



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

February 19, 2010

TO: Raffaele F. Montemurro, General Manager
FROM: Administrative Staff
SUBJECT: FEBRUARY 24 AGENDA PACKET

The following agenda items will not be included in the packet when it is delivered on Friday, February 5th:

Items 5.a. and b.	January 27 and February 10, 2010 Minutes
Items 9.c. 9. g., and 9.h.	Will Serve process letters
Item 13.	Warrants

We apologize for the inconvenience, and will deliver these items the first of next week. Thank you for your understanding.



Oceano Community Services District

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

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AGENDA FIRE COMMITTEE MEETING

1655 Front Street
6:30 P.M.

February 23, 2010

Oceano
TUESDAY

COMMITTEE MEMBERS

Pamela Dean, VP/Chair
Vern Dahl, President

STAFF

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

-
1. Roll Call
 2. Public Comment
 3. Approval of Minutes
 - a. None
 4. Report of the Fire Operations
 - a. Fire Operations (Hubert & Bova)
 5. New Business
 - a. Assistance to Firefighters Grant
Awarded to South County Fire Departments
 6. Old Business
 - a. Status of Fire Consolidation *
Update on Progress Towards 07/01/10 Implementation of JPA
 - b. Results of Joint Dispatch Study
Modified Recommendations
 7. General Manager Items/Discussion *
 - a. 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

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AGENDA BOARD OF DIRECTORS MEETING

1655 Front Street
6:30 PM

Oceano
Wednesday

February 24, 2010

BOARD MEMBERS

Vern Dahl, President
Lori Angello, Director
Mary K. Lucey, Director

Pamela Dean, Vice President
Jim Hill, 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 Comment *
5. Reconsider the Appointment to Fill a Vacancy on the Board of Directors *
 - a. Procedures
 - b. Appointment
 - c. Failing appointment, consideration of call of a special election (November 2, 2010)
6. Review and Approval of Minutes
 - a. January 27, 2010
 - b. February 10, 2010

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. Boards 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. Administrative Items
 - a. Discussion Regarding Agenda Format
Format/procedures to insure Board is able to address each item on agenda
8. Fire Items
None
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. Sewer Repair and Replacement Project: Progress Payment #7
Consideration of District Consulting Engineer to Approve Progress Payment #7 to R. Baker Construction
 - c. Will Serve, Fire Safety Plan, and Fee Letters: Dean, Pamela (OCSD #6395.03)
Single Family Residence: 1929 Wilmar Ave; APN 062,261,084
 - d. Will Serve, Fire Safety Plan, and Fee Letters: The Old Avocado Ranch (OCSD #6340.19)
Single Family Residence: 1530 25th Street; APN 062,075,019
 - e. Will Serve, Fire Safety Plan, and Fee Letters: The Old Avocado Ranch (OCSD #6340.41)
Single Family Residence: 1490 Nabal Court; APN 062,075,041
 - f. Will Serve, Fire Safety Plan, and Fee Letters: The Old Avocado Ranch (OCSD #6340.42)
Single Family Residence: 1480 Nabal Court; APN 062,075,042
 - g. Will Serve and Fire Safety Plan Letters: Golden Chief, Temple of the People/Rutiz (OCSD #6426)
Roof Only Vegetable Cover: 1075 The Pike; APN 062,321,001
 - h. Will Serve and Fire Safety Plan Letters: Mid-State Properties (OCSD #6425)
Parcel Map CO 06-0016: 683 Airpark Drive; APN 061,041,016
 - i. Will Serve Letter: Woodard (OCSD #6801)
23 Residential Units: The Pike at South Elm Street; APN 077,332,025 026, and 027;
10. a. CLOSED SESSION, CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION.
CLOSED SESSION – A closed session pursuant to Government Code Section 54956.9(a) to meet with the District's Legal Counsel concerning pending litigation. (Santa Maria Groundwater Litigation, Santa Clara County Case #CV 770214)

10. b. CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL
CLOSED SESSION – A closed session pursuant to Government Code Section 54956.9(c) to determine whether to initiate litigation

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 VERN DAHL

(1) SSLOCSD	01-06, 01-20, 02-03, and 02-17-2010
(2) Fire Committee	01 -26 and 02-23-2010
(3) OAC	12-21-2009, 01-25 , and 02-15-2010

 - b. VICE PRESIDENT PAMELA DEAN

(1) Fire Oversight Committee	12-18-2009 and 02-19-2010
(2) Fire Committee	01-26-2010 and 02-23-2010
(2) Other	

 - c. DIRECTOR JIM HILL

(1) SSLOCSD	12-16-2009
(2) Other	

 - d. DIRECTOR MARY LUCEY

(1) Zone 3	01-21-2010
(2) Other	

12. General Manager Items/Discussion *
 - a. Update regarding progress toward purchase of new accounting software

 - b. Update regarding Prop 1 A.

 - c. Other

13. Consideration of Warrants

14. Public Comment *

15. Board Member Discussion *

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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February 24, 2010

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 02 24 2010 9.a.

TRANSMITTAL



Date	January 15, 2010	Project Number:	0825-0002-0500
To:	Mr. Raffaele Montemurro Oceano CSD 1655 Front Street Oceano, CA 93445	Phone:	481-6730
		Fax:	481-6836
		Email:	
From:	Wallace Group 612 Clarion Court San Luis Obispo, CA 93401	Phone:	(805) 544-4011
		Fax:	(805) 544-4294
		Email:	
Subject:	Sewer Repair and Replacement Project – Progress Payment Request No. 7		

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES
WALLACE SWANSON INTERNATIONAL

Dear Mr. Montemurro,

The documentation attached represents Progress Payment Request No. 7 for the Sewer Main Repair and Replacement Project (DRI #05-DRI-004).

A Conditional Waiver and Release upon Progress Payment No. 7 is also attached for District records.

Wallace Group recommends payment in the amount of **\$122,147.55**. The total current amount of the retention fund is now **\$80,678.94**.

Upon reviewing the attached documents, please prepare payment to the contractor accordingly. Should you have any questions, please contact us at your convenience.

Sincerely,

Wallace Group

Attachments:

Progress Payment No. 7
Conditional Waiver for Progress Payment No. 7

cc: Wallace Group File

WALLACE GROUP
A California Corporation

612 CLARION CT
SAN LUIS OBISPO
CALIFORNIA 93401

Sent Via: Fax Mail Hand Delivery Overnight Email
Originals Mailed: Yes No Number of Pages (Including Cover): 11

T 805 544-4011
F 805 544-4294

www.wallacegroup.us

Agenda Item 02 24 2010 9.b.

R. BAKER, INC.

PIPE LINE AND UTILITY CONSTRUCTION

PHONE: (805) 489-8711 FAX: (805) 489-1653

POST OFFICE BOX 419, ARROYO GRANDE, CA 93421-0419

email: rbakerinc@charter.net

CONTRACTOR'S LICENSE NO. 372751

INVOICE DATE: December 31, 2009

TO: OCEANO COMMUNITY SERVICES DISTRICT

C/O WALLACE GROUP

612 CLARION CT

SAN LUIS OBISPO, CA 93401-8177

ATTN: CRAIG TAILOR

INVOICE #: 09-12-4054

RBI JOB #: 195

CONTRACT #: 2007-276

PROGRESS BILLING #: 7

RE: OCSD SEWER REPAIR AND REPLACEMENT

REQUEST PAYMENT FOR: PROGRESS BILLING:

CONTRACT BASE TOTAL:	\$376,672.00
CONTRACT ALT ITEMS TOTAL:	\$210,973.00
CHANGE ORDERS:	\$378,288.10
REVISED CONTRACT:	\$965,933.10
COMPLETED TO DATE:	\$806,789.35
LESS PREVIOUS PAYMENTS:	\$535,745.39
LESS OUTSTANDING INVOICES:	\$68,217.48
LESS 10% RETENTION:	\$80,678.94
TOTAL DUE THIS INVOICE:	\$122,147.55

