



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

PROPOSED AGENDA BOARD OF DIRECTORS MEETING

1655 Front Street
6:30 PM

Oceano
Wednesday

May 12, 2010

BOARD MEMBERS

Vern Dahl, President
Mary K. Lucey, Director
Lori J. Angello, 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. Review and Approval of Minutes
 - a. February 28, 2010
 - b. April 14, 2010
 - c. April 28, 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.

6. Reports*
 - a. Commander Brian Hascall, Sheriff's South Station
 - b. April, 2010 Report for Fire Department
 - c. April, 2010 Report for Utility Department
 - d. April, 2010 Report for Administration

7. Discussion of the District investment polices and recommend New Public Funds Account.
Jerry Legg Vice President, Government Banking Manager Rabobank N. A.

8. Consideration of Warrants*

9. Administrative Items
 - a. By Laws RESOLUTION NO. 2010 - 05
Adopting By Laws to govern certain Board operations and functions.

 - b. Nomination of Officers
 - (1) President
 - (2) Vice President

 - c. Fireworks Applications for Board Approval
Applicants Church of God, Five Cities Eagles, and AGHS Marching Band

 - d. Properties on 19th Street – Offer of Dedication
Per completion of 19th Street

 - e. Committee Nominations and appointments
 - (1) Sanitation District
 - (2) Zone 3 Advisory
 - (3) Fire Oversight
 - (4) Finance
 - (5) Water and Sewer
 - (6) Fire (until 07-01-2010 JPA)

10. Fire Items
 - a. None

11. 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. Will Serve and Fire Safety Plan Letters: Dewar (OCSD #6434.00)
2nd Story Addition: 1672 Strand; APN 061,062,010
- c. Will Serve and Fire Safety Plan Letters: Takken (OCSD #6340.09)
SFR: 1515 Nabel Court; APN 062,075,009
- d. Will Serve and Fire Safety Plan Letters: Takken (OCSD #6340.18)
SFR: 1540 25th Street; APN 062,075,018
- e. Will Serve and Fire Safety Plan Letters: Takken (OCSD #6340.20)
SFR: 1520 25th Street; APN 062,075,020

12. 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 05 – 05 - 2010
(2) Other
- b. **VICE PRESIDENT PAMELA DEAN**
(1) Other
- c. **DIRECTOR JIM HILL**
(1) Other
- d. **DIRECTOR MARY LUCEY**
(1) Other
- e. **DIRECTOR LORI ANGELLO**
(1) Other

13. General Manager Items/Discussion *
 - a. Update regarding reduction of expenses
 - b. Credit Card Policy
 - c. Other
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.

**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 Fire Department



REPORT for April 2010

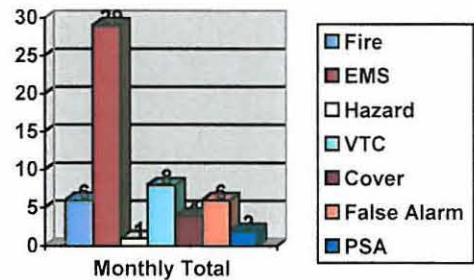
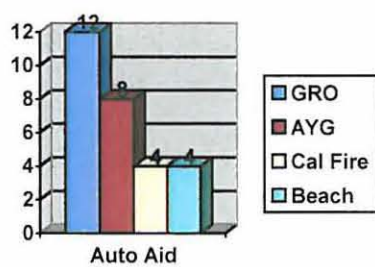
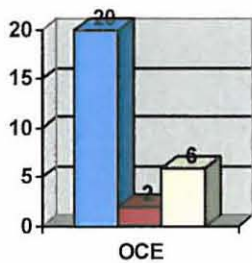
During the month of April, the department responded to a total of 56 calls. 28 were in Oceano, 12 were in Grover Beach, 8 were in Arroyo Grande, 4 were with Cal Fire and 4 call on the beach. Of the 28 calls in Oceano, 20 were EMS related, 2 fires and 6 miscellaneous calls. This averaged out to be 1.9 calls per day. The total run total for this year is 236; the run total at the end of last year was 287.

Training

Joint training for the month of April included rope rescue review and low angle rescue.

Equipment

P61 was taken into the mechanic to have the suspension worked on. The cost was covered by the in lieu fees that we received for 2009.



Rabobank, N.A.
Grover Beach Branch



Branch address 899 W. Grand Ave.
Grover Beach, CA 93433-2193

Mailing address P. O. Box 6002
Arroyo Grande, CA 93421-6002

Telephone (805) 489-1336
Fax (805) 473-7765

April 8, 2010

Raffaele F Montmurro
General Manager
Oceano Community Services District
1655 Front St.
Oceano, CA 93475

Dear Mr. Montemurro:

I received approval from our Rabobank Executives to offer a Public Funds money market account that is indexed directly to the monthly LAIF rate. Every month on the 15th, Rabobank will reset the Money Market Rate to equal the previous month's LAIF rate plus 20 basis points. Effective March 15th, this will equate to 0.577% (February's rate) + .20% or 0.777% on all funds kept in the Money Market Account. Currently, this equates to a premium of nearly 35% above LAIF. This rate will reset April 15th to equal March's monthly rate plus 20 basis points.

- As a money market account, funds are restricted to only 6 withdrawals per month.
- Funds are collateralized 110% as per state law.
- Interest will be paid Monthly, as opposed to Quarterly by LAIF. Interest is paid on deposits on the 1st of the month for the prior month. Accounts must remain opened as of the last day of the month to receive interest for the period.
- There is no minimum or maximum balance required. However, the account needs to maintain \$50,000 in order to avoid a monthly fee of \$15.

