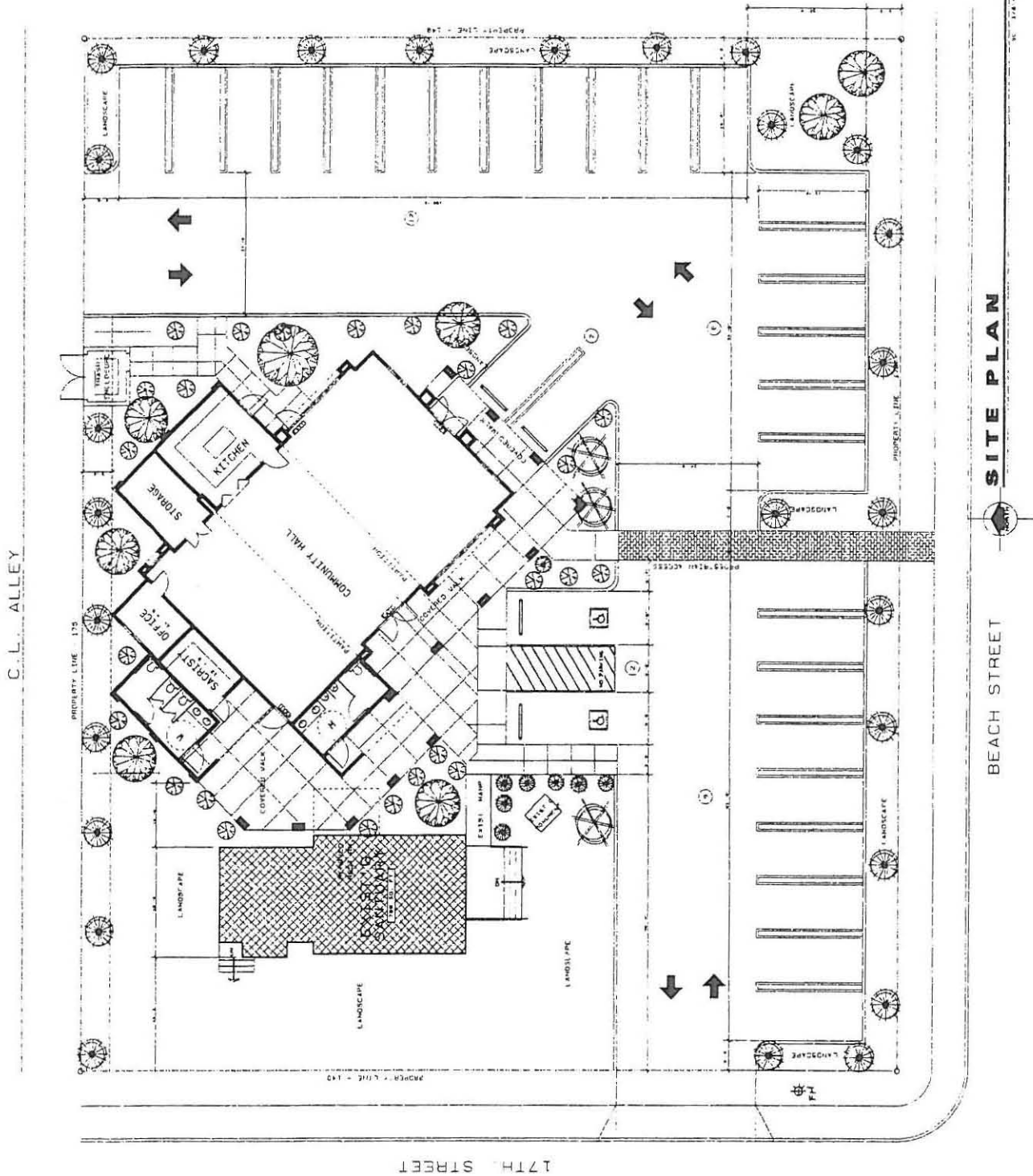
FRANK P. MONTESINOS, AIA
 175 SOMERSET ST.
 WISCONSIN 53233
 (414) 224-1111
 FRANK@FRANKP.MONTESINOS.COM

Artek
 ARCHITECTS

**COMMUNITY HALL
 ST. FRANCIS OF ASSISI**

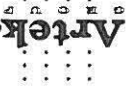
ADDRESS: 1711 BEACH ST.
 SHEET NO. 1711
 DATE: 04/20/2010

A-1
 SHEET NUMBER





FRANK P. MONTESINOS, A.T.A.
 775 Pacific St.
 Alhambra, CA 91801
 (818) 437-8777
 #000007000000