R. BAKER, INC.

RBI JOB NO: 195

INVOICE NO: 09-12-4054

PO BOX 419

PROJECT: OCSD SEWER REPAIR AND REPLACEMENT

PROGRESS BILLING: 7

ARROYO GRANDE, CA 93421

ENGINEER: WALLACE GROUP

2006 CDBG FUNDS

DATE: 12/31/2009

OCSD JOB # DRI #05-DRI-0004

CONTRACTOR'S LICENSE #372751

OWNER: OCEANO COMMUNITY SERVICES DISTRICT

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
BASE BID													
SEGMENT 1-Juanita													
1	General Construction Practice	1 LS	16650.00	16,650.00	1	0	1	100	0.00	0.00	0.00	16,650.00	0.00
2	10" SDR 35 Sewer	118 LF	49.00	5,782.00	118	0	118	100	0.00	0.00	0.00	5,782.00	0.00
3	Sanitary Sewer Service	1 EA	325.00	325.00	1	0	1	100	0.00	0.00	0.00	325.00	0.00
4	Connect to Existing Manhole	2 EA	950.00	1,900.00	2	0	2	100	0.00	0.00	0.00	1,900.00	0.00
5	Asphalt Concrete	1 TON	440.00	440.00	3	0	3	100	0.00	0.00	0.00	1,320.00	880.00
6	Class 2 Base	2 CY	165.00	330.00	2	0	2	100	0.00	0.00	0.00	330.00	0.00
7	Replace Cement Concrete	20 SF	65.00	1,300.00	39	0	39	100	0.00	0.00	0.00	2,535.00	1235.00
8	Repair Landscape	568 SF	2.00	1,136.00	568	0	568	100	0.00	0.00	0.00	1,136.00	0.00
9	Environmental Compliance	1 LS	150.00	150.00	1	0	1	100	0.00	0.00	0.00	150.00	0.00
				28,013.00									
SEGMENT 2-Airport													
10	General Construction Practice	1 LS	2300.00	2,300.00	1	0	1	100	0.00	0.00	0.00	2,300.00	0.00
11	Reline 12" Sewer	353 LF	125.00	44,125.00	328	0	328	100	0.00	0.00	0.00	41,000.00	-3125.00
12	Environmental Compliance	1 LS	2250.00	2,250.00	1	0	1	100	0.00	0.00	0.00	2,250.00	0.00
				48,675.00									
SEGMENT 3-Airport													
13	General Construction Practice	1 LS	2300.00	2,300.00	1	0	1	100	0.00	0.00	0.00	2,300.00	0.00
14	Reline 12" Sewer	282 LF	145.00	40,890.00	283	0	283	100	0.00	0.00	0.00	41,035.00	145.00
15	Environmental Compliance	1 LS	2325.00	2,325.00	1	0	1	100	0.00	0.00	0.00	2,325.00	0.00
				45,515.00									
SEGMENT 5-Aloha Place													
16	General Construction Practice	1 LS	6100.00	6,100.00	1	0	1	100	0.00	0.00	0.00	6,100.00	0.00
17	8" SDR 35 Sewer	215 LF	85.00	18,275.00	229	0	229	100	0.00	0.00	0.00	19,465.00	1190.00
18	Sanitary Sewer Service	2 EA	1250.00	2,500.00	3	0	3	100	0.00	0.00	0.00	3,750.00	1250.00
19	Connect to Existing Manhole	2 EA	990.00	1,980.00	2	0	2	100	0.00	0.00	0.00	1,980.00	0.00
20	Asphalt Concrete	75 TON	165.00	12,375.00	148	0	148	100	0.00	0.00	0.00	24,420.00	12045.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
21	Class 2 Base	89 CY	105.00	9,345.00	62	0	62	100	0.00	0.00	0.00	6,510.00	-2835.00
22	Repair Landscape	60 SF	10.00	600.00	60	0	60	100	0.00	0.00	0.00	600.00	0.00
23	Replace Cement Concrete	80 SF	15.00	1,200.00	42.5	0	42.5	100	0.00	0.00	0.00	637.50	-562.50
	52,375.00	SEGMENT 5-Aloha Place											
	SEGMENT 14-Highway 1 @ 13th Street												
71	General Construction Practice	1 LS	19500.00	19,500.00	1	0	1	100	0.00	0.00	0.00	19,500.00	0.00
72	10" SDR 35 Sewer	116 LF	224.00	25,984.00	109	0	109	100	0.00	0.00	0.00	24,416.00	-1568.00
73	Connect to Existing Manhole	2 EA	1300.00	2,600.00	2	0	2	100	0.00	0.00	0.00	2,600.00	0.00
74	Remove Existing Tree	2 EA	2800.00	5,600.00	2	0	2	100	0.00	0.00	0.00	5,600.00	0.00
75	Asphalt Concrete	30 TON	360.00	10,800.00	26	0	26	100	0.00	0.00	0.00	9,360.00	-1440.00
76	Class 2 Base	31 CY	26.00	806.00	3.5	0	3.5	100	0.00	0.00	0.00	91.00	-715.00
77	Repair Landscape	672 SF	1.00	672.00	672	0	672	100	0.00	0.00	0.00	672.00	0.00
78	Replace Cement Concrete	177 SF	15.00	2,655.00	359	0	359	100	0.00	0.00	0.00	5,385.00	2730.00
	68,617.00	SEGMENT 14-Highway 1 @ 13th Street											
	SEGMENT 27-RR Tracks												
128	General Construction Practice	1 LS	1400.00	1,400.00	1	0	1	100	0.00	0.00	0.00	1,400.00	0.00
129	8" Sanitary Sewer	7 LF	165.00	1,155.00	7	0	7	100	0.00	0.00	0.00	1,155.00	0.00
130	Connect to Existing Manhole	2 EA	1100.00	2,200.00	1	0	1	100	0.00	0.00	0.00	1,100.00	-1100.00
131	Class 2 Base	9 CY	145.00	1,305.00	0	0	0	100	0.00	0.00	0.00	0.00	-1305.00
	6,060.00	SEGMENT 27-RR Tracks											
	SEGMENT 7-Lake Alley/Jetty												
33	General Construction Practice	1 LS	175.00	175.00	1	0	1	100	0.00	0.00	0.00	175.00	0.00
34	Environmental Compliance	1 LS	110.00	110.00	1	0	1	100	0.00	0.00	0.00	110.00	0.00
35	Repair Landscape	196 SF	2.00	392.00	196	0	196	100	0.00	0.00	0.00	392.00	0.00
36	Sanitary Sewer Service	3 EA	1550.00	4,650.00	3	0	3	100	0.00	0.00	0.00	4,650.00	0.00
	5,327.00	SEGMENT 7-Lake Alley/Jetty											
	SEGMENT 15-Palace Avenue												
79	General Construction Practice	1 LS	265.00	265.00	1	0	1	100	0.00	0.00	0.00	265.00	0.00
80	Environmental Compliance	1 LS	925.00	925.00	1	0	1	100	0.00	0.00	0.00	925.00	0.00
81	6" SDR 35 Sewer	72 LF	64.00	4,608.00	72	0	72	100	0.00	0.00	0.00	4,608.00	0.00
82	Sanitary Sewer Service	2 EA	1300.00	2,600.00	1	0	1	100	0.00	0.00	0.00	1,300.00	-1300.00
83	Asphalt Concrete	9 TON	265.00	2,385.00	6.5	0	6.5	100	0.00	0.00	0.00	1,722.50	-662.50
84	Class 2 Base	19 CY	105.00	1,995.00	13	0	13	100	0.00	0.00	0.00	1,365.00	-630.00
85	Repair Landscape	308 SF	11.00	3,388.00	308	0	308	100	0.00	0.00	0.00	3,388.00	0.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
86	Replace Cement Concrete	44 SF	15.00	660.00	0	0	0	100	0.00	0.00	0.00	0.00	-660.00
	16,826.00	SEGMENT 15-Palace Avenue											
	SEGMENT 9-Pier Avenue												
41	General Construction Practice	1 LS	8400.00	8,400.00	1	0	1	100	0.00	0.00	0.00	8,400.00	0.00
42	6" SDR 35 Sewer	313 LF	73.00	22,849.00	315	0	315	100	0.00	0.00	0.00	22,995.00	146.00
43	Sanitary Sewer Service	6 EA	2100.00	12,600.00	6	0	6	100	0.00	0.00	0.00	12,600.00	0.00
44	Connect to Existing Manhole	2 EA	1980.00	3,960.00	2	0	2	100	0.00	0.00	0.00	3,960.00	0.00
45	Restore Pavement Markings	313 LF	6.00	1,878.00	313	0	313	100	0.00	0.00	0.00	1,878.00	0.00
46	Asphalt Concrete	174 TON	133.00	23,142.00	177	0	177	100	0.00	0.00	0.00	23,541.00	399.00
47	Class 2 Base	178 CY	75.00	13,350.00	93	0	93	100	0.00	0.00	0.00	6,975.00	-6375.00
48	Replace Cement Concrete	500 SF	14.00	7,000.00	249	0	249	100	0.00	0.00	0.00	3,486.00	-3514.00
	93,179.00	SEGMENT 9-Pier Avenue											
	SEGMENT 29-Lakeside @ Pier												
138	General Construction Practice	1 LS	465.00	465.00	1	0	1	100	0.00	0.00	0.00	465.00	0.00
139	6" Sanitary Sewer	16 LF	200.00	3,200.00	16	0	16	100	0.00	0.00	0.00	3,200.00	0.00
140	Connect to Existing Manhole	1 EA	1650.00	1,650.00	1	0	1	100	0.00	0.00	0.00	1,650.00	0.00
141	Asphalt Concrete	12 TON	175.00	2,100.00	12	0	12	100	0.00	0.00	0.00	2,100.00	0.00
142	Class 2 Base	14 CY	115.00	1,610.00	4.5	0	4.5	100	0.00	0.00	0.00	517.50	-1092.50
143	Replace Cement Concrete	144 SF	21.25	3,060.00	147	0	147	100	0.00	0.00	0.00	3,123.75	63.75
	12,085.00	SEGMENT 29-Lakeside @ Pier											
	376,672.00	TOTAL BASE BID											
ALTERNATE BID ITEMS													
	SEGMENT 8-Lakeside Lateral												
37	General Construction Practice	1 LS	250.00	250.00	1	0	1	100	0.00	0.00	0.00	250.00	0.00
38	Sanitary Sewer Service	1 EA	2620.00	2,620.00	1	0	1	100	0.00	0.00	0.00	2,620.00	0.00
39	Asphalt Concrete	5 TON	230.00	1,150.00	8.25	0	8.25	100	0.00	0.00	0.00	1,897.50	747.50
40	Class 2 Base	6 CY	150.00	900.00	2	0	2	100	0.00	0.00	0.00	300.00	-600.00
	4,920.00	SEGMENT 8-Lakeside Lateral											
	SEGMENT 11-Alley @ Utah												
57	General Construction Practice	1 LS	650.00	650.00	1	0	1	100	0.00	0.00	0.00	650.00	0.00
58	6" SDR 35 Sewer	259 LF	59.00	15,281.00	259	0	259	100	0.00	0.00	0.00	15,281.00	0.00
59	Sanitary Sewer Service	2 EA	1100.00	2,200.00	3	0	3	100	0.00	0.00	0.00	3,300.00	1100.00
60	Connect to Existing Manhole	2 EA	990.00	1,980.00	2	0	2	100	0.00	0.00	0.00	1,980.00	0.00
61	Asphalt Concrete	24 TON	200.00	4,800.00	10	0	10	100	0.00	0.00	0.00	2,000.00	-2800.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
62	Class 2 Base	54 CY	110.00	5,940.00	47	0	47	100	0.00	0.00	0.00	5,170.00	-770.00
63	Replace Cement Concrete	396 SF	12.00	4,752.00	639	0	639	100	0.00	0.00	0.00	7,668.00	2916.00
64	Repair Landscape	580 SF	0.50	290.00	580	0	580	100	0.00	0.00	0.00	290.00	0.00
	35,893.00	SEGMENT 11-Alley @ Utah											
	SEGMENT 12-RR Alley @ Pier												
65	General Construction Practice	1 LS	1150.00	1,150.00	1	0	1	100	0.00	0.00	0.00	1,150.00	0.00
66	6" SDR 35 Sewer	290 LF	89.00	25,810.00	290	0	290	100	0.00	0.00	0.00	25,810.00	0.00
67	Sanitary Sewer Service	4 EA	1300.00	5,200.00	4	0	4	100	0.00	0.00	0.00	5,200.00	0.00
68	Asphalt Concrete	5 TON	400.00	2,000.00	3.37	0	3.37	100	0.00	0.00	0.00	1,348.00	-652.00
69	Class 2 Base	159 CY	88.00	13,992.00	120	0	120	100	0.00	0.00	0.00	10,560.00	-3432.00
70	Connect to Existing Manhole	2 EA	1600.00	3,200.00	2	0	2	100	0.00	0.00	0.00	3,200.00	0.00
	51,352.00	SEGMENT 12-RR Alley @ Pier											
	SEGMENT 17-Strand Way												
93	General Construction Practice	1 LS	375.00	375.00	1	0	1	100	0.00	0.00	0.00	375.00	0.00
94	6" Sanitary Sewer	130 LF	72.00	9,360.00	130	0	130	100	0.00	0.00	0.00	9,360.00	0.00
95	Sanitary Sewer Service	5 EA	1035.00	5,175.00	5	0	5	100	0.00	0.00	0.00	5,175.00	0.00
96	Connect to Existing Manhole	1 EA	995.00	995.00	1	0	1	100	0.00	0.00	0.00	995.00	0.00
97	Asphalt Concrete	49 TON	205.00	10,045.00	50	0	50	100	0.00	0.00	0.00	10,250.00	205.00
98	Class 2 Base	97 CY	91.00	8,827.00	27.5	0	27.5	100	0.00	0.00	0.00	2,502.50	-6324.50
99	Replace Cement Concrete	100 SF	38.00	3,800.00	15	0	15	100	0.00	0.00	0.00	570.00	-3230.00
	38,577.00	SEGMENT 17-Strand Way											
	SEGMENT 21-RR Alley Lower												
109	General Construction Practice	1 LS	600.00	600.00	1	0	1	100	0.00	0.00	0.00	600.00	0.00
110	Sanitary Sewer Service	3 EA	1990.00	5,970.00	3	0	3	100	0.00	0.00	0.00	5,970.00	0.00
111	Class 2 Base	3 CY	220.00	660.00	3	0	3	100	0.00	0.00	0.00	660.00	0.00
112	Asphalt Concrete	1 TON	510.00	510.00	1	0	1	100	0.00	0.00	0.00	510.00	0.00
	7,740.00	SEGMENT 21-RR Alley Lower											
	SEGMENT 22-Alley York/Utah												
113	General Construction Practice	1 LS	1750.00	1,750.00	1	0	1	100	0.00	0.00	0.00	1,750.00	0.00
114	6" SDR 35 Sewer	201 LF	63.00	12,663.00	201	0	201	100	0.00	0.00	0.00	12,663.00	0.00
115	Sanitary Sewer Service	12 EA	1100.00	13,200.00	12	0	12	100	0.00	0.00	0.00	13,200.00	0.00
116	Connect to Existing Manhole	2 EA	800.00	1,600.00	2	0	2	100	0.00	0.00	0.00	1,600.00	0.00
117	Asphalt Concrete	13 TON	255.00	3,315.00	10	0	10	100	0.00	0.00	0.00	2,550.00	-765.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
118	Class 2 Base	85 CY	102.00	8,670.00	44	0	44	100	0.00	0.00	0.00	4,488.00	-4182.00
	41,198.00	SEGMENT 22-Alley York/Utah											
	SEGMENT 24-Pershing Drive												
119	General Construction Practice	1 LS	400.00	400.00	1	0	1	100	0.00	0.00	0.00	400.00	0.00
120	6" SDR 35 Sewer	14 LF	425.00	5,950.00	31	0	31	100	0.00	0.00	0.00	13,175.00	7225.00
121	Connect to Existing Manhole	1 EA	1120.00	1,120.00	1	0	1	100	0.00	0.00	0.00	1,120.00	0.00
122	Asphalt Concrete	9 TON	275.00	2,475.00	16.5	0	16.5	100	0.00	0.00	0.00	4,537.50	2062.50
123	Class 2 Base	14 CY	120.00	1,680.00	10.5	0	10.5	100	0.00	0.00	0.00	1,260.00	-420.00
	11,625.00	SEGMENT 24-Pershing Drive											
	SEGMENT 25-Alley Utah/Strand												
124	General Construction Practice	1 LS	750.00	750.00	1	0	1	100	0.00	0.00	0.00	750.00	0.00
125	Sanitary Sewer Service	10 EA	1350.00	13,500.00	10	0	10	100	0.00	0.00	0.00	13,500.00	0.00
126	Asphalt Concrete	14 TON	205.00	2,870.00	0	0	0	100	0.00	0.00	0.00	0.00	-2870.00
127	Class 2 Base	28 CY	91.00	2,548.00	28	0	28	100	0.00	0.00	0.00	2,548.00	0.00
	19,668.00	SEGMENT 25-Alley Utah/Strand											
	210,973.00	TOTAL ALTERNATE BID ITEMS											
	587,645.00	TOTAL CONTRACT + ALT BID											
CO#1	INSURANCE DEDUCTABLE INCREASE	0 LS	0.00	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00
CO#2	2.1 Pier Ave - Seg 9 Addl Time	1 LS	2936.46	2,936.46	1	0	1	100	0.00	0.00	0.00	2,936.46	0.00
CO#2	2.2 Aloha PI - Seg 5 Addl Excav & Potholing	1 LS	2040.93	2,040.93	1	0	1	100	0.00	0.00	0.00	2,040.93	0.00
CO#2	2.3 Aloha PI - Seg 5 Addl 39' of 8" pipe installed	1 LS	3735.02	3,735.02	1	0	1	100	0.00	0.00	0.00	3,735.02	0.00
	8,712.41	Total CO #2											
CO#3	3.1 Hwy 1-Seg 14- 15" Steel Casing Removal 3/	1 LS	1781.82	1,781.82	1	0	1	100	0.00	0.00	0.00	1,781.82	0.00
CO#3	3.1 Hwy 1-Seg 14- 15" Steel Casing Removal 3/	1 LS	1487.45	1,487.45	1	0	1	100	0.00	0.00	0.00	1,487.45	0.00
CO#3	3.1 Hwy 1-Seg 14- 15" Steel Casing Removal 3/	1 LS	1336.51	1,336.51	1	0	1	100	0.00	0.00	0.00	1,336.51	0.00
	4,605.78	Total CO #3											
CO#4	Contract Time Extension for 145 Days	1 LS	0.00										
CO#4	Alt Segment No 18 on Air Park East												
100	General Construction Practice	1 LS	2400.00	2,400.00	0	0.5	0.5	100	1,200.00	120.00	1,080.00	1,200.00	-1200.00