As a demand deposit account, there is no restriction in Government Code on how much public entities may deposit into the account or conflict with their Investment Policies.

Sincerely,

A handwritten signature in cursive script that reads "Mary Mylan".

Mary Mylan
VP/Branch Manager

**OCEANO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2010-05**

**A RESOLUTION OF THE OCEANO COMMUNITY SERVICES DISTRICT
ADOPTING BY LAWS TO GOVERN CERTAIN
BOARD OF DIRECTOR OPERATIONS AND FUNCTIONS.**

WHEREAS, the Oceano Community Services District (the "District") Board of Directors (the "Board") desires to adopt BY LAWS to govern certain Board operations and functions; and

NOW, THEREFORE BE IT RESOLVED, DETERMINED AND ORDERED by the District Board that the BY LAWS attached hereto are adopted as the Board's BY LAWS.

Upon motion of Director _____, seconded by _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing resolution is hereby adopted this 12th day of May, 2010.

Vern Dahl
President

ATTEST:

Raffaele F. Montemurro
Board Secretary

OCEANO COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS – BY LAWS

1. MEETINGS

1.1 Regular meetings of the Board of Directors (the Board) shall commence at 6:30 p.m. on the second and fourth Wednesday of each calendar month in the Board room at the District Office currently located at 1655 Front Street, Oceano, CA. 93475

1.2 Members of the Board shall attend all regular meetings of the Board unless there is good cause for absence.

1.3 No action or discussion may be taken on an item not on the posted agenda; provided, however, matters deemed to be emergencies or of an urgent nature may be added to the agenda under the procedures of the Brown Act. Pursuant to the Brown Act:

(a) Board Members may briefly respond to statements or questions from the public; and

(b) Board Members may, on their own initiative or in response to public questions, ask questions for clarification, provide references to staff or other resources for factual information, or request staff to report back at a subsequent meeting; and

(c) Board Members or the Board itself may take action to direct staff to place a matter on a future agenda.

1.4 A majority of the Board shall constitute a quorum for the transaction of business. While a majority of the Board is sufficient to do business, motions must be passed unanimously if only three Board members are present. Only those Board members present at a meeting may vote on business conducted at that meeting. Members may not vote when absent or by proxy.

1.5 If a quorum does not arrive within fifteen (15) minutes of the time the meeting has been scheduled, it shall be determined that a quorum is not present. When there is no quorum for a regular meeting, the President, Vice President, or any Board member shall adjourn such meeting, or, if no Board member is present, the District secretary shall adjourn the meeting.

1.6 A roll call vote shall be taken upon the passage of all ordinances, resolutions, and other matters established by Board policy or state law that require solicitation of bids, and upon all matters involving more than a five thousand dollars (\$5,000.00) expenditure by the District.

1.7 Any person attending a meeting of the Board may record the proceedings with an audio or video tape recorder or a still or motion picture camera unless the recording cannot continue without unreasonable noise, illumination, or obstruction of view that constitutes or would constitute a disruption of the proceedings.

1.8 All video tape recorders, still and/or motion picture cameras shall remain stationary and shall be located and operated from behind the public speakers podium once the meeting begins.

1.9 A block of time shall be set aside to receive general public comment. Comments on agenda items should be held until the appropriate item is called. Unless otherwise directed by the President, public comment shall be presented from the podium. The person giving public comment shall state his or her name and general place of residence prior to giving his or her comment. Public comment shall be directed to the Board as a whole and not to any member individually or to the public. Public comment shall be limited to three minutes.

2. OFFICERS OF THE BOARD OF DIRECTORS.

The officers of the Board are the President and Vice President.

3. COMMITTEES

3.1 The Board may create Committees at its discretion. Committees shall be advisory committees to the Board and shall not commit the District to any policy, act or expenditure.

3.2 All committee meetings shall be conducted as public meetings in accordance with the Brown Act.

3.3 No committee shall include in its membership more than two (2) Board members.

3.4 An alternate member may be assigned by the Board in advance for those meetings where a regular member is unable to attend.

3.5 The General Manager shall be an ex-officio member of all committees.

4. AGENDAS.

4.1 The General Manager, in cooperation with the Board at the prior meeting shall prepare an agenda for each regular meeting of the Board. The General Manager may put emergent District business on the agenda subject to Brown Act regulation.

4.2 Agendas shall include allowance for Public Comment and Board Member items of information and comment.

5. PREPARATION OF MINUTES AND MAINTENANCE OF TAPES.

5.1 The minutes of the Board shall be kept by the District Secretary and shall be neatly produced and kept in a file for that purpose, with a record of each particular type of business transacted set off in paragraphs with proper subheadings.

5.2 The District Secretary shall be required to make a record only of such business as was actually passed upon by a vote of the Board and, except as provided in Section 5.3 below, shall not be required to record any remarks of Board Members or any other person.

5.3 Any Director may request for inclusion into the minutes, brief comments pertinent to an agenda item, but only at the meeting in which the item is discussed.

5.4 The District Secretary shall attempt to record the names and general place of residence of persons addressing the Board, the title of the subject matter to which their remarks related, and whether they spoke in support or opposition to such matter.

5.5 Whenever the Board acts in a quasi-judicial proceeding such as in assessment matters, the District Secretary shall compile a summary of the testimony of the witnesses.

5.6 Any tape or film record of a District meeting made for whatever purpose at the direction of the District shall be subject to inspection pursuant to the California Public Records Act.

5.7 Nothing herein shall be deemed to create a requirement that minutes be taken or tape or film recordings be made of any closed sessions of the Board.

6. MEMBERS OF THE BOARD OF DIRECTORS.

6.1 Directors shall at all times conduct themselves with courtesy to each other, to staff and to members of the audience present at Board meetings.