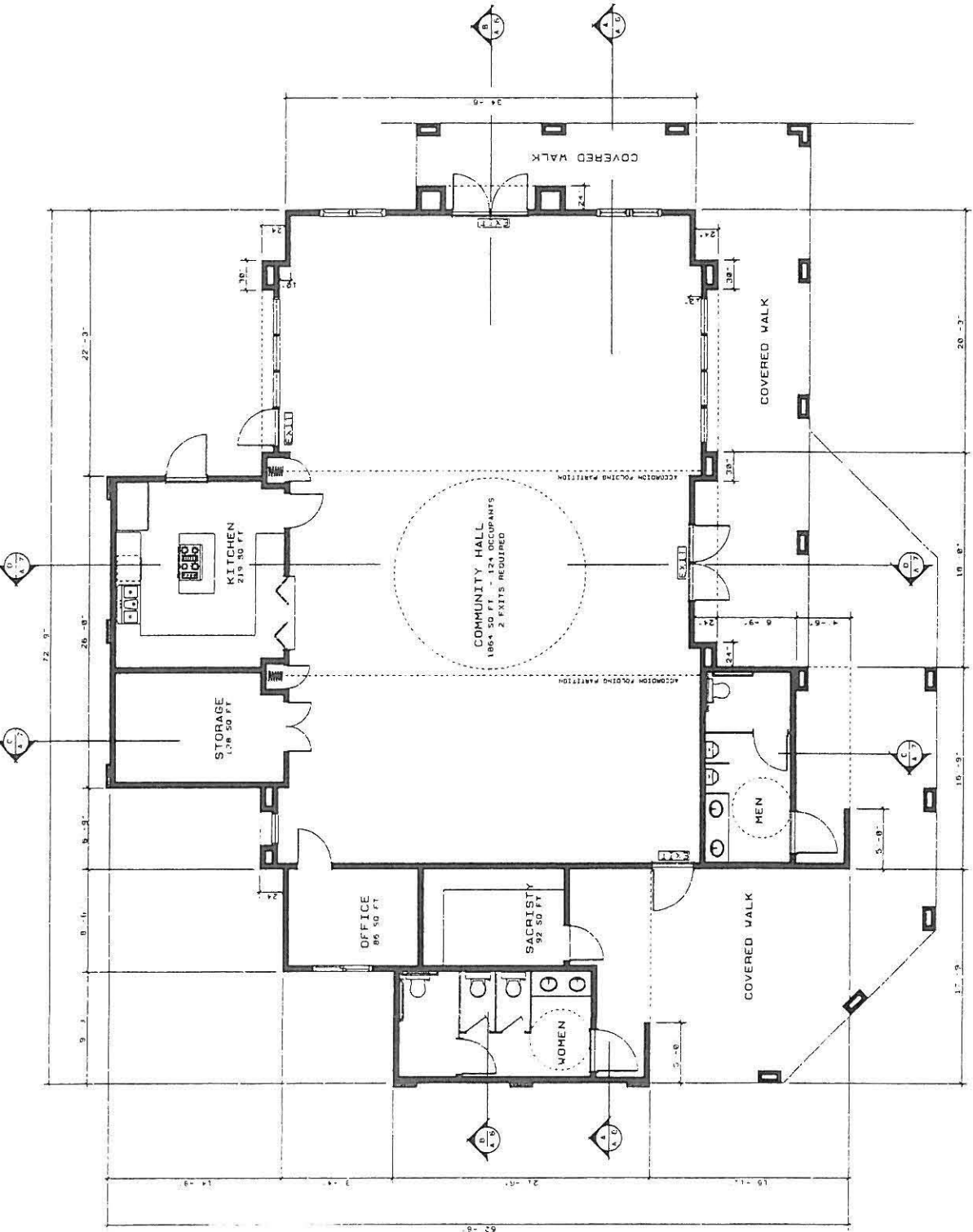


COMMUNITY HALL
ST. FRANCIS OF ASSISI
 ADDRESS: 1711 BEACH ST.
 OAKLAND, CA 94612

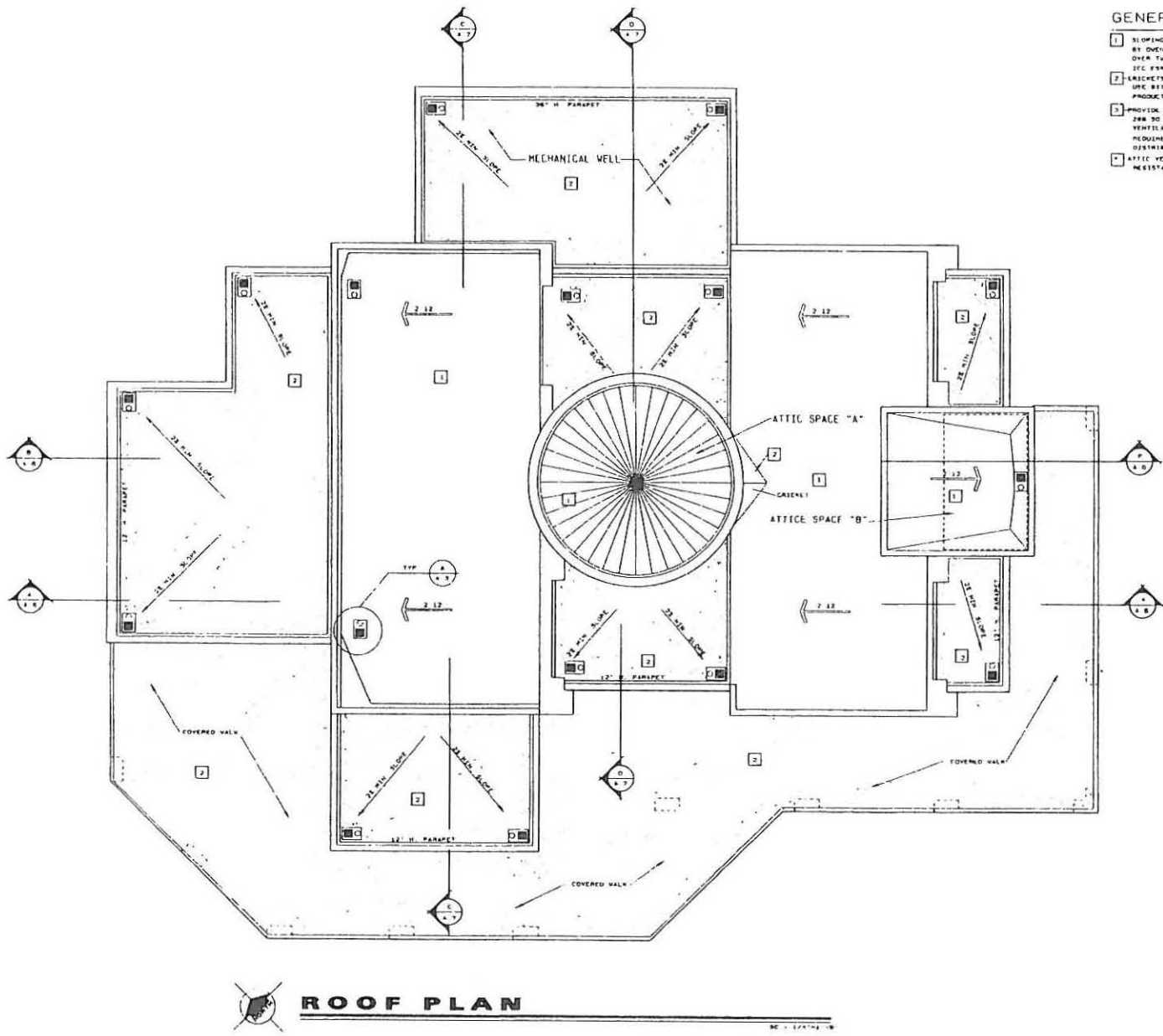
BY: C. HOFFERBACH

DATE: 12/1/83	BY: C. HOFFERBACH
PROJECT: COMMUNITY HALL	BY: C. HOFFERBACH
DATE: 12/1/83	BY: C. HOFFERBACH

A-2

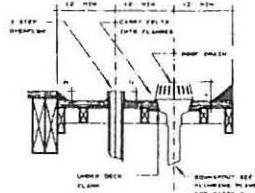


FLOOR PLAN

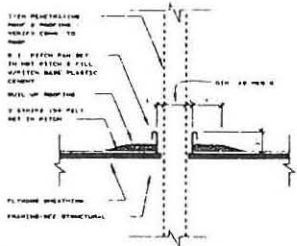


GENERAL ROOF NOTES:

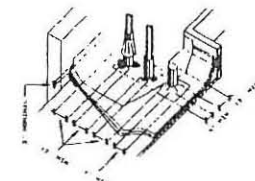
- 1 SLOPING ROOF TO BE 2 TO 12 SLOPE. ROOFING MATERIAL AS MANUFACTURED BY OWENS CORNING "WEATHERSHIELD" SHINGLES OVER TWO LAYERS OF ASTM D 326 TYPE 15 FELT OR EQUAL HOT MIPPED TFC FIB 1702 CLASS B MEM.
- 2 BRICKERS AND PUILT-UP ROOF TO HAVE A MIN SLOPE OF 1/4" TO 1" PER 10' WITH MINIMUM ROOFING SYSTEM AS MANUFACTURED BY "MEMBRANETECH" PRODUCE BY VENTONITE BBS F16800H CLASS A RATED 1 C B D #8883.
- 3 PROVIDE ATTIC VENTILATION AS PER CALC. REQ'D. ATTIC "A" AREA IS 288 SQ FT. THIS AREA DIVIDED BY 150" = 1.9' x 1.9' TO FT. OF REQUIRED VENTILATION. ATTIC "B" AREA IS 83 SQ FT. 150" = .55' x 1.5' TO FT. REQUIRED USE "D" HAHN 9" VENTS. FARNERED LOW PROFILE OR EQUAL DISTRIBUTED EQUALLY. COLOR TO MATCH THAT OF ROOFING MATERIAL.
- 4 ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH COMMON RESISTANT METAL MEM WITH MESH OPENINGS OF 1/4" IN DIMENSION.