ITEM	DESCRIPTION	BID QUANTITY	UNIT	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
101	6" SDR-35 Sanitary Sewer Pipe	181	LF	94.00	17,014.00	0	181	181	100	17,014.00	1,701.40	15,312.60	17,014.00	0.00
102	SDR-35 Sanitary Sewer Service	15	EA	1800.00	27,000.00	0	7	7	100	12,600.00	1,260.00	11,340.00	12,600.00	-14400.00
103	Reset Mailboxes	7	EA	75.00	525.00	0	0	0	100	0.00	0.00	0.00	0.00	-525.00
104	Connect New PVC Sewer to Existing MH	1	EA	990.00	990.00	0	0	0	100	0.00	0.00	0.00	0.00	-990.00
105	Asphalt Concrete	124	TON	140.00	17,360.00	0	0	0	100	0.00	0.00	0.00	0.00	-17360.00
106	Class 2 Aggregate Base	156	CY	105.00	16,380.00	0	0	0	100	0.00	0.00	0.00	0.00	-16380.00
107	Replace Portland Cement Concrete	260	SF	15.50	4,030.00	0	0	0	100	0.00	0.00	0.00	0.00	-4030.00
108	Repair Landscape	1,380	SF	2.75	3,795.00	0	0	0	100	0.00	0.00	0.00	0.00	-3795.00
	89,494.00	ALT SEG 18 TOTAL												
CO#4	Alt Segment No 18 as 400 LF of 6" SDR 35 add	1	LS	20586.00	20,586.00	0	0.5	0.5	100	10,293.00	1,029.30	9,263.70	10,293.00	-10293.00
	Footage Error for Seg No 18-Air Park Drive													
CO#4	Add Alternate Seg No 6 on Air Park Drive													
24	General Construction Practice	1	LS	6375.00	6,375.00	0	0.5	0.5	100	3,187.50	318.75	2,868.75	3,187.50	-3187.50
25	8" SDR-35 Sanitary Sewer Pipe	386	LF	77.00	29,722.00	0	386	386	100	29,722.00	2,972.20	26,749.80	29,722.00	0.00
26	SDR-34 Sanitary Sewer Service	8	EA	1850.00	14,800.00	0	7	7	100	12,950.00	1,295.00	11,655.00	12,950.00	-1850.00
27	Connect New PVC Sewer to Existing MH	2	EA	990.00	1,980.00	0	2	2	100	1,980.00	198.00	1,782.00	1,980.00	0.00
28	Asphalt Concrete	133	TON	152.00	20,216.00	0	0	0	100	0.00	0.00	0.00	0.00	-20216.00
29	Class 2 Aggregate Base	163	CY	64.00	10,432.00	0	59	59	100	3,776.00	377.60	3,398.40	3,776.00	-6656.00
30	Replace Portland Cement Concrete	368	SF	15.50	5,704.00	0	190	190	100	2,945.00	294.50	2,650.50	2,945.00	-2759.00
31	Repair Landscape	600	SF	3.00	1,800.00	0	0	0	100	0.00	0.00	0.00	0.00	-1800.00
32	Reset Mailboxes	6	EA	71.00	426.00	0	0	0	100	0.00	0.00	0.00	0.00	-426.00
	91,455.00	ALT SEG 6 TOTAL												
CO#4	Add Alt Seg No 10 in Alley at Harding/Coolidge													
49	General Construction Practice	1	LS	8100.00	8,100.00	1	0	1	100	0.00	0.00	0.00	8,100.00	0.00
50	6" SDR-35 Sanitary Sewer Pipe	461	LF	51.00	23,511.00	352	109	461	100	5,559.00	555.90	5,003.10	23,511.00	0.00
51	SDR-35 Sanitary Sewer Service	7	EA	1450.00	10,150.00	6	1	7	100	1,450.00	145.00	1,305.00	10,150.00	0.00
52	Connect New PVC Sewer to Existing MH	2	EA	1100.00	2,200.00	2	0	2	100	0.00	0.00	0.00	2,200.00	0.00
53	Asphalt Concrete	67	TON	199.00	13,333.00	67	0	67	100	0.00	0.00	0.00	13,333.00	0.00
54	Class 2 Aggregate Base	166	CY	62.00	10,292.00	65	101	166	100	6,262.00	626.20	5,635.80	10,292.00	0.00
55	Repair Landscape	44	SF	3.00	132.00	44	0	44	100	0.00	0.00	0.00	132.00	0.00
56	Replace Portland Cement Concrete	364	SF	12.80	4,659.20	324	40	364	100	512.00	51.20	460.80	4,659.20	0.00
	72,377.20	ALT SEG 10 TOTAL												

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
CO#4	Add Alt Seg No 16 on Air Park West												
87	General Construction Practice	1 LS	4200.00	4,200.00	0	0.5	0.5	100	2,100.00	210.00	1,890.00	2,100.00	-2100.00
88	6" SDR-35 Sanitary Sewer Pipe	289 LF	78.00	22,542.00	0	289	289	100	22,542.00	2,254.20	20,287.80	22,542.00	0.00
89	SDR-35 Sanitary Sewer Service	5 EA	1850.00	9,250.00	0	4	4	100	7,400.00	740.00	6,660.00	7,400.00	-1850.00
90	Connect New PVC Sewer to Existing MH	2 EA	990.00	1,980.00	0	2	2	100	1,980.00	198.00	1,782.00	1,980.00	0.00
91	Asphalt Concrete	166 TON	124.00	20,584.00	0	0	0	100	0.00	0.00	0.00	0.00	-20584.00
92	Class 2 Aggregate Base	194 CY	67.00	12,998.00	0	90	90	100	6,030.00	603.00	5,427.00	6,030.00	-6968.00
		71,554.00	ALT SEG 16 TOTAL										
CO#4	Add Alt Seg No 28 on Pier Avenue												
132	General Construction Practice	1 LS	2050.00	2,050.00	1	0	1	100	0.00	0.00	0.00	2,050.00	0.00
133	6" SDR-35 Sanitary Sewer Pipe	4 LF	2450.00	9,800.00	4	0	4	100	0.00	0.00	0.00	9,800.00	0.00
134	Connect New PVC Sewer to Existing MH	1 EA	990.00	990.00	1	0	1	100	0.00	0.00	0.00	990.00	0.00
135	Asphalt Concrete	10 TON	250.00	2,500.00	6.46	0	6.46	100	0.00	0.00	0.00	1,615.00	-885.00
136	Class 2 Aggregate Base	10 CY	190.00	1,900.00	3.5	0	3.5	100	0.00	0.00	0.00	665.00	-1235.00
137	Replace Portland Cement Concrete	52 SF	28.00	1,456.00	14	0	14	100	0.00	0.00	0.00	392.00	-1064.00
		18,696.00	ALT SEG 28 TOTAL										
		364,162.20	Total CO #4										
CO#5	Contract Time Extension for 90 Days	1 LS	0.00										
CO#6	1. Clean Existing 6" sewer line at Palace/Airpar	1 LS	345.00	345.00	1	0	1	100	0.00	0.00	0.00	345.00	0.00
CO#6	2. Remove trees & remove/replace 15' of 10" se	1 LS	9254.71	9,254.71	1	0	1	100	0.00	0.00	0.00	9,254.71	0.00
CO#6	3. Labor and Operation Rate increases 7/1/09	1 LS	3300.00	3,300.00	1	0	1	100	0.00	0.00	0.00	3,300.00	0.00
		12,899.71	Total CO #6										
CO#7	FIELD CONSTRUCTION VARIATIONS, CO#4 ALT SEG #10												
1	6" SDR-35 Sanitary Sewer Pipe	-109 LF	51.00	(5,559.00)	0	-109	-109	100	(5,559.00)	(555.90)	(5,003.10)	(5,559.00)	0.00
2	SDR-35 Sanitary Sewer Service	-1 EA	1450.00	(1,450.00)	0	-1	-1	100	(1,450.00)	(145.00)	(1,305.00)	(1,450.00)	0.00
3	Asphalt Concrete	8.50 TON	199.00	1,691.00	8.5	0	8.5	100	0.00	0.00	0.00	1,691.00	0.00
4	Class 2 Aggregate Base	-101 CY	62.00	(6,262.00)	0	-101	-101	100	(6,262.00)	(626.20)	(5,635.80)	(6,262.00)	0.00
5	Replace Portland Cement Concrete	-40 SF	12.80	(512.00)	0	-40	-40	100	(512.00)	(51.20)	(460.80)	(512.00)	0.00
		(12,091.50)	Total CO #7										
		378,288.10	Total All CO's										

ITEM	DESCRIPTION	BID QUANTITY	UNIT PRICE	CONTRACT TOTAL	PRIOR QTY	PERIOD QTY	TOTAL QTY	% OF INSTL	PERIOD TOTAL	LESS 10% RET	AMOUNT DUE	TOTAL TO DATE	QUANTITY CHANGES
CONTRACT BASE BID, ALT BID ITEMS & CO TOTAL				965,933.10					135,719.50	13,571.95	122,147.55	806,789.35	(18,590.25)

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from OCEANO COMMUNITY SERVICES DISTRICT
(WORK PERFORMED FOR)

in the sum of \$122,147.55 INVOICE # 09-12-4054
(Amount of Check)

payable to R Baker, Inc.
(Payee or Payees of Check)

and when the check has been properly endorsed and has been paid by the bank upon
which it was drawn, this document shall become effective to release any
mechanic's lien, stop notice or bond right the undersigned has on the job of:

OCEANO COMMUNITY SERVICES DISTRICT
(OWNER/LOCATION)

OCSD SEWER REPAIR AND REPLACEMENT DRI #05-DRI-004
(JOB DESCRIPTION)

to the following extent. This release covers a progress payment for labor, services,
equipment or material furnished to: OCEANO COMMUNITY SERVICES DISTRICT
(Customer)

through 12/31/09 only and does not cover any retention
(Date)

for items already furnished after said date. Before any recipient of this document relies
on it, said party should verify evidence of payment to the undersigned.

Company Name: R BAKER, INC.

Title: VICE PRESIDENT

Signature: 

Dated: 1-5-10



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

February 24, 2010

Old Avocado Ranch, LLC
Attn: Casey O'Conner
668 Marsh Street
San Luis Obispo, CA 93401

SUBJECT: APN 062,075,19; TRACT 2758; OCSD PROJ #6340.19
OWNER/PROJECT: The Old Avocado Ranch, LLC

Dear Mr. O'Connor:

Oceano Community Services District will serve the single family residence proposed for APN 062-075-019 subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. A letter regarding fees due to OCSD will be prepared when a written request is received.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Engineered plans are required before offsite improvements can be determined.
4. 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.
5. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
6. 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.
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 02 24 2010 9.d.

The Old Avocado Ranch, LLC
Page 2
February 24, 2010

This will serve letter will expire February 24, 2011 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

Agenda Item 02 24 2010 9.d.

OCS D 6340.19 <Lot 19>

The Old Avocado Ranch, LLC

668 Marsh Street, San Luis Obispo, CA 93401 805-544-3570 Fax 805-543-5700

February 17th, 2010

Oceano Community Services District
P.O. Box 559
Oceano, CA 93475-0599

Subject: WILL SERVE REQUEST FOR SFR; APN 062,075,019; APN 062,075,041; APN 062,075,042 Tract 2758
OWNER: The Old Avocado Ranch, LLC

To whom it may concern:

Attached is a set of plans for the three single family residences being built on APN numbers 062,075,019; 062,075,041; and 062,075,042 in tract number 2758. I am requesting a will serve letter for water, sewer, and fire protection. Please provide an estimate of fees that will be required by OCS D for this project. *FOR LOTS 41, 42, & 19.*

I have attached the completed Fire Safety Plan questionnaire, along with a plot plan showing the proposed location for the water and sewer services.

We have enclosed the \$90.00 payment as requested (30/Lot).

If you have any questions, or need additional information, please call me at (805)544-3570.

Yours truly,



Casey O'Connor, Member
The Old Avocado Ranch, LLC
668 Marsh Street
San Luis Obispo, CA 93401



Oceano Community Services District

1655 Front Street, P. O. Box 599, Oceano, CA 93445 (805) 481-6730 FAX (805) 481-6836

FIRE SAFETY INFORMATION

APPLICANT INFORMATION

OCSD Project # 6340.19 APN # 062,075,019 SLO County # PENDING W/S
Owner's Name OLD AVOCADO RANCH LLC
Address TRACT 2758 City OCEANO Zip _____
Work Phone () 440-8040 Home () _____

TYPE OF CONSTRUCTION

SFR Commercial _____ Residential/Commercial _____ Industrial _____

PROJECT LOCATION OR ADDRESS

1530-25th St, OCEANO, CA 93445

CONSTRUCTION INFORMATION

Is this project new construction? Yes No _____

Add-on to existing structure? Yes _____ No

If yes, what type? Remodel _____ Other _____

PROJECT SIZE

Total square footage if new construction: 1st Floor 1425 2nd Floor _____ Garage 400

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: SEE

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? SEE IMP. PLANS


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

2/15/10

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
FIRE SAFETY PLAN
ATTACHMENT A**

22.05.082 - FIRE SAFETY PLAN

b. Fire Safety Plan Content:

1. Urban and village areas: A fire safety plan is to identify the location of the fire hydrant nearest to the site; the location of any emergency firefighting equipment or water supplies on the proposed site; the location of any explosive or flammable materials; and means of access to all structures available for firefighting equipment.
2. Rural areas: A fire safety plan is to include the location of: available water storage; any storage of fuel, explosives, flammable or combustible liquids and gases; and identification of the extent of proposed vegetative fuel reduction areas.
3. Exception of content requirements: Where the applicable fire protection agency determines that information provided with the project application and plans is sufficient to enable fire safety review without the need for a separate fire safety plan, the information required by subsections b(1) and b(2) of this section need not be supplied. A letter verifying the adequacy of application information shall be submitted to the Planning and Building Department.

[County of San Luis Obispo, Amended 1991, Ord. 2523]

r.
CO.

ARCHITECT
STEVEN D. STEWART ARCHITECT
 1145 Marsh Street
 San Luis Obispo, Ca 93401
 805/545-9042
 Suite B
 San Luis Obispo, Ca 93401
 805/545-9180

These drawings are instruments of service and as the property and copyright of Steven D. Stewart Architect. All design and other information are for the exclusive use of the project and shall not be used on any other work except by expressed written permission of Steven D. Stewart Architect.