6.2 Differing viewpoints are healthy in the decision-making process. Individuals have the right to disagree with ideas and options, but in a respectful manner.

6.3 Once the Board takes action, Directors should commit to supporting the action and should not obstruct implementation of the action.

7. AUTHORITY OF DIRECTORS.

7.1 The full Board of Directors by action taken pursuant to The Brown Act retains absolute power to set policy, direct staff, and conduct the business of the District.

7.2 The Board is the unit of authority within the District. Apart from his or her normal function as a part of this unit, Directors have no individual authority. As individuals, Directors may not commit the District to any policy, act or expenditure.

7.3 Directors do not represent any fractional segment of the community, but are, rather, a part of the body which represents and acts for the community as a whole.

7.4 The primary responsibility of the Board is the formulation and evaluation of policy. Routine matters concerning the operational aspects of the District are delegated to professional staff members of the District.

8. DIRECTOR GUIDELINES.

8.1 It is the intent of the Board of Directors:

- a. Maintain control and direction of the District by action of the Board of Directors taken pursuant to the Brown Act
- b. Allow Board Members access to information relative to the running of the District.
- c. Protect staff from undue influence, threats, and/or pressure from individual Board Members.
- d. Allow staff to execute priorities given by the Board of Directors and management without fear of reprisal.

8.2 Individual Board members, by making a request to the General Manager shall have access to information relative to the operation of the District, including but not limited to statistical information, serving as a basis for certain actions of staff, justification for staff recommendations, etc. Board Members shall receive the cooperation and candor of the General Manager in being provided with the requested information.

8.3 The General Manager shall timely provide the Board Member with requested information. If the General Manager feels that such information would be of interest to other Board Members, he/she shall see that the appropriate distribution is made.

8.4 If the General Manager cannot timely provide the requested information by reason of information deficiency, or major interruption in work schedules, workloads, and priorities, then the General Manager shall inform the Board Member why the information is not or cannot be made available. The General Manager shall consider other means that are in his/her judgment feasible to provide the Board Member with the requested information.

8.5 If the information still cannot be provided, either the General Manager or the Board Member shall place an item on the Board agenda for Board direction as to the Board's desire and directed method of providing the information.

8.6 In handling complaints from residents, property owners within the District, or other members of the public, Directors are encouraged to listen carefully to the concerns, but the complaint should be referred to the General Manager for processing and the District's response, if any.

8.7 Directors, when seeking clarification of policy-related concerns, especially those involving personnel, legal action, land acquisition and development, finances, and programs, should refer said concerns directly to the General Manager.

8.8 When approached by District personnel concerning specific District policy, Directors should direct inquiries to the General Manager.

8.9 Directors and General Manager should develop a working relationship so that current issues, concerns and District projects can be discussed comfortably and openly.

8.10 When responding to constituent request and concerns, Directors should respond to individuals in a positive manner and route their questions to the General Manager.

9. DIRECTOR COMPENSATION.

9.1 Each Director is authorized to receive one hundred dollars (\$100.00) as compensation for each regular meeting of the Board attended by him or her.

9.2 In no event shall Director compensation exceed one hundred dollars (\$100) per day.

9.3 Director compensation shall not exceed six hundred (\$600) in any one (1) calendar month.

10. EXPENSE REIMBURSEMENT

10.1 Each Board Member is entitled to reimbursement for their expenses incurred in the performance of the duties required and authorized by the Board.

(a) It is the policy of the District to exercise prudence with respect to hotel or motel accommodations. It is also the policy of the District for Board members and staff to stay at the main hotel or motel location of a conference, seminar, or class to gain maximum participation and advantage of interaction with others whenever possible. Actual hotel or motel costs shall be reimbursed. Personal phone calls are not reimbursed.

(b) Any Director traveling on District business shall receive transportation and lodging expenses ,and ordinary expenses such as meals and tips.

(c) Mileage reimbursement for use of privately owned vehicles used for District business shall be as established by the Internal Revenue Service.

11. CORRESPONDENCE DISTRIBUTION POLICY.

The following letters and other documents shall be accumulated and delivered to the Board on Friday of each week.

(a) All letters approved by the Board and/or signed by the President on behalf of the District.

(b) All correspondence received by the District that are of District-wide concern as reasonably determined by the General Manager.

12. CONFLICTS OF INTEREST AND RELATED POLICY.

12.1 State laws exist which attempt to eliminate any action by a Board Member or the District which may reflect a conflict of interest. The purpose of such laws and regulations is to insure that all actions are taken in the public interest. The following provides a brief policy summary of various conflict related laws. Directors are encouraged to consult with the Fair Political Practices Commission (the "FPPC") at (916) 322-5660, prior to the day of the meeting if they have a question about a particular agenda item.

12.2 Each Director is encouraged to review the District's Conflicts of Interest Code on a regular basis. The general rule is that an official may not participate in making a governmental decision if it is: (1) reasonably foreseeable that the decision will have a (2) material financial effect on the (3) official or a member of his or her immediate family or on an economic interest of the official, and (4) the effect is distinguishable from the effect on the public generally. If real property in which the Director has an interest is located within 500 feet of the boundaries of the property affected by decision, that interest is deemed to be directly involved in the decision. Additionally, FPPC rules generally require a disqualified Board member to leave the room during the discussion of the matter.

12.3 The prohibitions of Government Code Section 1090 provide that the District may not contract with any business in which a Board member has a financial interest.

12.4 Incompatible Office. The basic rule is that public policy requires that when the duties of two offices are repugnant or overlap so that their exercise may require contradictory or inconsistent action, to the detriment of either public office, the discharge of the duties of the two offices by one person is incompatible with the affected office and the official must step down from one of the offices.