(A) DRAIN/OVERFLOW DTL



(B) ROOF PENETRATIONS



(C) ROOF STANDARDS



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 COMMUNITY HALL
 ST. FRANCIS OF ASSISI
 ADDRESS: 1711 BEACH ST
 OCEANO CA 93948

DATE	BY

SHEET NUMBER
A.3
 DATE



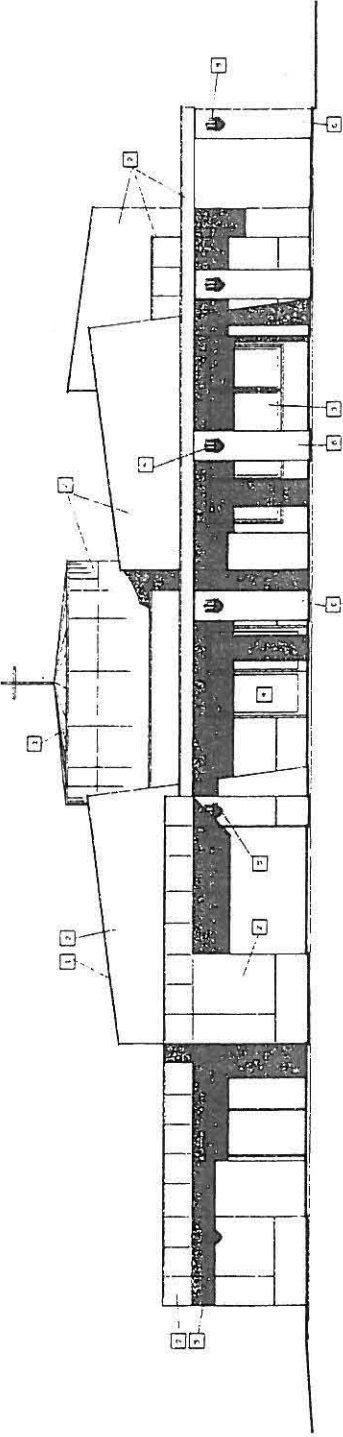
FRANK P. MONTEZINOS, AIA
 REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 NO. 11570
 12/15/93

Artek
 ARCHITECTS
 1000 S. GARDEN ST.
 ANAHEIM, CA 92805
 TEL: 714-771-1111

COMMUNITY HALL
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 ADDRESS: 12111 BRADY ST.
 OCEANO, CA 92651

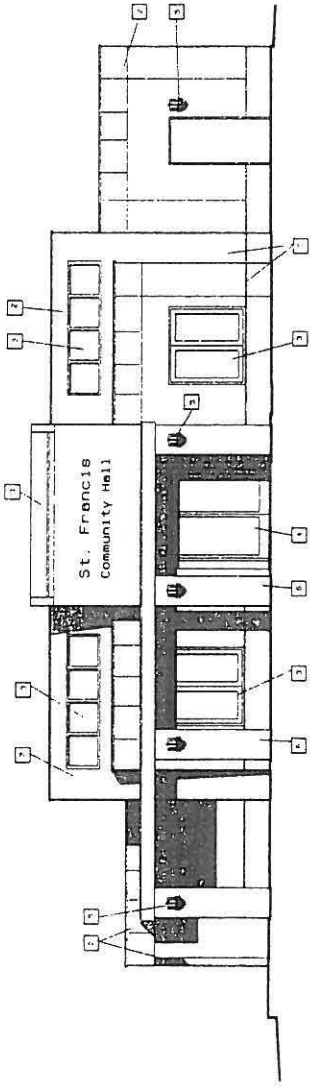
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 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

A.4



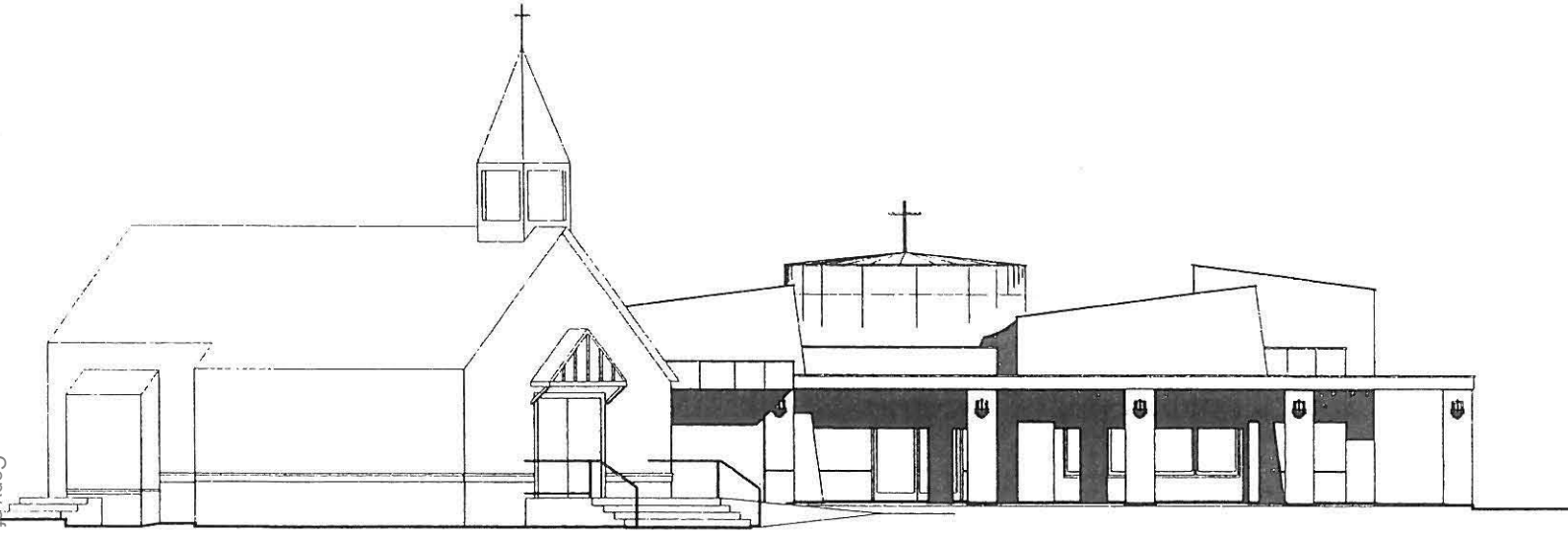
SOUTH-WEST ELEVATION

- GENERAL NOTES**
- 1 - SEE NOTES TO SET 2 TO 10 SHOW HOW THE MATERIALS AS INDICATED BY OTHER DRAWING WATERMARKS BE IDENTICAL.
 - 2 - SEE THE LAYER OF WATER IN THE TOP OF THE WALL IN THE WALLS AND ROOFS.
 - 3 - SEE THE LAYER OF WATER IN THE TOP OF THE WALL IN THE WALLS AND ROOFS.
 - 4 - SEE THE LAYER OF WATER IN THE TOP OF THE WALL IN THE WALLS AND ROOFS.
 - 5 - SEE THE LAYER OF WATER IN THE TOP OF THE WALL IN THE WALLS AND ROOFS.
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 - 9 - SEE THE LAYER OF WATER IN THE TOP OF THE WALL IN THE WALLS AND ROOFS.
 - 10 - SEE THE LAYER OF WATER IN THE TOP OF THE WALL IN THE WALLS AND ROOFS.



SOUTH-EAST ELEVATION

Copy of document found at www.NoNewWipTax.com



VIEW FROM CORNER OF 17TH. AND BEACH ST.

BC 1747-14



VIEW FROM CORNER OF BEACH ST. AND SOUTHEAST CORNER

BC 1747-14



ALL DRAWINGS SUBJECT TO AND CONTROLLED BY THE PROJECT'S ARCHITECT. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT.