**AVOCADO RANCH FOR:
 TAKKEN O'CONNOR DEV. CO.
 25TH STREET & ELM STREET
 OCEANO, CA**

TITLE SHEET

Date	Remarks
5-22-04	PLAN CHECK SUBMITTAL (6)
6-18-04	PLAN CHECK RE-SUBMITTAL (6)
1-25-10	PLAN CHECK REV. II (6)

SHEET INDEX:

- T1g TITLE SHEET & GENERAL NOTES
- A1g SITE PLAN
- A2g 1ST FLOOR PLANS - PLAN 'G'
- A3g EXTERIOR ELEVATIONS - PLAN 'G'
- A4g ROOF PLAN - PLAN 'G'
- A5g BUILDING SECTIONS - PLAN 'G'
- EM1g ELECTRICAL PLAN - PLAN 'G'
- EM2g TITLE 24 ENERGY CALCS - PLAN 'G'
- S1.1 GENERAL STRUCTURAL NOTES
- S1.2 SCHEDULES & TYPICAL DETAILS
- S2 FOUNDATION PLAN
- S2R FOUNDATION PLAN REVERSED
- S3 ROOF FRAMING PLAN
- S3R ROOF FRAMING PLAN REVERSED

DIRECTORY

ARCHITECT:
 STEVEN D. STEWART ARCHITECT
 1145 MARSH STREET
 SAN LUIS OBISPO, CA 93401
 805-545-9042

OWNER:
 TAKKEN DEVELOPMENT COMPANY
 668 MARSH STREET
 SAN LUIS OBISPO, CA 93401
 805-544-3570

STRUCTURAL/ CIVIL:
 THE DEVANEY COMPANY
 11545 LOS OSOS VALLEY RD., STE. B2
 SAN LUIS OBISPO, CA 93401
 805-541-1864

SOILS:
 GEOSOLUTIONS, INC
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805-543-8584

ENERGY CALCS:
 DONALD E. OSWALD & ASSOCIATES
 P.O. BOX 15316
 SAN LUIS OBISPO, CA 93406
 805-545-0712

SURVEY:
 McMILLAN LAND SURVEYS
 2306 BROAD STREET
 SAN LUIS OBISPO, CA 93401
 805-541-1663

RESPONSIBLE INDIVIDUAL:
 CASEY O'CONNOR
 668 MARSH STREET
 SAN LUIS OBISPO, CA 93401
 805-544-3570

DEFERRED SUBMITTALS:

- 1. PRE-MANUFACTURED ROOF TRUSSES

STATISTICS:

ADDRESS: 25TH ST. & ELM ST.
 OCEANO, CA

PROJECT DESCRIPTION: 46 UNIT RESIDENTIAL DEVELOPMENT
 OCEANO, CALIFORNIA

A.P.N.: 062-073-005, 062-073-006,
 062-073-015, 062-074-013

CONSTRUCTION TYPE: VN
OCCUPANCY GROUP: R3
EXT. WALL PROTECTION: 1 HR. < 5'
OPENING PROTECTION: 45 MIN. < 5' (10% UNPROTECTED)
BUILDING HEIGHT: 21'-6" / 1-STORY

NUMBER OF UNITS: 18

UNIT FLOOR AREAS:

PLAN 'G'	
1ST FLOOR	1,422 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL RESIDENCE	1,842 SQ. FT.

VICINITY MAP:





STEVEN D. STEWART
ARCHITECT

These drawings are intended to be used in conjunction with the property ownership of Steven D. Stewart Architect. All designs and information are for the exclusive use of the project and shall not be used for any other work without the expressed written permission of Steven D. Stewart Architect.

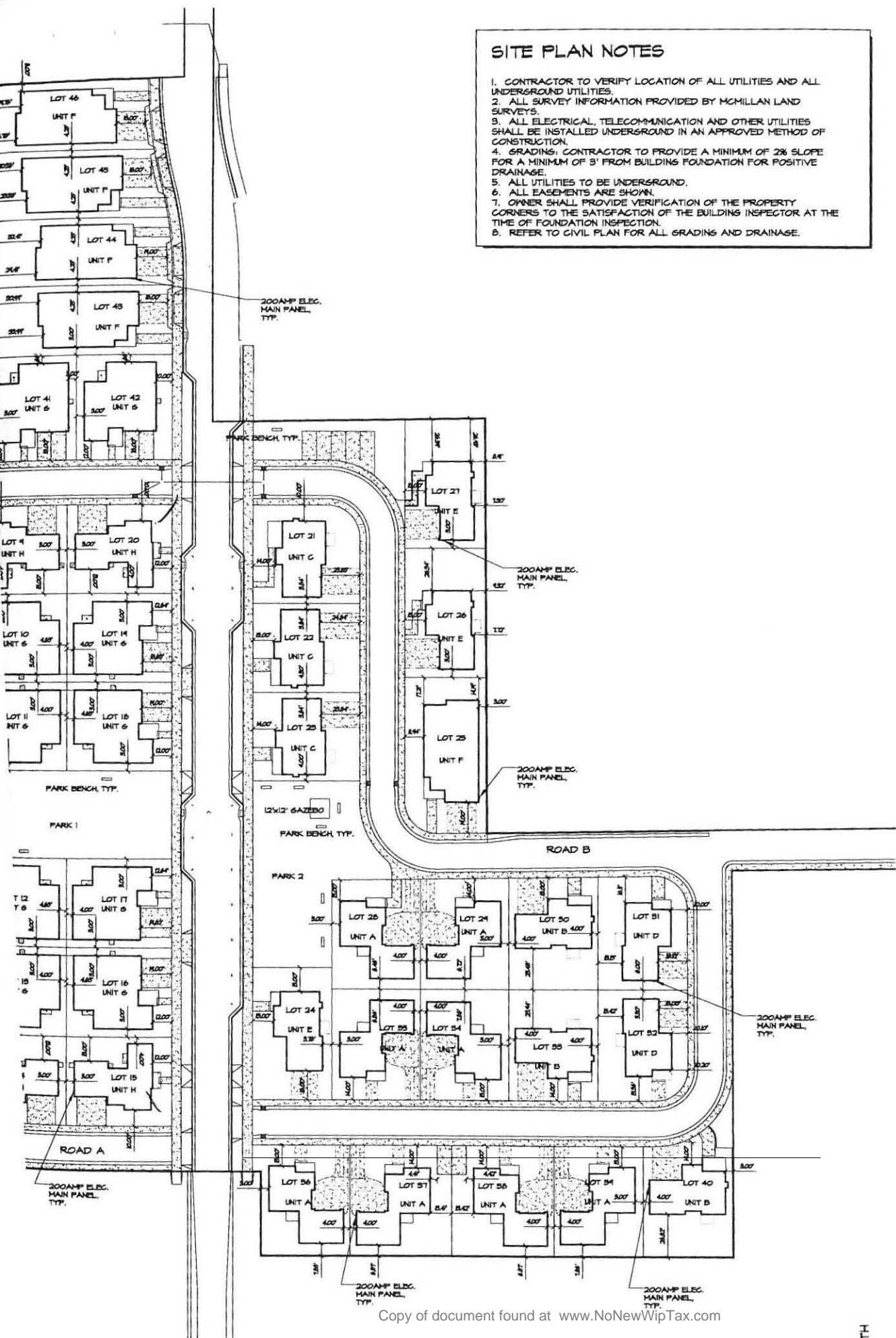


AVOCADO RANCH FOR:
TAKKEN O'CONNOR DEV. CO.
25TH STREET & ELM STREET
OCEANO, CA

SITE PLAN

SITE PLAN NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND ALL UNDERGROUND UTILITIES.
2. ALL SURVEY INFORMATION PROVIDED BY MCMILLAN LAND SURVEYS.
3. ALL ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION.
4. GRADINGS: CONTRACTOR TO PROVIDE A MINIMUM OF 2% SLOPE FOR A MINIMUM OF 3' FROM BUILDING FOUNDATION FOR POSITIVE DRAINAGE.
5. ALL UTILITIES TO BE UNDERGROUND.
6. ALL EASEMENTS ARE SHOWN.
7. OWNER SHALL PROVIDE VERIFICATION OF THE PROPERTY CORNERS TO THE SATISFACTION OF THE BUILDING INSPECTOR AT THE TIME OF FOUNDATION INSPECTION.
8. REFER TO CIVIL PLAN FOR ALL GRADINGS AND DRAINAGE.



Date	Remarks
5-22-09	PLAN CHECK SUBMITTAL (6)
5-18-09	PLAN CHECK RE-SUBMITTAL (6)
5-25-10	PLAN CHECK REV. # (6)



**STEVEN D. STEWART
ARCHITECT**

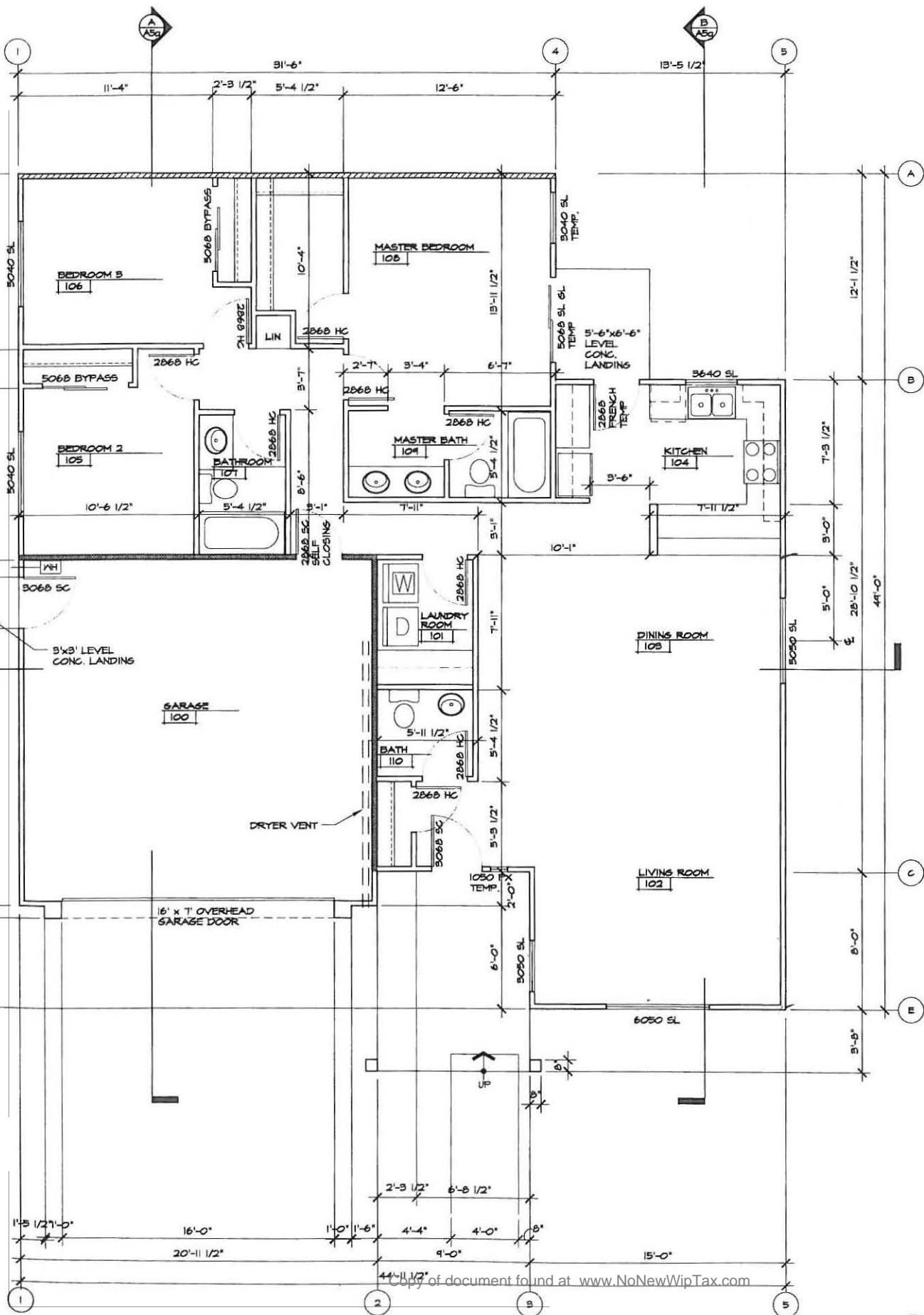
1145 Marsh Street ■ Suite B ■ San Luis Obispo, CA ■ 93401
805.545.9042 ■ FAX 805.545.9180

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**AVOCADO RANCH FOR:
TAKKEN O'CONNOR DEV. CO.**
25TH STREET & ELM STREET
OCEANO, CA

**PLAN G
1ST FLOOR PLAN**



Date	Remarks
3-22-04	PLAN CHECK SUBMITTAL (6)
5-18-04	PLAN CHECK RE-SUBMITTAL (6)
12-10	PLAN CHECK REV. #1 (6)



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

February 24, 2010

Sue Kowal
SLO County Planning & Building Department
976 Osos St., Room 200
San Luis Obispo, CA 93408

**SUBJECT: FIRE SAFETY PLAN; OCSD PROJ # 6340.19; SLO CO TRACT # 2758
OWNER/PROJECT: TAKKEN / SINGLE FAMILY RESIDENCE – LOT #19**

Dear Ms. Kowal:

After reviewing information concerning the above building permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENT (Section 22.505.082, a (3)). As a result, the District will not require the builder to submit a fire safety plan.