13. EVALUATION OF CONSULTANTS.

The District Consultants, including the District Legal Counsel and District Consulting Engineer shall be evaluated annually during the months of May and June of each year.

14. CONTINUING EDUCATION.

14.1 Board Members are required to attend training on ethics and sexual harassment every other year on an alternating schedule. Board members are also required to attend training on the National Incident Management System (NIMS).

14.2 Members of the Board are encouraged to attend educational conferences and professional meetings to improve District operation, such as Special District Administration, Finance and Governance, and other programs that emphasize employee relationships.

14.3 Subject to budgetary constraints, there is no limit on the number of Directors attending a particular conference or seminar when it is apparent that their attendance is beneficial to the District and in compliance with the Brown Act.

15. RELATIONSHIP AND CONDUCT BETWEEN BOARD MEMBERS AND STAFF

15.1 The Board of Directors recognizes that the primary function of staff is to execute Board policy and to keep the Board of Directors informed.

15.2 Individual members of the Board of Directors shall not attempt to pressure and/or influence staff decisions, recommendations, workloads, schedules, and priorities.

15.3 If a Board Member wishes to influence the actions, decisions, recommendations, workloads, work schedules, and priorities of staff, that member must prevail upon the Board of Directors to do so as a matter of Board policy, pursuant to The Brown Act.

15.4 Staff shall take guidance and direction only from action taken by the Board of Directors or from appropriate management supervisors as may be the case. Staff shall reject any attempts by an individual Board Member to influence or otherwise pressure them into making, changing or otherwise affecting staff decisions or recommendations, or changing work schedules and priorities. Staff shall report such attempts, without fear of reprisal, to the General Manager, or to the President or the Vice President of the Board of Directors, who shall take appropriate action.

15.5 In the event that an employee has been the subject of threats to job security, job advancement or other abusive conduct from a Board Member, the employee shall report such conduct in writing and without fear of reprisal to the President or the Vice President of the Board of Directors, or to the Grand Jury directly, who shall investigate the complaint and take further necessary action.

16 PUBLICATION OF POLICY

16.1 Copies of this Policy shall be distributed to:

- (a) All current District employees and new employees at the time of hire.
- (b) All current Directors of the District and new Directors at the time they take office.

16.2 The General Manager shall be available to answer questions of District employees regarding the District Policy on relationship and conduct between Board Members and staff.

17 RESTRICTIONS ON BY LAWS

These By Laws shall govern the Board in all cases to which they applicable and not otherwise inconsistent with State and Federal laws.



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

APPLICATION FOR SALE OF FIREWORKS WITHIN THE BOUNDARIES OF OCEANO COMMUNITY SERVICES DISTRICT

This application must be completed and returned to the District Office located at 1655 Front Street, Oceano, CA, 93445, by April 23, 2010. The application must be accompanied with the property owner's written permission for your proposed booth location and the \$500.00 refundable cleaning deposit. The \$385.00 administration fee is due at the time of filing the above mentioned documents.

Name of Applicant: Greg Noe

Representing/Organization: Church of God of Prophecy

Mailing Address of Organization/Applicant: P.O. Box 306
Oceano, CA 93475-0306

Telephone: Daytime _____ After 5:00 p.m. _____

Proposed Booth Location: 1860 Highway 1, Oceano

Property Owner's Name: John Taylor

The Board of Directors has determined that participation is conditioned upon each organization indicating where the profits from their sales will be directed with at least 50% of the profits to be spent within Oceano/Halcyon. (Use back page if necessary). This statement will be reviewed by the Board of Directors before a permit is issued.

Please explain how the 2009 profits were used:

Food ministry, 12-step ministry, church bus expense

Please explain how you plan to use the 2010 profits for the benefit of Oceano/Halcyon:

Food ministry (food boxes to those in need, plus prepared meals on Friday evening at 12-step meetings and before Sunday morning services).
Bus expense (insurance, maintenance, gasoline).

Greg Noe
Signature of Applicant

4-29-10
Date

T:/Fire/Fireworks/App.doc

PROPERTY OWNER'S LETTER OF PERMISSION
TO SELL FIREWORKS

Fire Chief
Oceano Community Services District
P.O. Box 599
1655 Front Street
Oceano, CA 93475

SUBJECT: FIREWORKS BOOTH LOCATION/PROPERTY OWNER'S CONSENT

Dear Fire Chief:

Permission is hereby granted to Greg Noe on behalf of the
Applicant's Name

Church of God of Prophecy and TNT Fireworks
Organization Selling Fireworks Fireworks Company's Name

for the exclusive right to use the property located/named below for their 2010 fireworks booth:

1860 Highway 1
Street Address or Location Description

Oceano, CA 93445
City, State, Zip Code

Assessor's Parcel Number

This address is within the boundaries of the Oceano Community Services District.

It is understood that this sale will be conducted in accordance with all District, County, and State regulations.

By: X John Taylor
Signature of Property Owner

John Taylor
Please PRINT Property Owner's Name

PO Box 929 Oceano, Ca 93475
PROPERTY OWNER'S MAILING ADDRESS AND TELEPHONE NUMBER
805 489 2413

Dated this 30 day of April, 2010





Oceano Community Services District

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Name of Applicant: Sidney Davis
5-Cities Eagles # 4153

Representing/Organization: _____

Mailing Address of Organization/Applicant: 2151 Cienega St.
Oceano, CA.
93445

Telephone: Daytime cell # 878-0706 After 5:00 p.m. Eagles 481-7282

Proposed Booth Location: Central Market

Property Owner's Name: _____

The Board of Directors has determined that participation is conditioned upon each organization indicating where the profits from their sales will be directed with at least 50% of the profits to be spent within Oceano/Halcyon. (Use back page if necessary). This statement will be reviewed by the Board of Directors before a permit is issued.