FRANK P. MONTESI, AIA
775 BOROUGH ST. SUITE 200
GRAND GARDENS, CA 93142
(855) 472-8943
www.fpmgroup.com



**COMMUNITY HALL
ST. FRANCIS OF ASSISI**

ADDRESS 1711 BEACH ST
OCEANO CA 93145

BY: F. MONTESI
PLAN CHECK:
BLDG. PERMIT:
REVISION DATE BY:

A.4.1

2/13/2014



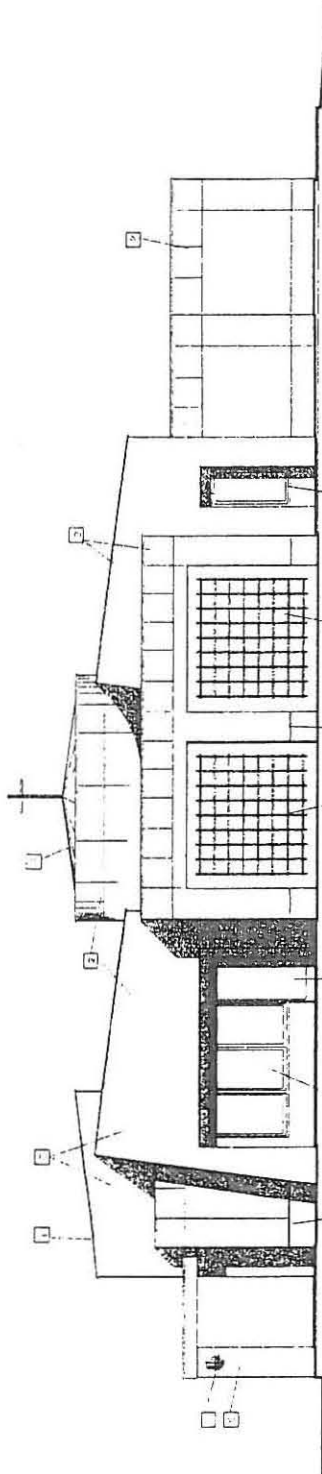
FRANK P. MONTESI, AIA
 ARCHITECT
 10000
 STATE OF FLORIDA
 MIAMI, FLORIDA

Artek

**COMMUNITY HALL
 ST. FRANCIS OF ASSISI**

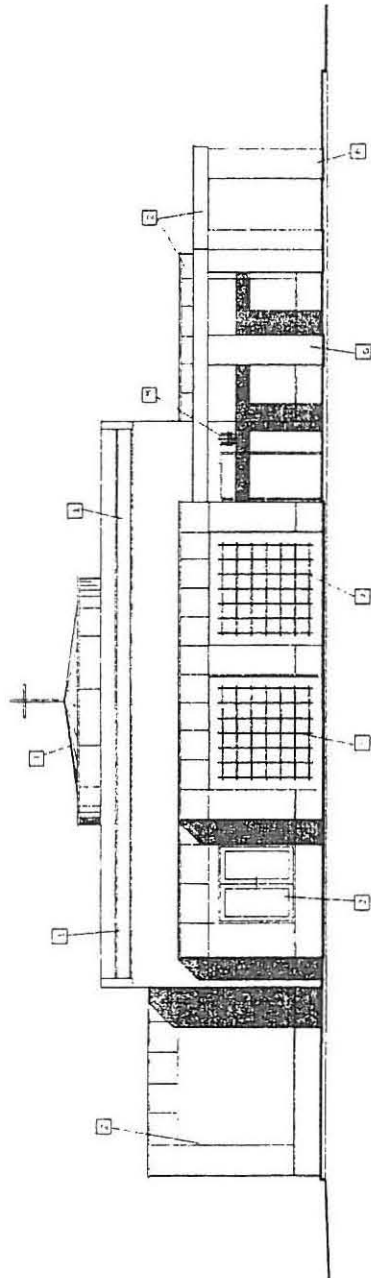
PROJECT NO. 10000
 DATE: 10/10/88
 SHEET NO. 10000-10000

A-5



NORTH-EAST ELEVATION

- GENERAL NOTES**
1. MATERIALS AND FINISHES TO BE USED AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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SOUTH-EAST ELEVATION



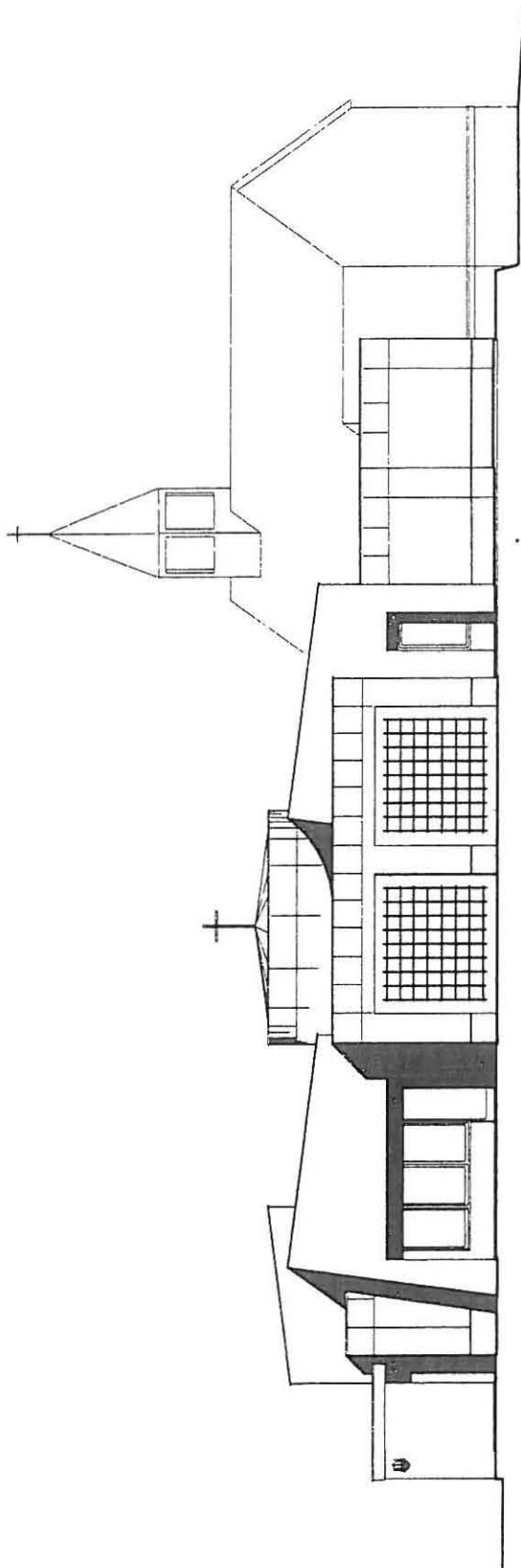
FRANK P. MONTSINIOS, AIA
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 orlando, florida 32805
 www.fpmontsinios.com