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

Sincerely,

OCEANO COMMUNITY SERVICES DISTRICT

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

PTD/RFM/sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

February 24, 2010

The Old Avocado Ranch
Casey O'Connor
668 Marsh Street
San Luis Obispo, CA 93401

**SUBJECT: APN 062-075-019; OCSD PROJ #6340.19; SLO CO #: UNKNOWN
THE OLD AVOCADO RANCH / SINGLE FAMILY RESIDENCE, LOT 19**

Dear Mr. O'Connor

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 residence being connected to the District's water and sewer services. The plans for the construction have not been approved so things could change.

Water Connection Charges

Water Meter Charge (5/8 inch)	\$ 675.00
Capacity Charge (State Water Project Charge)	3,806.52
Additional Connection Fees (Lopez Project Improvements)	<u>1,000.00</u>

TOTAL ESTIMATED WATER FEES **\$ 5,481.52**

Sewer Connection Charges

Connection fee	500.00
Inspection fee	<u>50.00</u>

TOTAL ESTIMATED SEWER FEES **550.00**

TOTAL FEES **\$6,031.52**

Casey O'Connor
February 24, 2009
Page 2

The \$50.00 inspection fee shown above is for inspecting the buildings sewer laterals between the District's cleanout and the connection to the new residences. 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 CONNECATION 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

sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

February 24, 2010

Old Avocado Ranch, LLC
Attn: Casey O'Connor
668 Marsh Street
San Luis Obispo, CA 93401

SUBJECT: APN 062,075,41; TRACT 2758; OCSD PROJ #6340.41
OWNER/PROJECT: The Old Avocado Ranch, LLC

Dear Mr. O'Connor:

Oceano Community Services District will serve the single family residence proposed for APN 062-075-019 subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. A letter regarding fees due to OCSD will be prepared when a written request is received.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Engineered plans are required before offsite improvements can be determined.
4. 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.
5. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
6. 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.
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 02 24 2010 9.e.

The Old Avocado Ranch, LLC
Page 2
February 24, 2010

This will serve letter will expire February 24, 2011 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

Agenda Item 02 24 2010 9.e.

OCSD 6340.41 (Lot 41)

The Old Avocado Ranch, LLC

668 Marsh Street, San Luis Obispo, CA 93401 805-544-3570 Fax 805-543-5700

February 17th, 2010

Oceano Community Services District
P.O. Box 559
Oceano, CA 93475-0599

Subject: WILL SERVE REQUEST FOR SFR; APN 062,075,019; APN 062,075,041; APN 062,075,042 Tract 2758
OWNER: The Old Avocado Ranch, LLC

To whom it may concern:

Attached is a set of plans for the three single family residences being built on APN numbers 062,075,019; 062,075,041; and 062,075,042 in tract number 2758. I am requesting a will serve letter for water, sewer, and fire protection. Please provide an estimate of fees that will be required by OCSD for this project. FOR LOTS 41, 42, & 19.

I have attached the completed Fire Safety Plan questionnaire, along with a plot plan showing the proposed location for the water and sewer services.

We have enclosed the \$90.00 payment as requested (30/Lot).

If you have any questions, or need additional information, please call me at (805)544-3570.

Yours truly,



Casey O'Connor, Member
The Old Avocado Ranch, LLC
668 Marsh Street
San Luis Obispo, CA 93401



Oceano Community Services District

1655 Front Street, P. O. Box 599, Oceano, CA 93445 (805) 481-6730 FAX (805) 481-6836

FIRE SAFETY INFORMATION

APPLICANT INFORMATION

OCSD Project # 6340.41 APN # 062,075,041 SLO County # PENDING W/S

Owner's Name OLD ANILADO RANCH LLC

Address TRACT 2758 City OCEANO Zip _____
LOT 1-22 AND 41+42

Work Phone () 440-8040 Home () _____

TYPE OF CONSTRUCTION

SFR Commercial _____ Residential/Commercial _____ Industrial _____

PROJECT LOCATION OR ADDRESS

1490 Naval Ct., OCEANO, CA 93445

CONSTRUCTION INFORMATION

Is this project new construction? Yes No _____

Add-on to existing structure? Yes _____ No

If yes, what type? Remodel _____ Other _____

PROJECT SIZE

Total square footage if new construction: 1st Floor 1425 2nd Floor _____ Garage 400

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: SEE

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? SEE IMP. PLANS

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

2/15/10
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
FIRE SAFETY PLAN
ATTACHMENT A**

22.05.082 - FIRE SAFETY PLAN

b. Fire Safety Plan Content:

1. Urban and village areas: A fire safety plan is to identify the location of the fire hydrant nearest to the site; the location of any emergency firefighting equipment or water supplies on the proposed site; the location of any explosive or flammable materials; and means of access to all structures available for firefighting equipment.
2. Rural areas: A fire safety plan is to include the location of: available water storage; any storage of fuel, explosives, flammable or combustible liquids and gases; and identification of the extent of proposed vegetative fuel reduction areas.
3. Exception of content requirements: Where the applicable fire protection agency determines that information provided with the project application and plans is sufficient to enable fire safety review without the need for a separate fire safety plan, the information required by subsections b(1) and b(2) of this section need not be supplied. A letter verifying the adequacy of application information shall be submitted to the Planning and Building Department.

[County of San Luis Obispo, Amended 1991, Ord. 2523]

r:
CO.

ARCHITECT
STEVEN D. STEWART
ARCHITECT
 1145 Marsh Street
 San Luis Obispo, Ca. 93401
 805/545-9042
 Suite B
 Sun Luis Obispo, Ca. 93401
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**AVOCADO RANCH FOR:
 TAKKEN O'CONNOR DEV. CO.
 25TH STREET & ELM STREET
 OCEANO, CA**

TITLE SHEET

Date	Remarks
5-22-04	PLAN CHECK SUBMITTAL (6)
6-16-04	PLAN CHECK RE-SUBMITTAL (6)
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- S3R ROOF FRAMING PLAN REVERSED

DIRECTORY

ARCHITECT:
 STEVEN D. STEWART ARCHITECT
 1145 MARSH STREET
 SAN LUIS OBISPO, CA 93401
 805-545-9042

OWNER:
 TAKKEN DEVELOPMENT COMPANY
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 805-544-9570

STRUCTURAL/ CIVIL:
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 11545 LOS OSOS VALLEY RD., STE. B2
 SAN LUIS OBISPO, CA 93401
 805-541-1884

SOILS:
 GEOSOLUTIONS, INC
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805-543-2534

ENERGY CALCS:
 DONALD E. OSWALD & ASSOCIATES
 P.O. BOX 15316
 SAN LUIS OBISPO, CA 93406
 805-545-0712

SURVEY:
 McMILLAN LAND SURVEYS
 2306 BROAD STREET
 SAN LUIS OBISPO, CA 93401
 805-541-1663

RESPONSIBLE INDIVIDUAL:
 CASEY O'CONNOR
 668 MARSH STREET
 SAN LUIS OBISPO, CA 93401
 805-544-9570

DEFERRED SUBMITTALS:

- 1. PRE-MANUFACTURED ROOF TRUSSES

STATISTICS:

ADDRESS: 25TH ST. & ELM ST.
 OCEANO, CA

PROJECT DESCRIPTION: 46 UNIT RESIDENTIAL DEVELOPMENT
 OCEANO, CALIFORNIA

A.P.N.: 062-073-005, 062-073-006,
 062-073-015, 062-074-013

CONSTRUCTION TYPE: VN

OCCUPANCY GROUP: R3

EXT. WALL PROTECTION: 1 HR < 5'

OPENING PROTECTION: 45 MIN. < 5' (10% UNPROTECTED)

BUILDING HEIGHT: 21'-6" / 1-STORY

NUMBER OF UNITS: 18

UNIT FLOOR AREAS:

PLAN 'G'	
1ST FLOOR	1,422 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL RESIDENCE	1,842 SQ. FT.

VICINITY MAP:





STEVEN D. STEWART
ARCHITECT

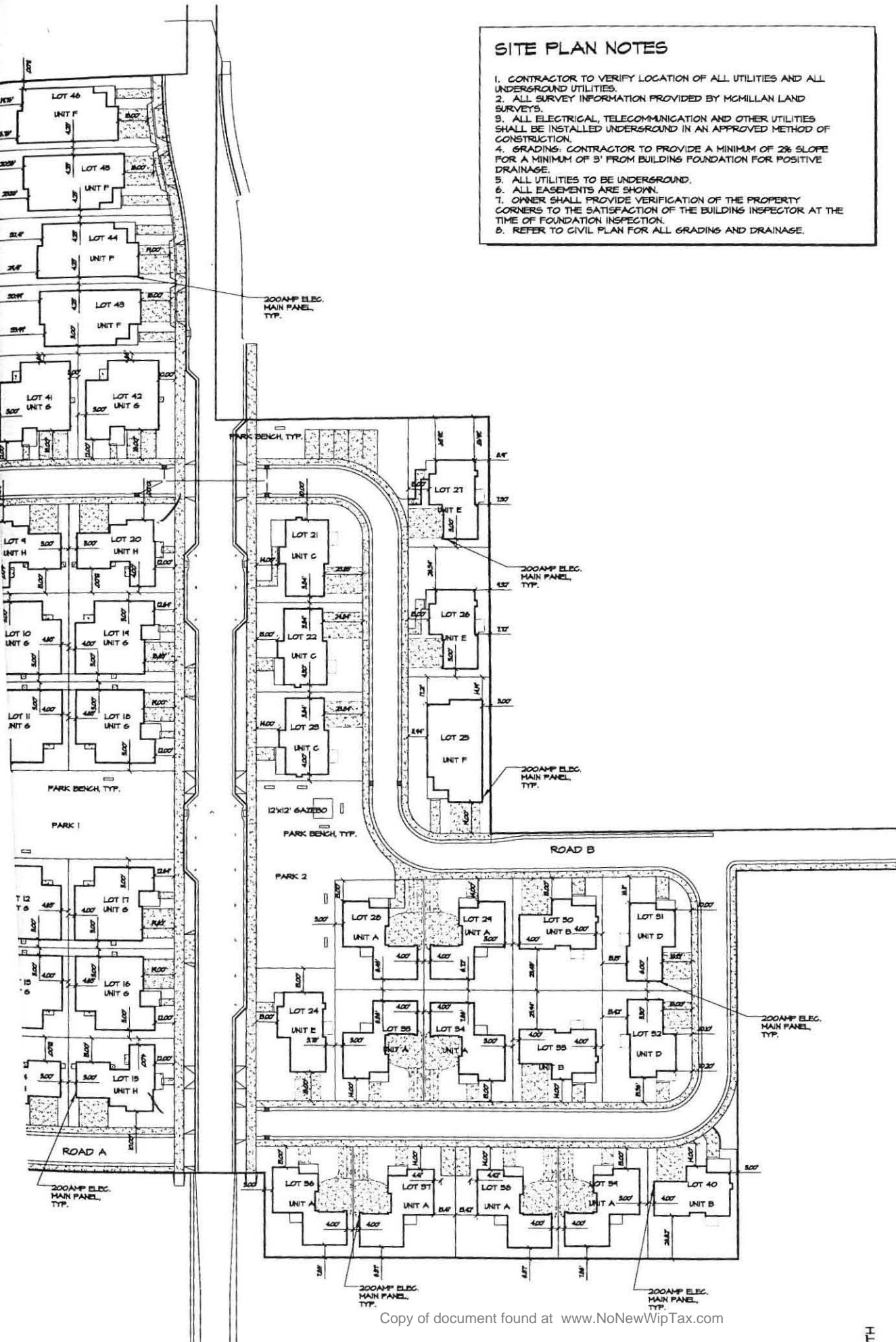
These drawings are estimated
to be as the property.
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Architect. All design and site
information are for the exclusive
of the project and shall not be
reused in any other work except by
expressed written permission.
Steven D. Stewart Architect