OCEANO
COMM SERV DIST

Please explain how the 2009 profits were used:

Please explain how you plan to use the 2010 profits for the benefit of Oceano/Halcyon:
Senior Center, Boys & Girls club of Oceano
Other causes of individuals that we can locally.

Sidney Davis
Signature of Applicant Date 4/20/10

T:/Fire/Fireworks/App.doc

	Sales	Expenses	Contributions
	17,300.00		
2-Jul Central Market		400.00	
31-Jul TNT Bill		9,800.00	
8-Dec Support Our Troops			1,320.00
Jun-31 Cerbel Pulsy / July Camp			1,400.00
10-Mar Easter Party (<i>Local children</i>)			150.00
9-Feb Central Coast Natural Hist Assoc			50.00
20-Dec Christmas Party - <i>children</i>			975.00
20-Nov Thanksgiving Dinner - <i>Free for anyone</i>			300.00
24-Feb WodsHumaine Society			721.00
25-Oct Holloween Party			125.00
10-Feb Member Assistance - <i>sick + Disabled</i>			1,150.00
	17,300.00	10,200.00	6,191.00
		\$5,202.00	

OCEANO
COMM SERV DIST

PROPERTY OWNER'S LETTER OF PERMISSION
TO SELL FIREWORKS

Fire Chief
Oceano Community Services District
P.O. Box 599
1655 Front Street
Oceano, CA 93475

SUBJECT: FIREWORKS BOOTH LOCATION/PROPERTY OWNER'S CONSENT

Dear Fire Chief:

Permission is hereby granted to Sidney Davis
5-cities Eagles Arie #4153 on behalf of the
Applicant's Name

_____ and TNT Fireworks
Organization Selling Fireworks Fireworks Company's Name

for the exclusive right to use the property located/named below for their 2010 fireworks booth:

2061 CENAGA ST
Street Address or Location Description

OCEANO, CA 93445
City, State, Zip Code

Assessor's Parcel Number

OCEANO
COMM SERV DIST

This address is within the boundaries of the Oceano Community Services District.

It is understood that this sale will be conducted in accordance with all District, County, and State regulations.

By: Nancy J. Mendoza
Signature of Property Owner

NANCY J. MENDOZA
Please PRINT Property Owner's Name

2061 CENAGA ST OCEANO, CA 93445 (805) 489-5305
PROPERTY OWNER'S MAILING ADDRESS AND TELEPHONE NUMBER

Dated this 20 day of APRIL, 2010



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

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Name of Applicant: Arroyo Grande High School Band Boosters

Representing/Organization: AGHS Marching Band & Color Guard

Mailing Address of Organization/Applicant: PO Box 206
Arroyo Grande, CA
93421

Telephone: Daytime 310-710-9019 After 5:00 p.m. 310-710-9019

Proposed Booth Location: 1900 Block of 9th Street

Property Owner's Name: Kenneth L. Dewar

The Board of Directors has determined that participation is conditioned upon each organization indicating where the profits from their sales will be directed with at least 50% of the profits to be spent within Oceano/Halcyon. (Use back page if necessary). This statement will be reviewed by the Board of Directors before a permit is issued.

Please explain how the 2009 profits were used:

see attached

Please explain how you plan to use the 2010 profits for the benefit of Oceano/Halcyon:

- ① We will use them in the same way as our 2009 profits
- ② Please see attached e-mail. We will do everything in our control to help kids of Oceano how to play an instrument.

Signature: [Handwritten Signature]

Date: 4-23-10

T:/Fire/Fireworks/App.doc

Property Owner's Letter of Permission
To Sell Fireworks

Fire Chief
Oceanside Community Services District
P.O. Box 599/1655 Front Street
Oceanside, CA 92075

Subject: FIREWORKS BOOTH LOCATION/PROPERTY OWNER'S CONSENT

Dear Fire Chief:

John P. Dowar

Permission is hereby granted to ~~XXXXXXXXXXXXXXXXXXXX~~ on behalf of the
Applicant's Name

Arroyo Grande H.S. Band Boosters and PHANTOM FIREWORKS
Organization Selling Fireworks Fireworks Company's Name

for the exclusive right to use the property located/named below for their 2010 fireworks booth:

1500 Block of 15th St.
Street Address or Location Description

Oceanside, CA
City, State, Zip Code

062-114-024
Assessor's Parcel Number

This address is within the boundaries of the Oceanside Community Services District.

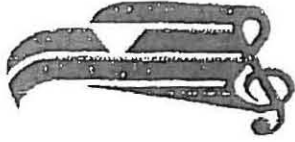
It is understood that this sale will be conducted in accordance with all District, County, and State regulations.

By: *John P. Dowar*
Signature of Property Owner

Kenneth L. Dowar
Please PRINT Property Owner's Name

1151 Corbett Canyon Rd., Arroyo Grande, CA 93420 (805) 543-0100
PROPERTY OWNER'S MAILING ADDRESS AND TELEPHONE NUMBER

Dated this 23rd day of APRIL 2010



Arroyo Grande High School Band Boosters
495 Valley Road
Arroyo Grande, CA 93420
(805) 474-3200 x 2160
www.luciamar.k12.ca.us/aghsband
Federal Non-Profit Tax ID Number: 77-0506485

ATTACHMENT 5

PROPOSED DISPOSITION OF PROFITS

It is our goal to support the Arroyo Grande High School Band and Colorguard Programs by purchasing electronic equipment to be used throughout the year by various groups and by purchasing chairs for the band room. We will also continue to provide financial support for travel expenses, including transportation, food, and lodging to various marching band competitions. Our high school students represent the Five Cities areas and continue to be recognized as solid competitors in the various competition circuits each year.