Artek
 ARCHITECTS

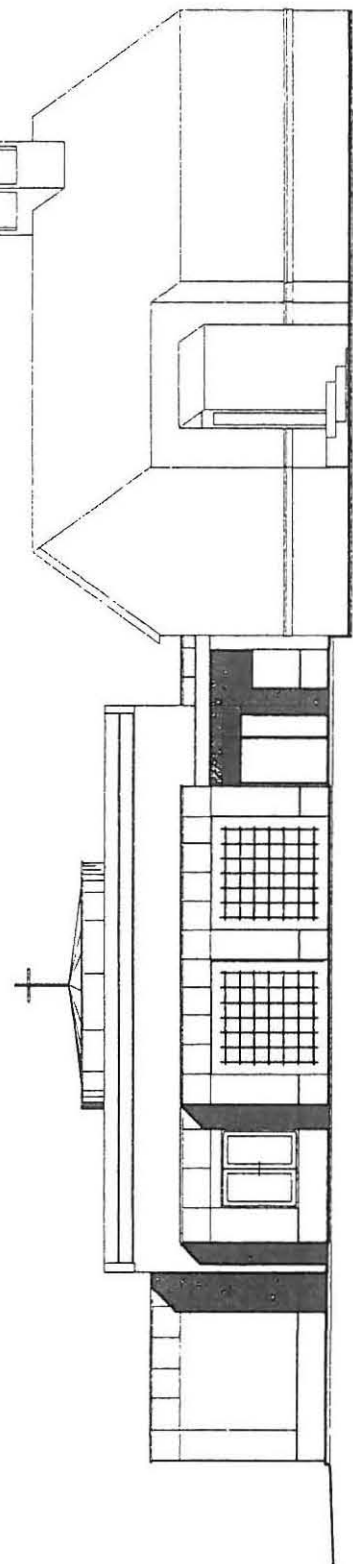
COMMUNITY HALL
 ST. FRANCIS OF ASSISI
 ADDRESS 1711 BEACH ST
 OCEANO, CA 93426

DATE: 12/15/10
 DRAWN BY: J. MONTSINIOS
 CHECKED BY: J. MONTSINIOS

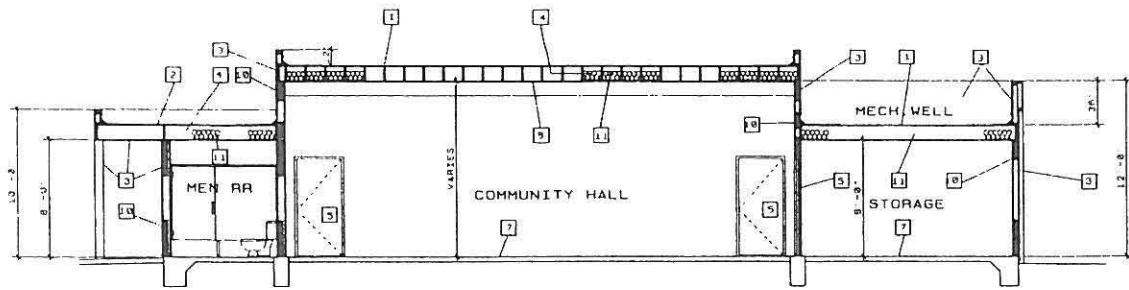
PROJECT NUMBER
A.5.1
 SHEET NUMBER



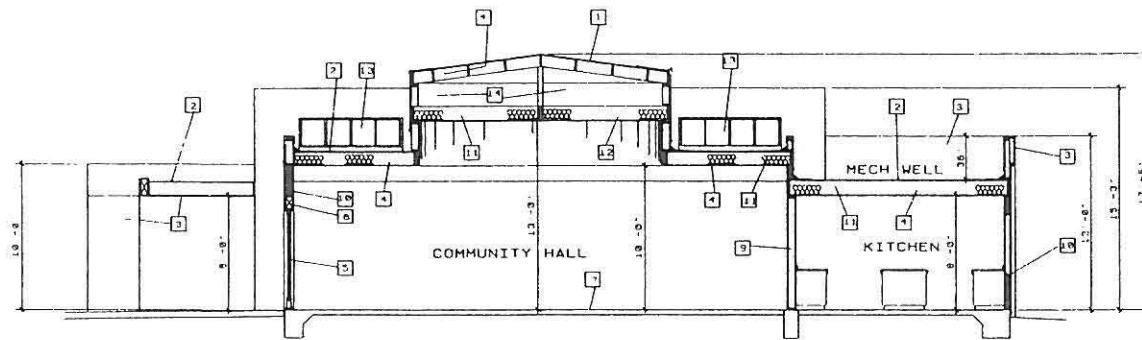
VIEW FROM ALLEY AND NORTH-EAST CORNER



VIEW FROM 17TH AND ALLEY



TRANSVERSE SECTION C-C



TRANSVERSE SECTION D-D

GENERAL NOTES

- 1 SLOPING ROOFS TO BE 2 TO 12 SLOPE. ROOFING MATERIAL AS MANUFACTURED BY OWENS CORNING. LEATHERGLAND HP SHEETLAYS OVER TWO LAYERS OF ASTM D 2278 TYPE 15 FELT ON FOUL NOT HOPPED TEC ESR 1372 CLASS B MAT.
- 2 UNDECKETS AND RUELY-LIN ROOF TO HAVE A MIN. SLOPE OF 1/4" TO 1" B. USE BETHELMER ROOFING SYSTEM AS MANUFACTURED BY HEBBETHROOF. PRODUCT #PARTITION-SRS-FIBRECEM CLASS A WATER 3 C B O #1883
- 3 1.5" TH. EXT. PLASTER OVER HTL LATH. ACRYLIC FINISH. SAND-GRAITH "HONEYNET" FINISH TEXTURE. COLORS FOR STRUCTURE #45 "OCEAN GREY" AND 2248 "TOLEET" COVER PAINT #283 "HOME" BY L&O. STUCCO PRODUCTS PROVIDE 3/4" STUCCO HOLDING AS SHOWN AT 24" O.C. PAINT TO MATCH STUCCO COLOR.
- 4 ROOF RAFTERS SEE FRAMING PLANS FOR SIZE AND SPACING.
- 5 WOOD INTERIOR DOORS. GLASS/ALUMINUM EXTERIOR DOORS.
- 6 STRUCTURAL BEAM/HEADER.
- 7 TYP. 3"X6" INTERIOR STUDS. 2X8 ON GRADE EXTERIOR (ONC. PATIO SLOPE NOT 25 MIN. SEE LANDSCAPE DRAWINGS FOR DESIGN AND COLOR).
- 8 S/RT TYPE "A" DRYWALL AT WALLS AND CEILING.
- 9 2x4 STUDS @ 16" O.C. WITH 5/8" DRYWALL EACH SIDE U.O.W. WALLS/DOOR CORNER BEAD ALL EXT. CORNERS.
- 10 USE #13 BLANKET INSUL. AT EXTERIOR AND INTERIOR WALLS.
- 11 USE #1-36 INHA. AT ROOFS.
- 12 FURN. DOWN CORNERS WITH 2x4 STUDS AND 5/8" DRYWALL. CEILING HEIGHT SHOWN ON PLANS.
- 13 VENTIL. VIEWS/DOORS.
- 14 PROVIDE FUNCTIONS VERTICAL AND HORIZONTAL IN ENCLOSED SPACES AT 16" INT. INTERVALS MAX.