AVOCADO RANCH FOR:
TAKKEN O'CONNOR DEV. CO.
25TH STREET & ELM STREET
OCEANO, CA

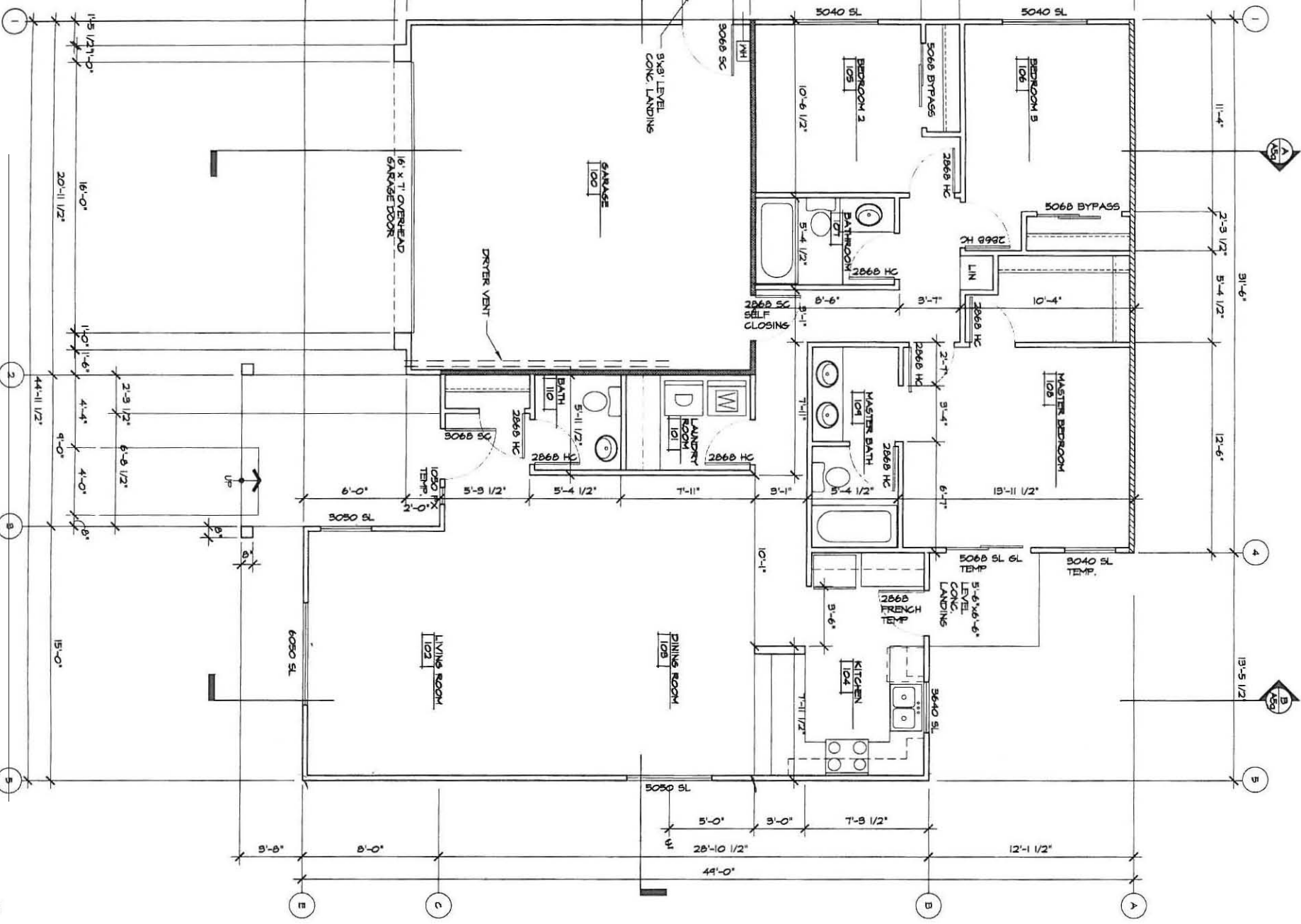
SITE PLAN NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND ALL UNDERGROUND UTILITIES.
2. ALL SURVEY INFORMATION PROVIDED BY MCMILLAN LAND SURVEYS.
3. ALL ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION.
4. GRADINGS: CONTRACTOR TO PROVIDE A MINIMUM OF 2% SLOPE FOR A MINIMUM OF 3' FROM BUILDING FOUNDATION FOR POSITIVE DRAINAGE.
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6. ALL EASEMENTS ARE SHOWN.
7. OWNER SHALL PROVIDE VERIFICATION OF THE PROPERTY CORNERS TO THE SATISFACTION OF THE BUILDING INSPECTOR AT THE TIME OF FOUNDATION INSPECTION.
8. REFER TO CIVIL PLAN FOR ALL GRADINGS AND DRAINAGE.



SITE PLAN

Date	Remarks
5-22-09	PLAN CHECK SUBMITTAL (5)
5-18-09	PLAN CHECK RE-SUBMITTAL (5)
5-25-10	PLAN CHECK REV. # (5)



Date	Remarks
3-22-09	PLAN CHECK SUBMITTAL (6)
3-18-09	PLAN CHECK RE-SUBMITTAL (6)
-25-10	PLAN CHECK REV. #1 (6)

PLAN G
1ST FLOOR PLAN

AVOCADO RANCH For:
TAKKEN O'CONNOR DEV. CO.
 25TH STREET & ELM STREET
 OCEANO, CA



These drawings are prepared by or on behalf of the undersigned architect, and the undersigned architect is responsible for the accuracy and completeness of the information provided and for the proper use of the drawings. No other work except by the undersigned architect or its duly authorized agents shall be used in connection with these drawings. Steven D. Stewart, Architect

STEVEN D. STEWART
ARCHITECT

1145 Marsh Street ■ Suite B ■ San Luis Obispo, Ca ■ 93401
 805/545-9042 FAX 545-9180



Oceano Community Services District

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FAX (805) 481-6836

February 24, 2010

Sue Kowal
SLO County Planning & Building Department
976 Osos St., Room 200
San Luis Obispo, CA 93408

**SUBJECT: FIRE SAFETY PLAN; OCSD PROJ # 6340.41; SLO CO TRACT # 2758
OWNER/PROJECT: TAKKEN / SINGLE FAMILY RESIDENCE – LOT #41**

Dear Ms. Kowal:

After reviewing information concerning the above building permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENT (Section 22.505.082, a (3)). As a result, the District will not require the builder to submit a fire safety plan.

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

Sincerely,

OCEANO COMMUNITY SERVICES DISTRICT

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

PTD/RFM/sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

February 24, 2010

The Old Avocado Ranch
Casey O'Connor
668 Marsh Street
San Luis Obispo, CA 93401

**SUBJECT: APN 062-075-041; OCSD PROJ #6340.41; SLO CO #: UNKNOWN
THE OLD AVOCADO RANCH / SINGLE FAMILY RESIDENCE, LOT 41**

Dear Mr. O'Connor

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 residence being connected to the District's water and sewer services. The plans for the construction have not been approved so things could change.

Water Connection Charges

Water Meter Charge (5/8 inch)	\$ 675.00
Capacity Charge (State Water Project Charge)	3,806.52
Additional Connection Fees (Lopez Project Improvements)	<u>1,000.00</u>

TOTAL ESTIMATED WATER FEES **\$ 5,481.52**

Sewer Connection Charges

Connection fee	500.00
Inspection fee	<u>50.00</u>

TOTAL ESTIMATED SEWER FEES **550.00**

TOTAL FEES **\$6,031.52**

Casey O'Connor
February 24, 2009
Page 2

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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

sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6886

February 24, 2010

Old Avocado Ranch, LLC
Attn: Casey O'Connor
668 Marsh Street
San Luis Obispo, CA 93401

SUBJECT: APN 062,075,42; TRACT 2758; OCSD PROJ #6340.42
OWNER/PROJECT: The Old Avocado Ranch, LLC

Dear Mr. O'Connor:

Oceano Community Services District will serve the single family residence proposed for APN 062-075-042, subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. A letter regarding fees due to OCSD will be prepared when a written request is received.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Engineered plans are required before offsite improvements can be determined.
4. 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.
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Agenda Item 02 24 2010 9.f.

The Old Avocado Ranch, LLC
Page 2
February 24, 2010

This will serve letter will expire February 24, 2011 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

Agenda Item 02 24 2010 9.f.

OCSD 6340.42 <Box 42>

The Old Avocado Ranch, LLC

668 Marsh Street, San Luis Obispo, CA 93401 805-544-3570 Fax 805-543-5700

February 17th, 2010

Oceano Community Services District
P.O. Box 559
Oceano, CA 93475-0599

Subject: WILL SERVE REQUEST FOR SFR; APN 062,075,019; APN 062,075,041; APN
062,075,042 Tract 2758

OWNER: The Old Avocado Ranch, LLC

To whom it may concern:

Attached is a set of plans for the three single family residences being built on APN numbers 062,075,019; 062,075,041; and 062,075,042 in tract number 2758. I am requesting a will serve letter for water, sewer, and fire protection. Please provide an estimate of fees that will be required by OCSD for this project. FOR LOTS 41, 42, & 19.

I have attached the completed Fire Safety Plan questionnaire, along with a plot plan showing the proposed location for the water and sewer services.

We have enclosed the \$90.00 payment as requested (30/Lot).

If you have any questions, or need additional information, please call me at (805)544-3570.

Yours truly,



Casey O'Connor, Member
The Old Avocado Ranch, LLC
668 Marsh Street
San Luis Obispo, CA 93401



Oceano Community Services District

1655 Front Street, P. O. Box 599, Oceano, CA 93445 (805) 481-6730 FAX (805) 481-6836

FIRE SAFETY INFORMATION

APPLICANT INFORMATION

OCSD Project # 6340.42 APN # 062,075,042 SLO County # PENDING W/S
 Owner's Name OLD AVOCADO RANCH LLC
LOT 1-22 AND 41+42
 Address TRACT 2758 City OCEANO Zip _____
 Work Phone () 440-8040 Home () _____

TYPE OF CONSTRUCTION

SFR Commercial _____ Residential/Commercial _____ Industrial _____

PROJECT LOCATION OR ADDRESS

1480 NABAL, OCEANO, CA 93445

CONSTRUCTION INFORMATION

Is this project new construction? Yes No _____

Add-on to existing structure? Yes _____ No

If yes, what type? Remodel _____ Other _____

PROJECT SIZE

Total square footage if new construction: 1st Floor 1425 2nd Floor _____ Garage 400

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: SEE

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? SEE IMP. PLANS

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

2/15/10
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
FIRE SAFETY PLAN
ATTACHMENT A**

22.05.082 - FIRE SAFETY PLAN

b. Fire Safety Plan Content:

1. Urban and village areas: A fire safety plan is to identify the location of the fire hydrant nearest to the site; the location of any emergency firefighting equipment or water supplies on the proposed site; the location of any explosive or flammable materials; and means of access to all structures available for firefighting equipment.
2. Rural areas: A fire safety plan is to include the location of: available water storage; any storage of fuel, explosives, flammable or combustible liquids and gases; and identification of the extent of proposed vegetative fuel reduction areas.
3. Exception of content requirements: Where the applicable fire protection agency determines that information provided with the project application and plans is sufficient to enable fire safety review without the need for a separate fire safety plan, the information required by subsections b(1) and b(2) of this section need not be supplied. A letter verifying the adequacy of application information shall be submitted to the Planning and Building Department.

[County of San Luis Obispo, Amended 1991, Ord. 2523]

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DIRECTORY

ARCHITECT:

STEVEN D. STEWART ARCHITECT
1145 MARSH STREET
SAN LUIS OBISPO, CA 93401
805-545-9042

OWNER:

TAKKEN DEVELOPMENT COMPANY
668 MARSH STREET
SAN LUIS OBISPO, CA 93401
805-544-8570

STRUCTURAL/ CIVIL:

THE DEVANEY COMPANY
11545 LOS OSOS VALLEY RD., STE. B2
SAN LUIS OBISPO, CA 93401
805-541-1884

SOILS:

GEOSOLUTIONS, INC
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
805-549-8594

ENERGY CALCS:

DONALD E. OSWALD & ASSOCIATES
P.O. BOX 15316
SAN LUIS OBISPO, CA 93406
805-545-0712

SURVEY:

MCMILLAN LAND SURVEYS
2306 BROAD STREET
SAN LUIS OBISPO, CA 93401
805-541-1663

RESPONSIBLE INDIVIDUAL:

CASEY O'CONNOR
668 MARSH STREET
SAN LUIS OBISPO, CA 93401
805-544-8570

DEFERRED SUBMITTALS:

- 1. PRE-MANUFACTURED ROOF TRUSSES

SPECIAL INSPECTIONS:

REQUIRED SPECIAL INSPECTION:

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CHAPTER 1701 OF THE UNIFORM BUILDING CODE.

- A. STRUCTURAL CONCRETE OVER 2500 PSI

SHEET INDEX:

- T1g TITLE SHEET & GENERAL NOTES
- A1g SITE PLAN
- A2g 1ST FLOOR PLANS - PLAN 'S'
- A3g EXTERIOR ELEVATIONS - PLAN 'S'
- A4g ROOF PLAN - PLAN 'S'
- A5g BUILDING SECTIONS - PLAN 'S'
- EM1g ELECTRICAL PLAN - PLAN 'S'
- EM2g TITLE 24 ENERGY CALCS - PLAN 'S'
- SI.1 GENERAL STRUCTURAL NOTES
- SI.2 SCHEDULES & TYPICAL DETAILS
- S2 FOUNDATION PLAN
- S2R FOUNDATION PLAN REVERSED
- S3 ROOF FRAMING PLAN
- S3R ROOF FRAMING PLAN REVERSED

STATISTICS:

ADDRESS 25TH ST. & ELM ST.
OCEANO, CA

PROJECT DESCRIPTION 46 UNIT RESIDENTIAL DEVELOPMENT
OCEANO, CALIFORNIA

A.P.N. 062-078-005, 062-078-006,
062-078-015, 062-074-013

CONSTRUCTION TYPE VN

OCCUPANCY GROUP RS

EXT. WALL PROTECTION 1 HR < 5'

OPENING PROTECTION 45 MIN. < 5' (10% UNPROTECTED)

BUILDING HEIGHT 21'-6" / 1-STORY

NUMBER OF UNITS 18

UNIT FLOOR AREAS:

PLAN 'S'	
1ST FLOOR	1,422 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL RESIDENCE	1,842 SQ. FT.

VICINITY MAP:



STEVEN D. STEWART
ARCHITECT

1145 Marsh Street
805/545-9042
Suite B
San Luis Obispo, Ca. 93401
FAX 545-9180

These drawings are instruments of service and are the property and copyright of Steven D. Stewart, Architect. All designs and other information are for the exclusive use of this project and shall not be used on any other work, except by express written permission of Steven D. Stewart, Architect.