Arroyo Grande High School Band Boosters Fireworks Profits 2009

The Boosters used the 2009 profits to keep band music alive at our high school. We put the money towards paying the costs to operate the 90-member band and color guard, including music coaching, dance coaching, entry fees, music, transportation, lodging, meals, uniforms, instruments and equipment.

To support the community, the band performs at every home football game and they march in local parades. Last summer, several band students initiated a "Music Mentoring Program" where high school musicians ran free music clinics for middle school students. An after-school jazz band was formed this school year, and we also fielded competitive percussion and color guard groups.

The band members come from the 5-Cities area, including Oceano. The program cost per student comes to about \$600, but the Boosters make sure that every student can participate, whether or not they can contribute financially. Many of these students would not be able to take advantage of the musical opportunities at the high school if the Boosters were not able to raise money to pay for the associated costs. We appreciate the opportunity to operate a fireworks booth in Oceano to help raise this money.

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

From: Anthony Yi [mailto:AYi@lmusd.org]

Sent: Friday, April 23, 2010 2:53 PM

To: jwalshcentralcoast@att.net

Subject: Re: Just a thought

it depends. I wouldn't want a senior to teach a student the wrong way. So I will find out if any seniors would want to. I will try and over see what they do. We also have our Tri-M Music Honor Society group. I'll see if they are interested. I will get back to you when I find out more info.

Musically,

Mr. Yi

Director of Bands

Arroyo Grande High School

>>> "John Walsh" <jwalshcentralcoast@att.net> 4/23/2010 1:05 PM >>>

Mr. Yi,

Hope you are well.

I am Tyler Walsh's dad and have volunteered to chair the fireworks booth fundraiser for 2010 in Oceano.

As you might know, the Oceano Community Services District (OCSD) wants to know what the profits will do for them.

OCSD asked me if it would be possible for seniors needing to work on their 20 hours of community service to teach some Oceano kids how to play an instrument. They suggested some free lessons to kids at their Community Center.

Do you think we could make this happen?

John

1063

Proposed Offers of Dedication to Complete 19th Street

The western 30' of the OCSD water yard property and the western 30' of the "residual segment" (OCSD access strip south of the water yard) would be offered to the County for dedication to widen 19th Street to its full intended width. OCSD holds clear title to the water yard property. OCSD also clearly owns the residual segment, however there is a "wild deed" erroneously issued in favor of a descendant of the previous owner. An action to quiet title may be required.

From the OCSD water yard:

That portion of lot "A" of the subdivisions of property of E.L. Warner, a part of lots 114 and 115 of the Rancho Corral de Piedra, Pismo and Bolsa de Chemisal, in the County of San Luis Obispo, State of California, according to the map filed for record November 9, 1900, in the Office of the County Recorder of said county, beginning at a point on the west line of said lot distance thereof south 352.00 feet from the northwest corner thereof, thence North 89° 46" East, 30.00 feet to a point; thence South 0° 02' 00" East a distance of 200.00 feet to a point; thence South 89° 46' West, a distance of 30.00 feet to a point on the west line of said lot "A", thence North along the West line of said Lot "A" to the point of beginning, in the unincorporated area.

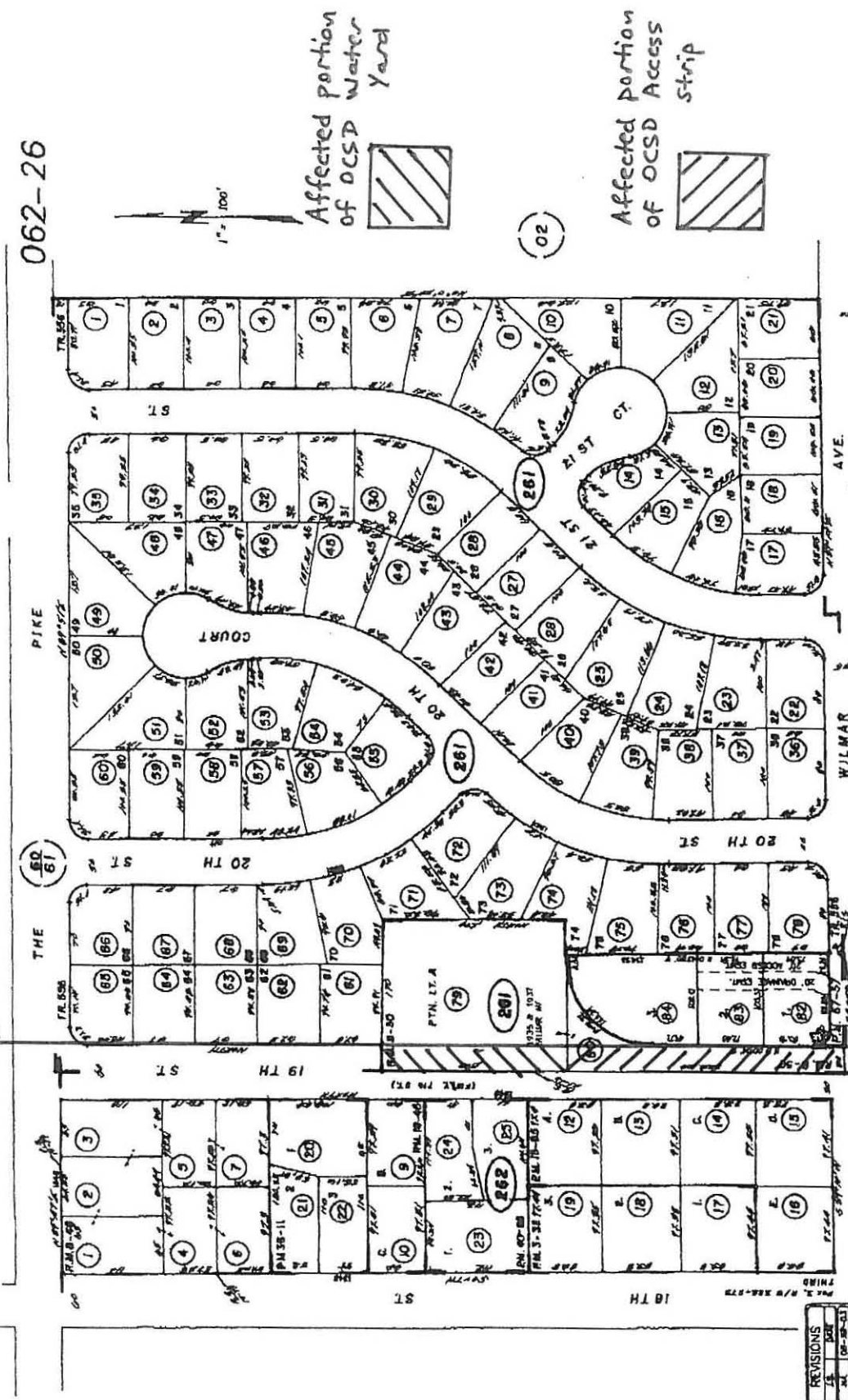
From the OCSD residual segment:

That portion of lot "A" of the subdivisions of property of E.L. Warner, a part of lots 114 and 115 of the Rancho Corral de Piedra, Pismo and Bolsa de Chemisal, in the County of San Luis Obispo, State of California, according to the map filed for record November 9, 1900, in the Office of the County Recorder of said county, beginning at a point on the west line of said lot distance thereof south 552.00 feet from the northwest corner thereof, thence North 89° 51' 45" East 30.00 feet to a point; thence South 0° 45' 45" East 302.2 feet to the South line of said lot "A" said point also being the Northerly line of Wilmar Street; thence Westerly along said South line of lot "A" to the Southwest corner of Lot "A", thence North along the West line of said Lot "A" to the point of beginning, in the unincorporated area.

2063

Projected Line of 19th St.

062-26



REVISIONS	
1	06-28-03
2	07-24-03
3	11-21-04

30' 4' 100'

THIS MAP IS PREPARED FOR
 06-PP-00 ASSESSMENT PURPOSES ONLY.

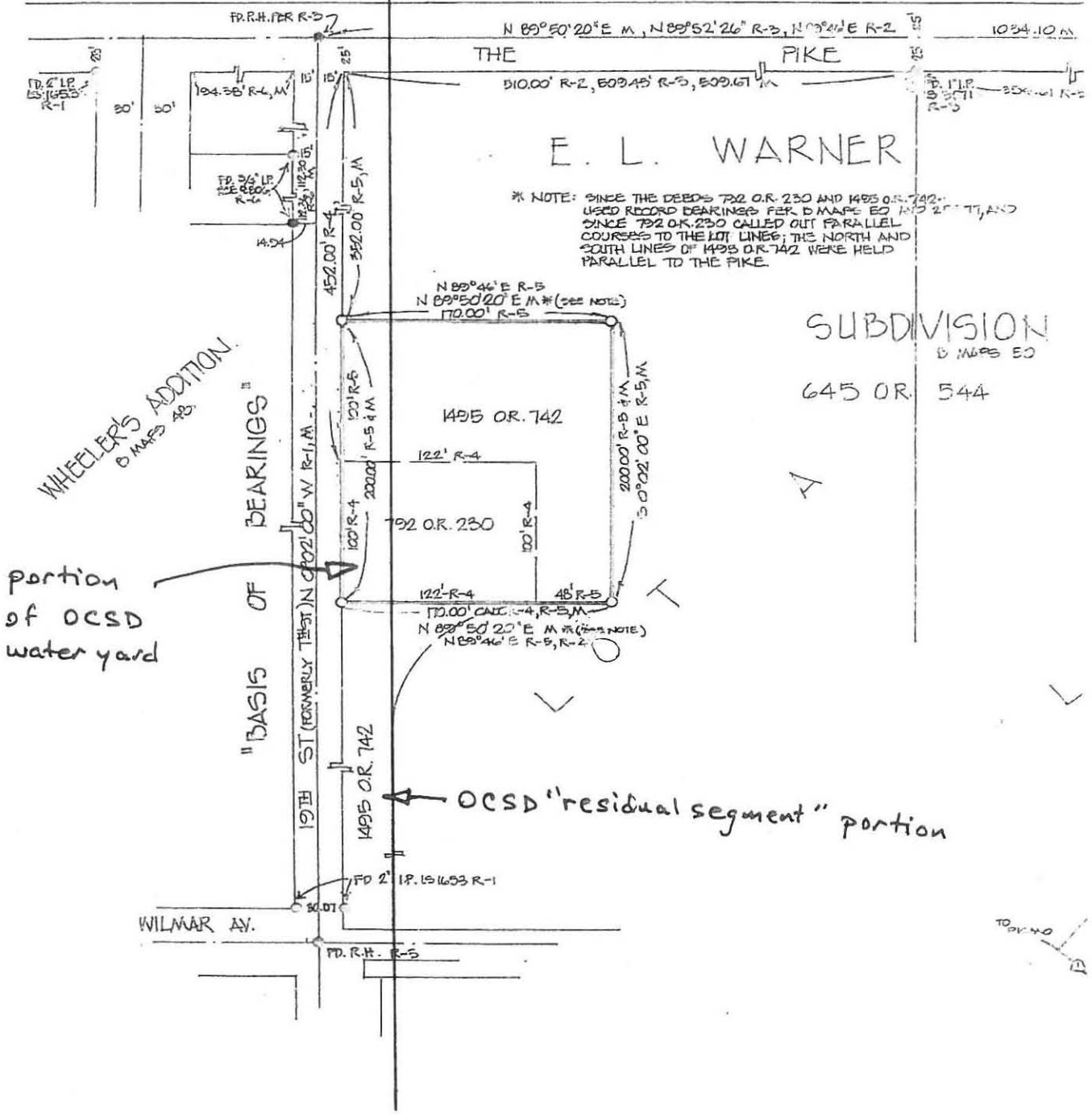
Whelan's Addition, R. M. Bl. B, Pg. 48.
 E. L. Werner's Subdivision, R. M. Bl. B, Pg. 50.
 Tr. 956, Sandpointe Terrace, R. M. Bl. 9, Pg. 14.