FRANK P. MONTESINOS, AIA
 License C-13710
 frankp@ngroup.com
 (905) 473-8777

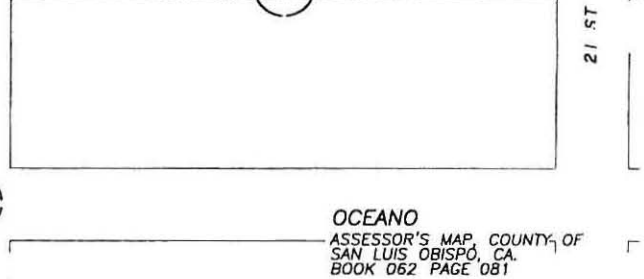
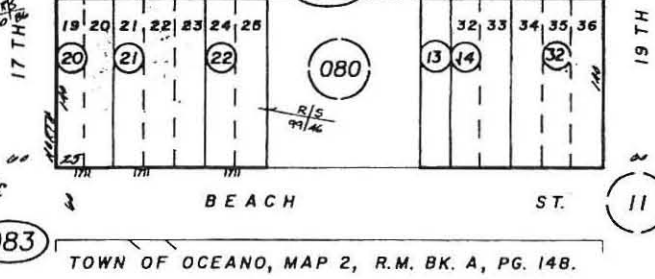
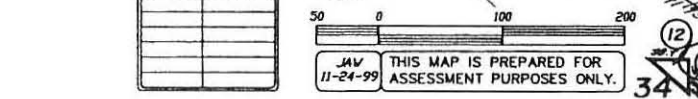
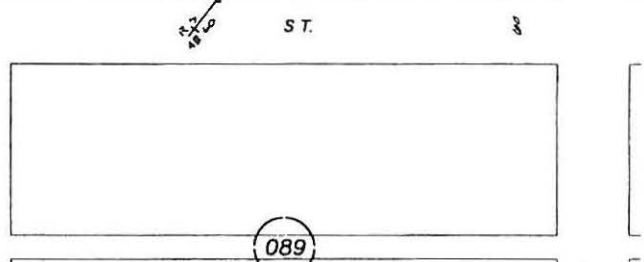
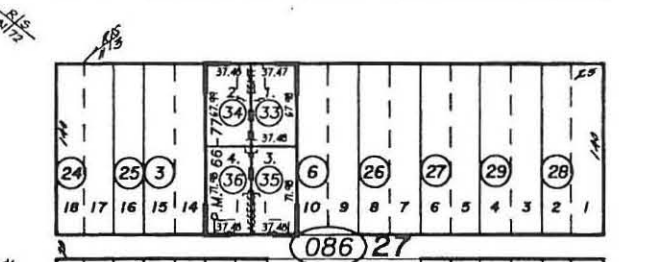
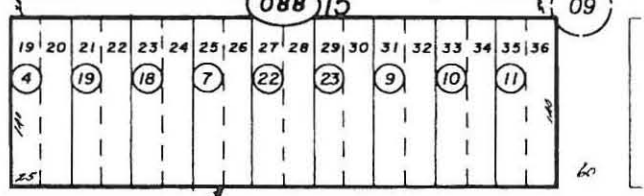
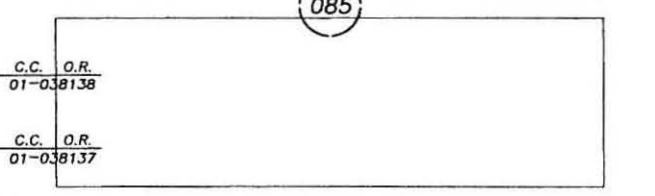
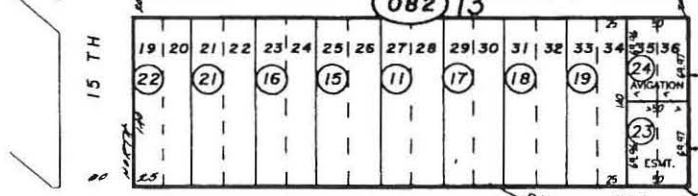
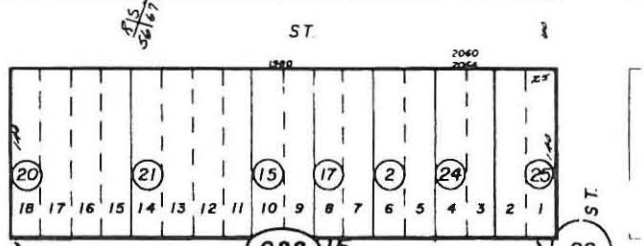
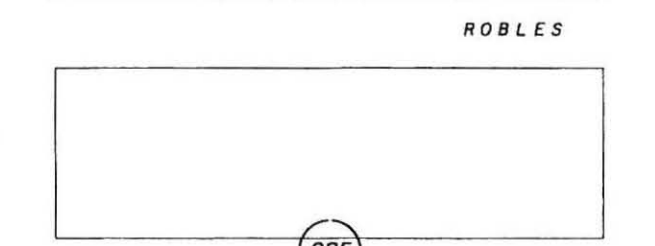
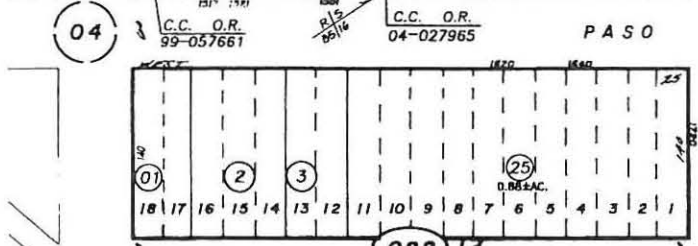
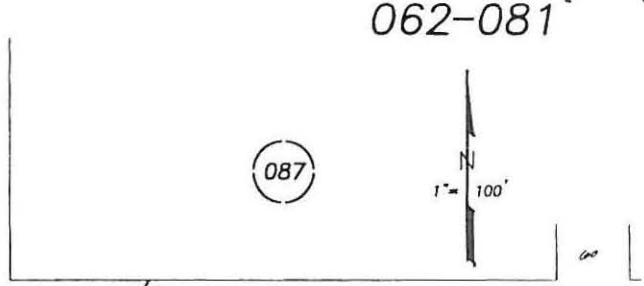
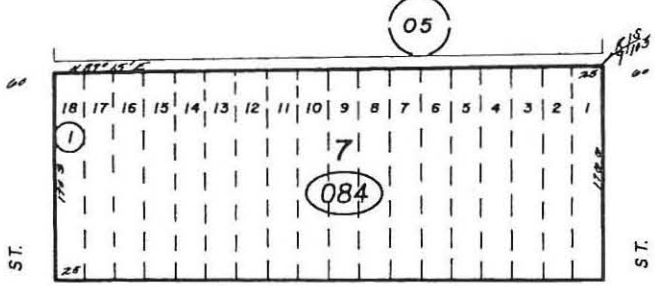
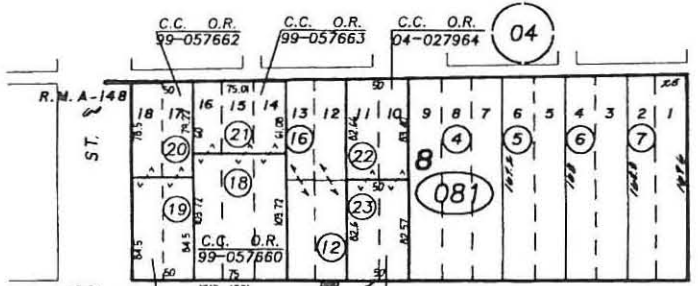


**COMMUNITY HALL
 ST. FRANCIS OF ASSISI**

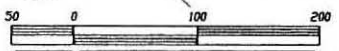
ADDRESS: 1741 BEACON ST.
 OCEANO CA 91345