**AVOCADO RANCH FOR:
TAKKEN O'CONNOR DEV. CO.
25TH STREET & ELM STREET
OCEANO, CA**

TITLE SHEET

Date	Remarks
5-22-09	PLAN CHECK SUBMITTAL (6)
6-18-09	PLAN CHECK RE-SUBMITTAL (6)
1-28-10	PLAN CHECK REV. #1 (6)

These drawings are assistance
service and are the property of
Steven D. Stewart Architect. All design and ex-
planation are for the exclusion
of the project and shall not be
on any other work except by
expressed written permission.
Steven D. Stewart Architect



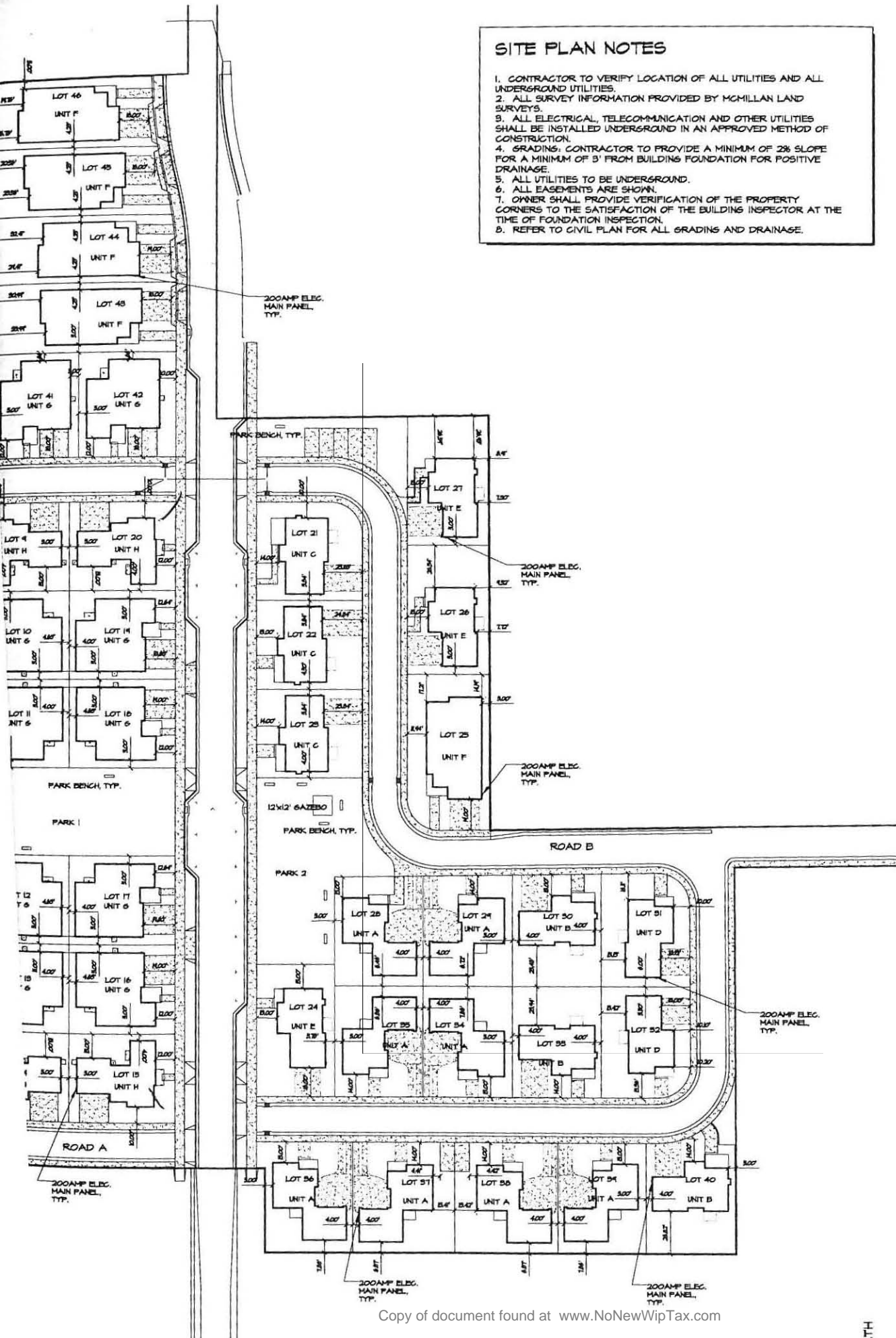
AVOCADO RANCH FOR:
TAKKEN O'CONNOR DEV. CO.
25TH STREET & ELM STREET
OCEANO, CA

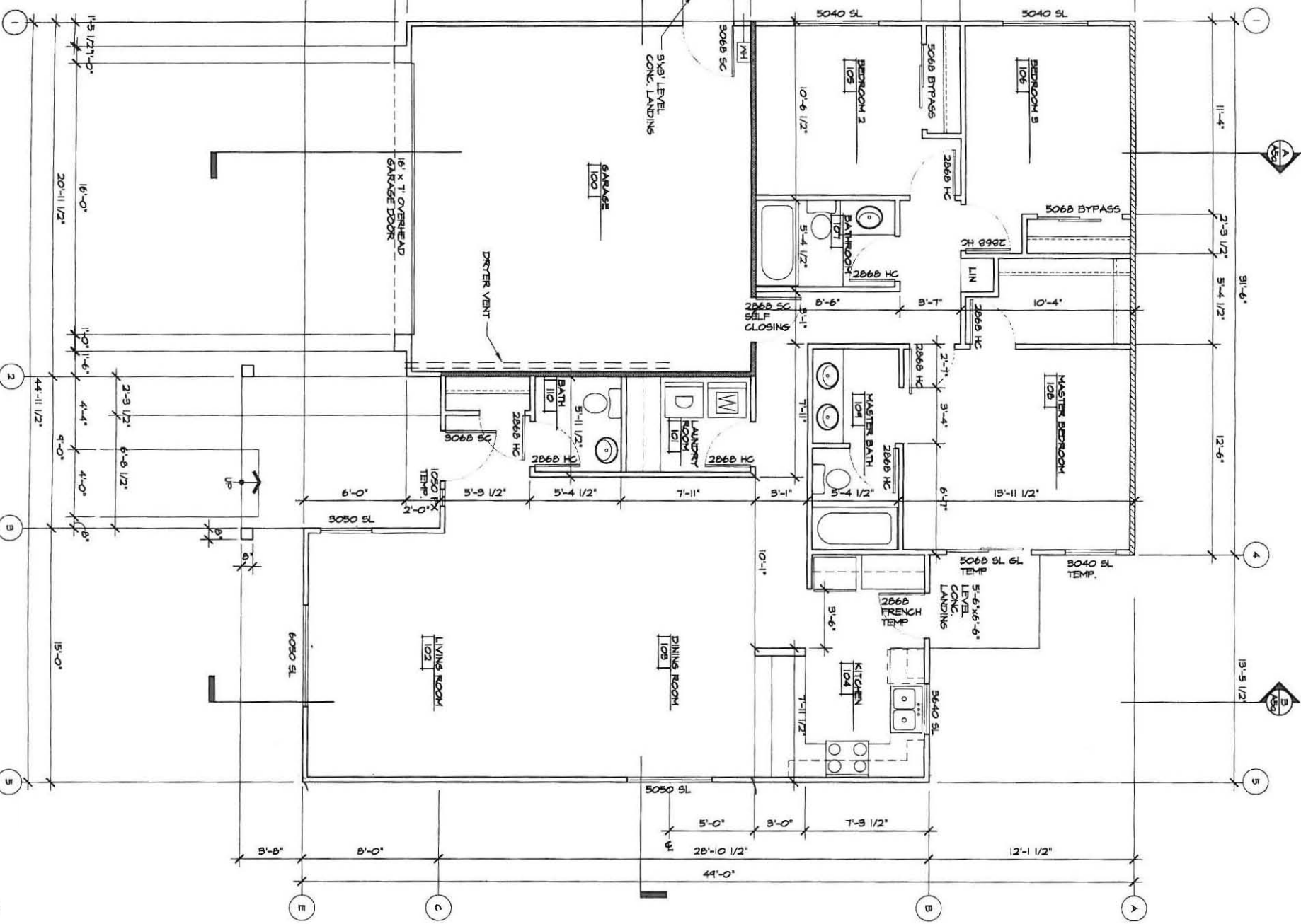
SITE PLAN

Date	Remarks
5-22-09	PLAN CHECK SUBMITTAL (5)
6-18-09	PLAN CHECK RE-SUBMITTAL (6)
1-25-10	PLAN CHECK REV. #1 (6)

SITE PLAN NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND ALL UNDERGROUND UTILITIES.
2. ALL SURVEY INFORMATION PROVIDED BY MCMILLAN LAND SURVEYS.
3. ALL ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION.
4. GRADINGS: CONTRACTOR TO PROVIDE A MINIMUM OF 2% SLOPE FOR A MINIMUM OF 8' FROM BUILDING FOUNDATION FOR POSITIVE DRAINAGE.
5. ALL UTILITIES TO BE UNDERGROUND.
6. ALL EASEMENTS ARE SHOWN.
7. OWNER SHALL PROVIDE VERIFICATION OF THE PROPERTY CORNERS TO THE SATISFACTION OF THE BUILDING INSPECTOR AT THE TIME OF FOUNDATION INSPECTION.
8. REFER TO CIVIL PLAN FOR ALL GRADINGS AND DRAINAGE.





Date	Remarks
1-22-04	PLAN CHECK SUBMITTAL (6)
1-18-04	PLAN CHECK RE-SUBMITTAL (6)
-25-10	PLAN CHECK REV. #1 (6)

PLAN G
1ST FLOOR PLAN

AVOCADO RANCH For:
TAKKEN O'CONNOR DEV. CO.
25TH STREET & ELM STREET
OCEANO, CA



These drawings are the property of Steven D. Stewart Architect, and shall not be used on any other work except by Steven D. Stewart Architect.

STEVEN D. STEWART
ARCHITECT

7145 Marsh Street ■ Suite B ■ San Luis Obispo, Ca ■ 93401
805/545-9042 ■ FAX 545-9180





Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

February 24, 2010

Sue Kowal
SLO County Planning & Building Department
976 Osos St., Room 200
San Luis Obispo, CA 93408

**SUBJECT: FIRE SAFETY PLAN; OCSD PROJ # 6340.42; SLO CO TRACT # 2758
OWNER/PROJECT: TAKKEN / SINGLE FAMILY RESIDENCE – LOT #42**

Dear Ms. Kowal:

After reviewing information concerning the above building permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENT (Section 22.505.082, a (3)). As a result, the District will not require the builder to submit a fire safety plan.

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

Sincerely,

OCEANO COMMUNITY SERVICES DISTRICT

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

PTD/RFM/sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

February 24, 2010

The Old Avocado Ranch
Casey O'Connor
668 Marsh Street
San Luis Obispo, CA 93401

**SUBJECT: APN 062-075-042; OCSD PROJ #6340.42; SLO CO #: UNKNOWN
THE OLD AVOCADO RANCH / SINGLE FAMILY RESIDENCE, LOT 42**

Dear Mr. O'Connor:

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 residence being connected to the District's water and sewer services. The plans for the construction have not been approved so things could change.

Water Connection Charges

Water Meter Charge (5/8 inch)	\$ 675.00
Capacity Charge (State Water Project Charge)	3,806.52
Additional Connection Fees (Lopez Project Improvements)	<u>1,000.00</u>

TOTAL ESTIMATED WATER FEES \$ 5,481.52

Sewer Connection Charges

Connection fee	500.00
Inspection fee	<u>50.00</u>

TOTAL ESTIMATED SEWER FEES 550.00

TOTAL FEES \$6,031.52

Casey O'Connor
February 24, 2009
Page 2

The \$50.00 inspection fee shown above is for inspecting the buildings sewer laterals between the District's cleanout and the connection to the new residences. 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 CONNECATION 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

sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

February 24, 2010

Greg Woodard
PO Box 950
Porterville, CA 93258

SUBJECT: APN 077-332-025, 026, 027; OCSD PROJ #6801
OWNER/PROJECT: Woodard / 23 Residential Units

Dear Mr. Woodard:

Oceano Community Services District will serve the 23 residential units proposed for APN 077-332-025, 025, 026, 027; subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. A letter regarding fees due to OCSD will be prepared when a written request is received.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Engineered plans are required before offsite improvements can be determined.
4. 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.
5. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
6. 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.
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 12 09 2009 9.i.

Greg Woodard
Page 2
February 24, 2010

This will serve letter will expire February 24, 2011 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

Agenda Item 02 24 2010 9.i.



NORTH COAST ENGINEERING, INC.

Civil Engineering ▪ Land Surveying ▪ Project Development

November 18, 2009

Gina Davis
Oceano Community Services District
P.O. Box 599
Oceano, California 93475

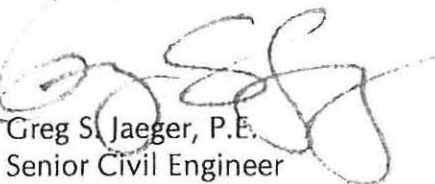
Subject: Request for Will Serve Letter
APN 077-332-025,026,027; OCSD Project #6801
Owner/Project: Woodard/23 Residential Units

Dear Gina:

This is a formal request for a will serve letter to provide service to the above mentioned project. We have requested and received a will serve letter dated May 12, 2008 which expired on May 12, 2009 (see attached letter). We have met with the City of Arroyo Grande and are moving forward with our project based on our approved vesting tentative map.

If you have any questions, please do not hesitate to call.

Sincerely,



Greg S. Jaeger, P.E.
Senior Civil Engineer

GSJ/jms
Enclosure

R:\PROJ\07138\Document\request for will serve letter 11.18.09.docx

062-321-003
CHIEF OF TEMPLE OF THE PEOPLE

077-371-036
STEWART

SOUTH ELM ST

11005

077-265-001
COX

077-265-002
JAZZ

077-265-003
BLEVINS

077-265-015
WARD

THE PIKE

077-332-024
MCLANE

COMMON
AREA
LOT 20
24,707 sq.ft.

16.0' PUBLIC
WATER AND SEWER
EASEMENT

LOT 15
1,000 sq.ft.

LOT 16
1,559 sq.ft.

LOT 19
1,850 sq.ft.

LOT 17
1,500 sq.ft.

LOT 18
1,500 sq.ft.

LOT 14
1,785 sq.ft.

LOT 13
1,785 sq.ft.

LOT 12
1,785 sq.ft.

LOT 11
1,705 sq.ft.

LOT 7
1,557 sq.ft.

LOT 8
1,557 sq.ft.

LOT 9
1,523 sq.ft.

LOT 10
1,523 sq.ft.

LOT 1
1,558 sq.ft.

LOT 2
1,558 sq.ft.

LOT 3
1,558 sq.ft.

LOT 4
1,558 sq.ft.

LOT 5
1,558 sq.ft.

LOT 6
1,558 sq.ft.

077-332-022
ROMERO

077-332-021
DRALLE

077-332-020
PISMO COAST INC

077-332-019
MITCHELL

BLOCK B OF TRACT 244

LEGEND

- CITY LIMITS
- - - PROPOSED BUILDING
- CENTER LINE
- - - PROJECT BOUNDARY
- - - PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT



LOCATION MAP
NO SCALE

SITE STATISTICS - OVERVIEW

TOTAL AREA 1.27 ACRES (55,321 SQ FT)
TOTAL LOTS 20
RESIDENTIAL 19 LOTS

RECORD OWNER GREG WOODWARD
PO BOX 950
PORTERVILLE, CA 93268

APPLICANT GREG WOODWARD
PO BOX 950
PORTERVILLE, CA 93268

GREG S. JAEGER

PRELIMINARY

R.C.E. 58030
Exp. 06/30/08

ENGINEER NORTH COAST ENGINEERING, INC.
725 CRESTON RD., STE. B
PASO ROBLES, CA 93446
GREG JAEGER
R.C.E. 58030
EXP. 6/30/08

ARCHITECT STEVE PUGLISI ARCHITECTURE
563 DANA STREET
SAN LUIS OBISPO, CA 93401
(805) 565-1962

A.P.N. 077-332-025, 077-332-026, 077-332-027

PROPOSED USE OF PROPERTY RESIDENTIAL

SHEET INDEX

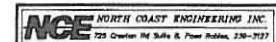
- 1 TRACT 2064 TENTATIVE MAP
- 2 PRELIMINARY GRADING AND DRAINAGE PLAN
- 3 CROSS SECTIONS AND DETAILS

THE PIKE & ELM
VESTING TENTATIVE MAP
TRACT 2964

IN THE CITY OF ARROYO GRANDE, COUNTY
OF SAN LUIS OBISPO, STATE OF
CALIFORNIA

BEING A SUBDIVISION OF PARCELS 1, 2 & 3 OF PARCEL
MAP AG 74-294 PER THE MAP RECORDED IN BOOK 16,
OF PARCEL MAPS, AT PAGE 28 IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

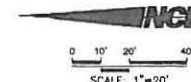
PREPARED BY



DATE SUBMITTED: December 25, 2007

PAGE 1 OF 3

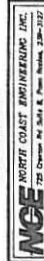
NOTE:
COMMON AREA TO BE BLANKET
PRIVATE ACCESS EASEMENT AND P.U.E.



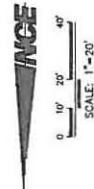
TRACT 2964 TENTATIVE MAP THE PIKE, 07/08

THE PIKE & ELM
PRELIMINARY GRADING &
DRAINAGE
TRACT 2964

PREPARED BY



DATE SUBMITTED February 7, 2008



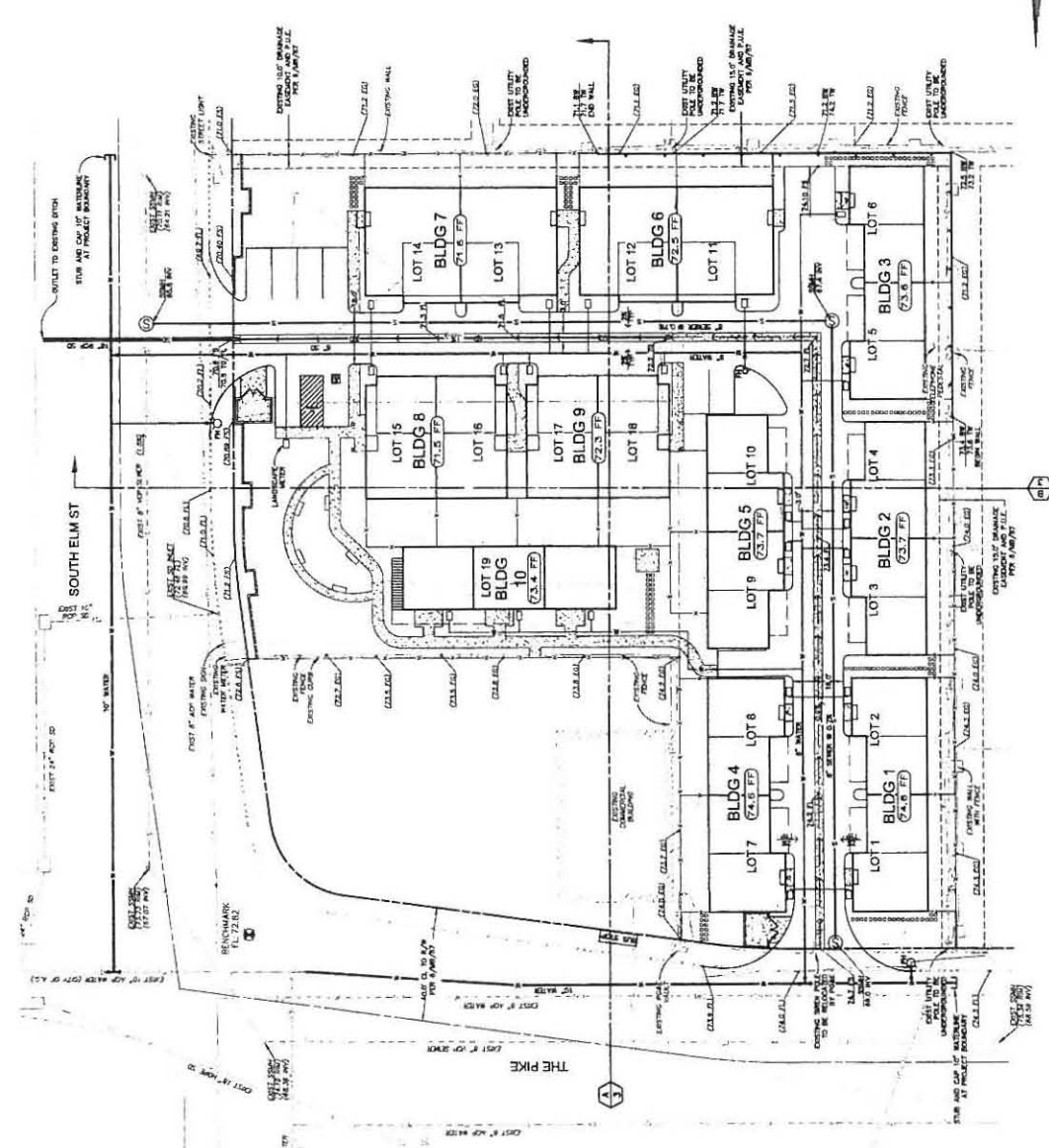
LEGEND

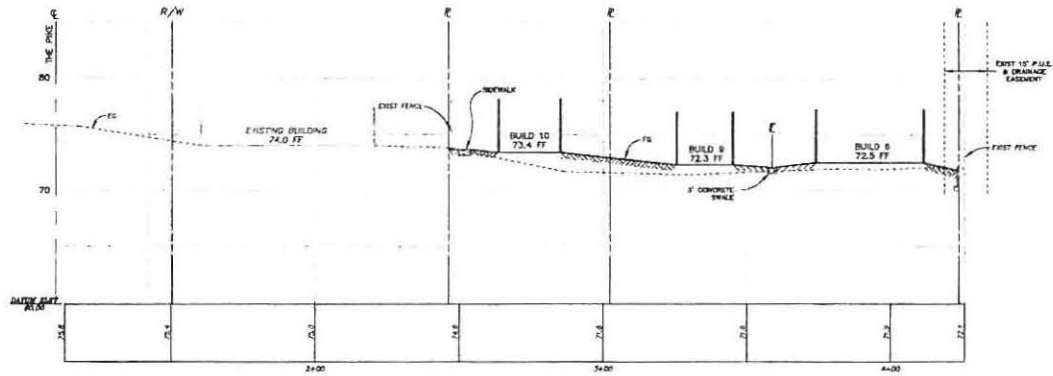
10	LOT NUMBER/PAVING NUMBER	1	SEWER LINE
(B) (D)	PAV. ELEVATION	2	EXISTING SEWER LINE
(C)	DRAINAGE DIRECTION	3	GRAVEL
(E)	ELEVATION MARK	4	EXISTING WATER LINE
(F)	EXISTING SANITARY SEWER MANHOLE	5	PROPOSED WATER LINE
(G)	PROPOSED SANITARY SEWER MANHOLE	6	PROPOSED STORM DRAIN
(H)	EXISTING WATER VALVE	7	EXISTING OVERHEAD POWER/TEL
(I)	EXISTING TELEPHONE pedestal OR VAULT	8	EXISTING UP
(J)	EXISTING WATER VALVE (ELEVATION)	9	EXISTING POLE
(K)	EXISTING FIRE HYDRANT	10	POST-OFF-SET
(L)	IF CATCH BASIN	11	PROPOSED LINE
(M)	PROPOSED THE HYDRANT ASSEMBLY	12	PROPOSED PROPERTY LINE
(N)	CONCRETE	13	PROPOSED STORM WALL
(O)	AS PAVED	14	ASPHALT DRIVEWAY
(P)	STOPPING STONES	15	STOPPING STONES WALL
(Q)	BRICK & MORTAR	16	BRICK & MORTAR

ABBREVIATIONS

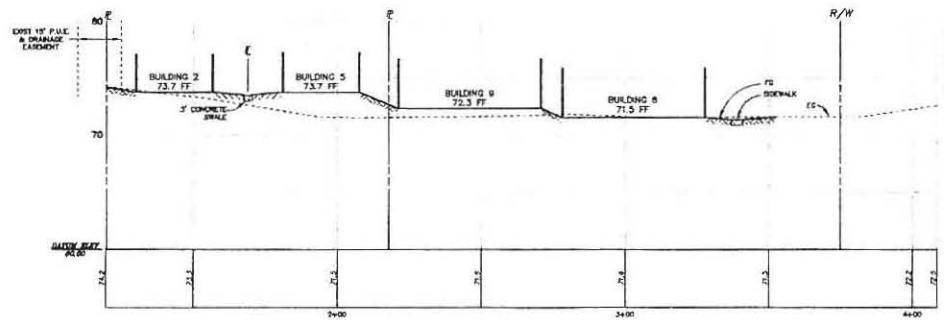
AC	UNPAVED CONCRETE	R/W	RIGHT OF WAY
ADP	ASBESTOS CEMENT PIPE	SD	SEWER DRAIN
BE	BEACH	SE	SEWER
BM	BENCHMARK	SL	SEWER LIFT
BN	BOTTOM OF WALL	STA	STATION
BS	BOTTOM OF SAND	STB	STORM DRAIN
CD	CONCRETE	STC	STORM DRAIN CHANNEL
CO	CONCRETE	TR	TOP OF RAMP
D	DRAIN	TT	TOP OF TIGHTENING
ES	EXISTING GRADE	TP	TOP OF WALL
FF	FRESH GRADE	TR	TOP OF WALL
FS	FRESH GRADE	TR	TOP OF WALL
GS	GRASS GRADE	TR	TOP OF WALL
H	HIGH POINT	TR	TOP OF WALL
HP	HIGH POINT	TR	TOP OF WALL
IP	INTERIOR FINISH	TR	TOP OF WALL
IS	INTERIOR FINISH	TR	TOP OF WALL
IS	INTERIOR FINISH	TR	TOP OF WALL
IS	INTERIOR FINISH	TR	TOP OF WALL
IS	INTERIOR FINISH	TR	TOP OF WALL
IS	INTERIOR FINISH	TR	TOP OF WALL

NOTE: 1. ELEVATION OF EXISTING UTILITIES IS BASED ON
2. BENCHMARK DATA UTILITIES ARE NOT FIELD
3. BENCHMARK DIMENSIONS, ELEVATIONS, LOCATIONS
4. EXISTING UTILITIES, PROPERTY LINES, FROM
5. PLANS AND ELEVATIONS, PROPERTY LINES, FROM
6. PLANS AND ELEVATIONS, PROPERTY LINES, FROM
7. PLANS AND ELEVATIONS, PROPERTY LINES, FROM
8. PLANS AND ELEVATIONS, PROPERTY LINES, FROM
9. PLANS AND ELEVATIONS, PROPERTY LINES, FROM
10. PLANS AND ELEVATIONS, PROPERTY LINES, FROM





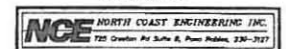
A SECTION - NORTH TO SOUTH
 VERTICAL 1" = 5'
 HORIZONTAL 1" = 20'



B SECTION - WEST TO EAST
 VERTICAL 1" = 5'
 HORIZONTAL 1" = 20'

**THE PIKE & ELM
 SITE CROSS SECTIONS
 TRACT 2964**

PREPARED BY



DATE SUBMITTED: December 20, 2007

PAGE 3 OF 3

Gina Davis

From: Greg Jaeger [gregj@northcoastengineering.com]
Sent: Wednesday, November 18, 2009 4:51 PM
To: gina@oceanocsd.org
Cc: gwoodard@woodardhomes.com; Steve Puglisi
Subject: 07138 Pike and Elm
Attachments: request for will serve letter 11.18.09.pdf

Hello Gina,

I have attached a pdf of our request for a will serve letter. We are sending a hard copy along with a check for \$30.00 for processing. Please let me know if there is anything else you need.

Greg S. Jaeger, PE
Senior Civil Engineer
North Coast Engineering, Inc
V (805) 239-3127
F (805) 239-0758