BY	F. MONTESINOS
PLAN CHECK	
BIDS PERMIT	
REVISION DATE	





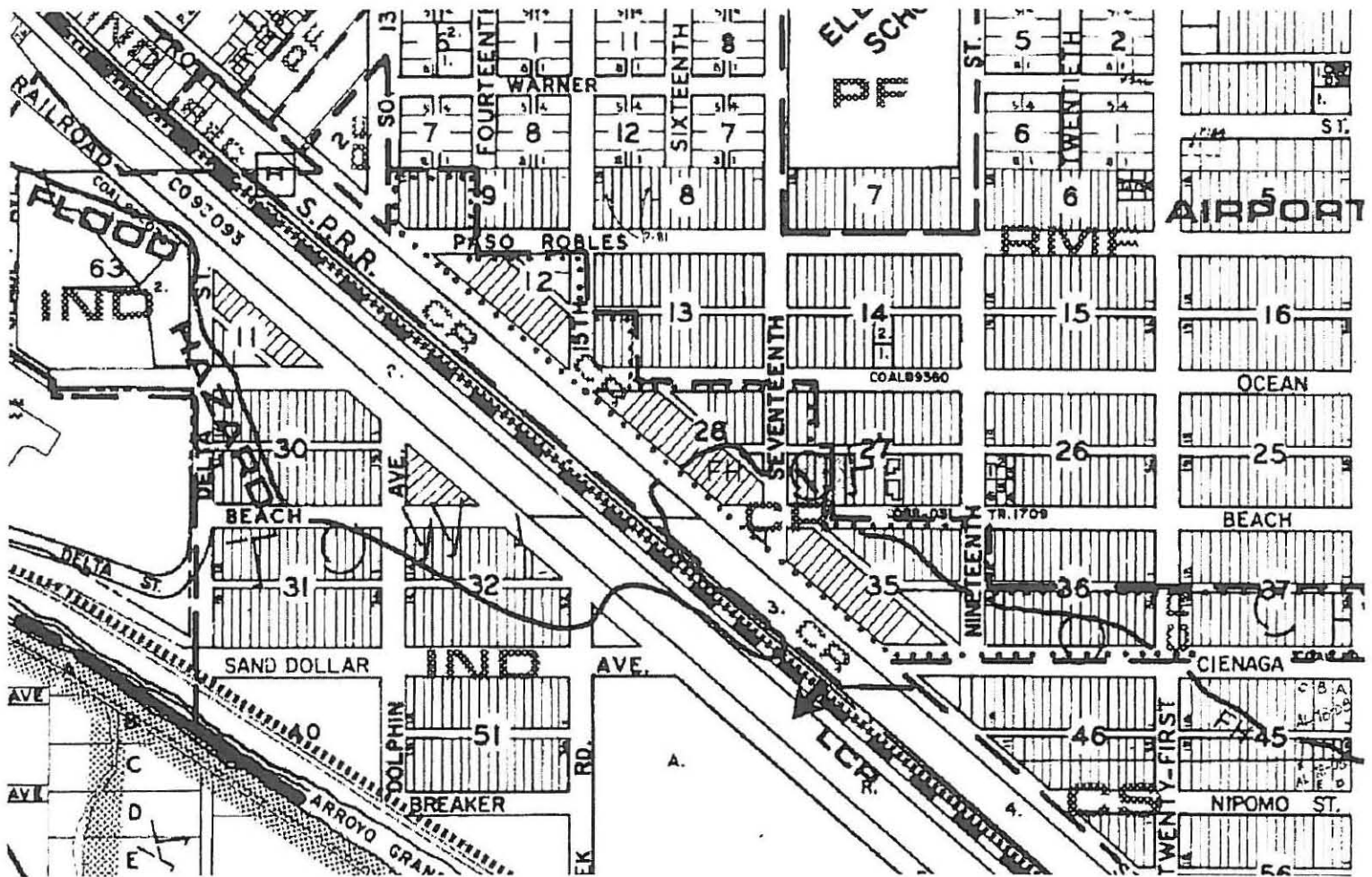
REVISIONS	
I.S.	DATE
05-128	08-17-04
NA	12-16-04
06-300	03-07-06
07-139	08-24-06

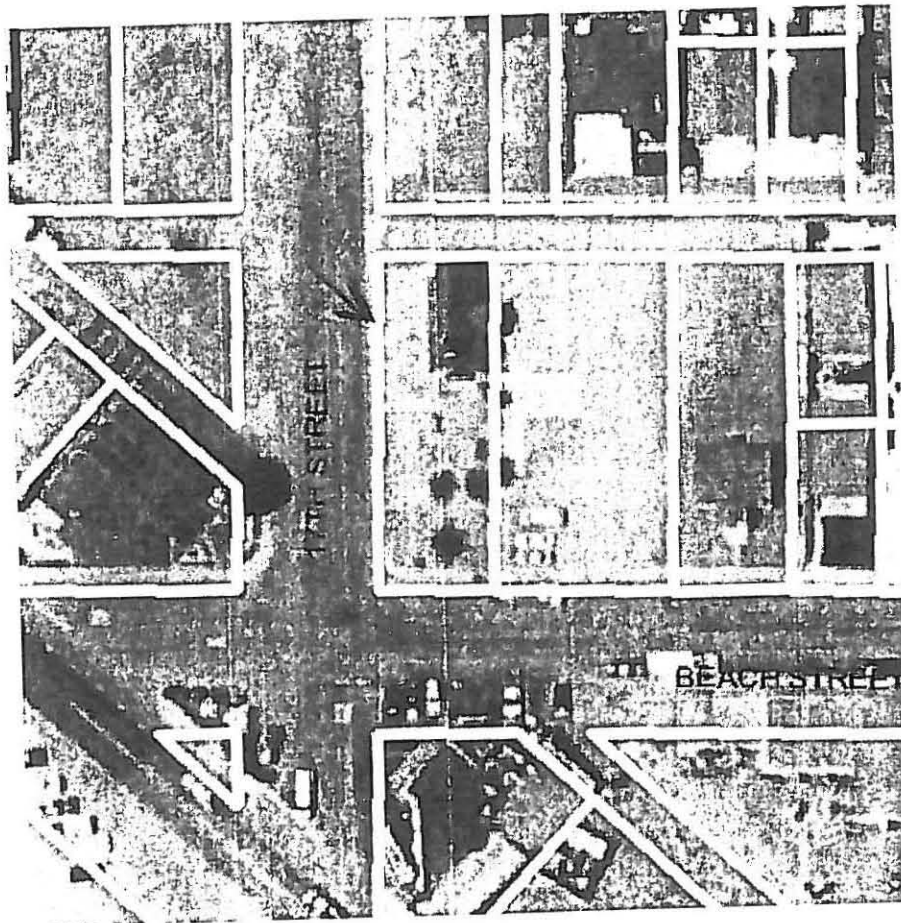


JAV 11-24-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TOWN OF OCEANO, MAP 2, R.M. BK. A, PG. 14B.

OCEANO ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 062 PAGE 081







Parcel Summary Report For Parcel # 062-086-020

12/17/2008
10:31:14AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Address Information

<u>Status</u>	<u>Address</u>
P	01711 BEACH ST OCNO

Lot Information:

Community: OCNO

Planning Area: SLB

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	TNOCN	0027	0019	Y	CR / AR / FH		
T	TNOCN	0027	0020	Y	CBD		

People Information

<u>Role</u>	<u>Name and Address</u>
OWN	CATHOLIC CHURCH OCEANO PO BOX 2048 MONTEREY CA 93942-2048

Phone Numbers and Contact info
EMail: %ROMAN CATHOLIC BISHOP MONT

Notes

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	TN OCEANO LT 19&20 BL 27	



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

October 30, 2009

Leslie Perry, Construction Tech
SLO County Planning & Building Department
County Government Center, Room 310
San Luis Obispo, CA 93408

**SUBJECT: APN 062-041-013; OCSD PROJ #6421.00; SLO CO #DRL2009-00060
OWNER/PROJECT: NEWBERGER/REPLACE EXISTING SFR**

Dear Ms. Perry:

A fire safety plan for the subject project has been reviewed and approved by the Oceano Community Services District subject to the following condition:

An automatic fire sprinkler system, compliant with NFPA 13 Standards, will be required.

If you require further information, please feel free to call.

Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT

Philip T. Davis, Utility Operations Supervisor

PTD/sw

Agenda Item 11 11 2009 9.b.(3)



Oceano Community Services District

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

(805) 481-6780

FAX (805) 481-6886

FIRE SAFETY INFORMATION

APPLICANT INFORMATION

OCSD Project # 6421.0 APN # 062-041-013 SLO County # 700900060

Owner's Name DARREN NEWBELGER

Address 1434 15TH STREET City OCEANO Zip 93445

Work Phone () _____ Home (805) 745-6079 ~~OWNER~~
(805) 550-3710 AGENT - GLENN

TYPE OF CONSTRUCTION

SFR Commercial _____ Residential/Commercial _____ Industrial _____

PROJECT LOCATION OR ADDRESS

1434 15TH STREET OCEANO, CA 93445

CONSTRUCTION INFORMATION

Is this project new construction? Yes REPLACEMENT No _____

Add-on to existing structure? Yes No FULL TEAR DOWN OF EXISTING SFR

If yes, what type? Remodel _____ Other ←

PROJECT SIZE

Total square footage if new construction: ^{→ REPLACEMENT} 1st Floor 896 2nd Floor 1687 Garage 817

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

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

If yes, how many and what is the total square footage of each: # _____

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

FIRE DEPARTMENT ACCESS

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

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

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

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

WATER SUPPLY (FIRE FLOW)

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

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

How far, in feet, is the residence from the nearest hydrant? LESS THAN 200'. APPROXIMATELY 100' @ CORNER OF 15TH + WILMAR

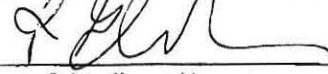
COMMENTS

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

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

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

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


Signature of Applicant/Agent

6/15/09
Date

FOR OCSD USE ONLY:

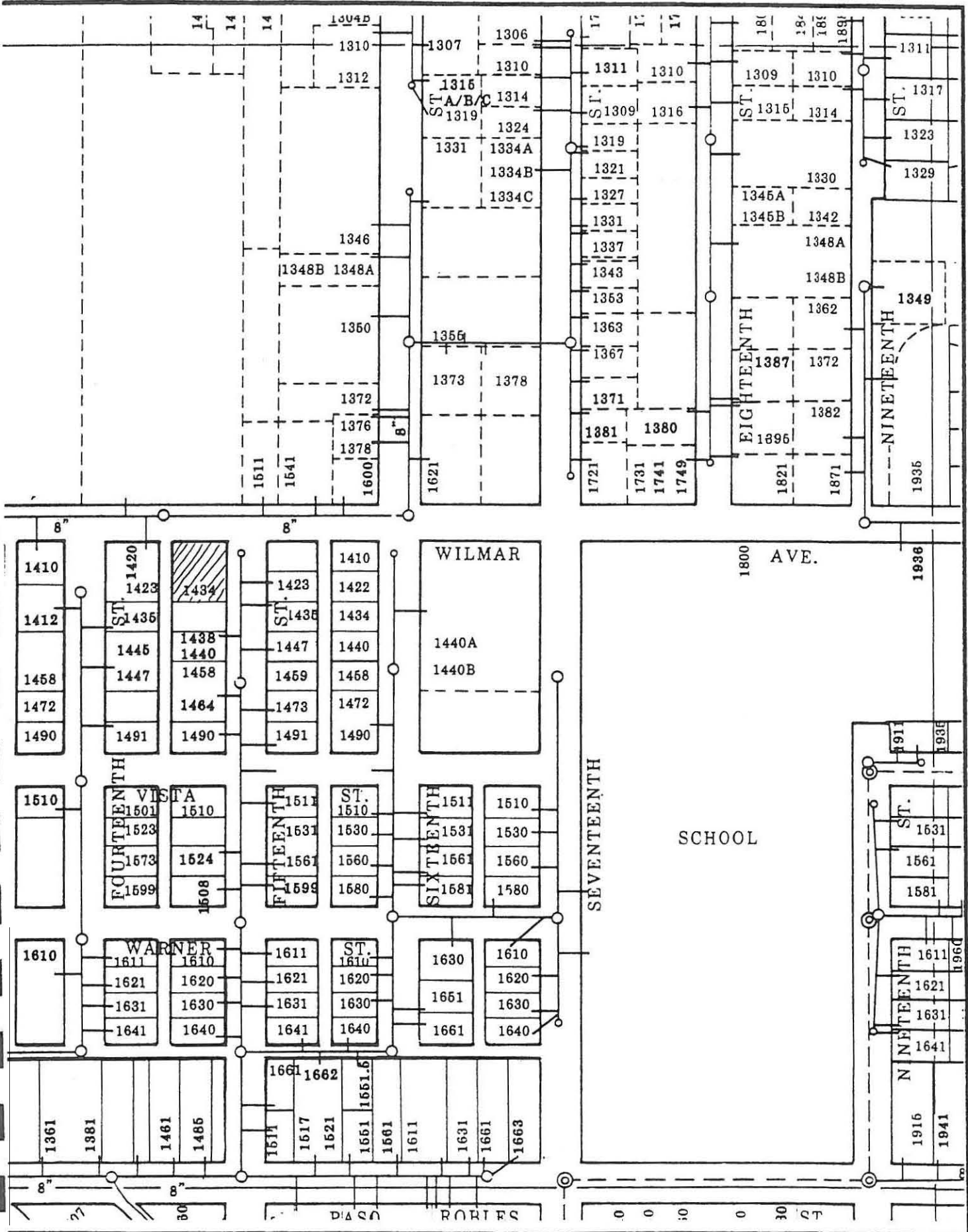
1. What is the observed fire flow of nearest hydrant? _____

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

Surface of access road: Asphalt _____ Redrock _____ Other _____

Completed by

Date





Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6886

November 11, 2009

TO: Board of Directors, OCSD

FROM: Raffaele F. Montemurro, General Manager

**SUBJECT: BOARD OF DIRECTORS MEETINGS OF NOVEMBER 25, AND
DECEMBER 23, 2009**

The regularly scheduled Board meetings for November 25, and December 23, 2009, conflict with the Thanksgiving and Christmas holiday periods. In the past, workload permitting, these meetings have been cancelled.

Current District workload should accommodate having only one Board meeting in November and December of this year.

THE RECOMMENDED ACTION BEFORE YOUR BOARD is to: by Board discussion, public comment, motion, second and roll call vote, cancel the regularly scheduled meetings of the Board of Directors on November 25, and December 23, 2009.

Agenda Item 11 11 2009 10.c.



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

November 6, 2009

To: RAFFAELE F. MONTEMURRO, GENERAL MANAGER
From: GINA A. DAVIS, ADMINISTRATIVE ASSISTANT
Subject: WARRANTS FOR THE PERIOD ENDING NOVEMBER 11, 2009

Due to time constraints, the Warrants will be delivered the first of the week.

Please accept our apologies.