OCEANO
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 062 PAGE 26

3163
SEPT 174

RS 74-45

Projected East Line
of 19th Street



* NOTE: SINCE THE DEEDS 732 O.R. 230 AND 1495 O.R. 742 USED RECORD BEARINGS FOR D.M.A.P.E. 103 20' 11" AND SINCE 732 O.R. 230 CALLED OUT PARALLEL COURSES TO THE LOT LINES, THE NORTH AND SOUTH LINES OF 1495 O.R. 742 WERE HELD PARALLEL TO THE PIKE.

SUBDIVISION
D.M.A.P.E. 103
645 OR. 544

WHEELER'S ADDITION
D.M.A.P.E. 48
portion
of OCSD
water yard

"BASIS OF BEARINGS"

OCSD "residual segment" portion



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

May 12, 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 05 12 2010 11.a.



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

May 12, 2010

Rosina Dewar
1672 Strand Way
Oceano, CA 93445

SUBJECT: APN 061,062,010; OCSD PROJ #6434.00
OWNER/PROJ: DEWAR / 2ND STORY ADDITION

Dear Ms. Dewar:

Oceano Community Services District will serve the single family residence proposed for APN 061-062-010 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. A fire safety plan Exception of Content letter has been issued.
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.

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

Agenda Item 05 12 2010 11.b.

Ms. Rosina Dewar
Page 2
May 12, 2010

This will serve letter will expire May 12, 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/sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

May 12, 2010

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

**SUBJECT: FIRE SAFETY PLAN: APN 061,062,010; OCSD PROJ #6434.00
OWNER/PROJ: DEWAR / 2ND STORY ADDITION**

Dear Ms. Kowal:

After reviewing information concerning the above County permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENT (Section 22.05.082, 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.

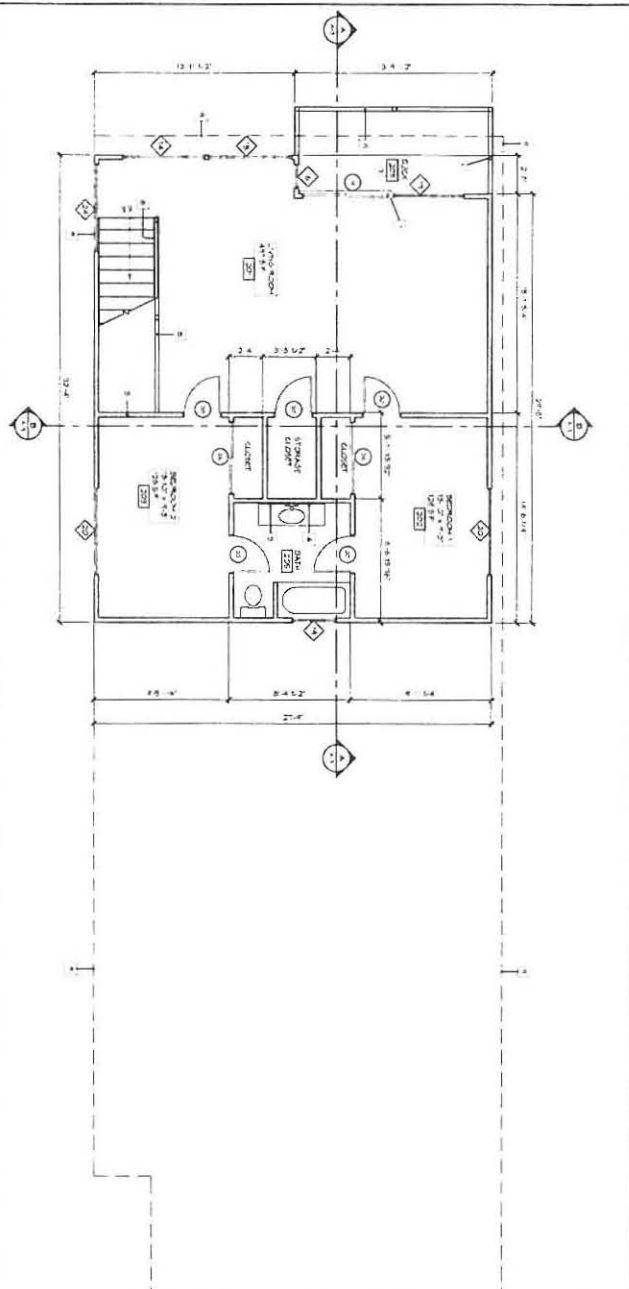
Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT

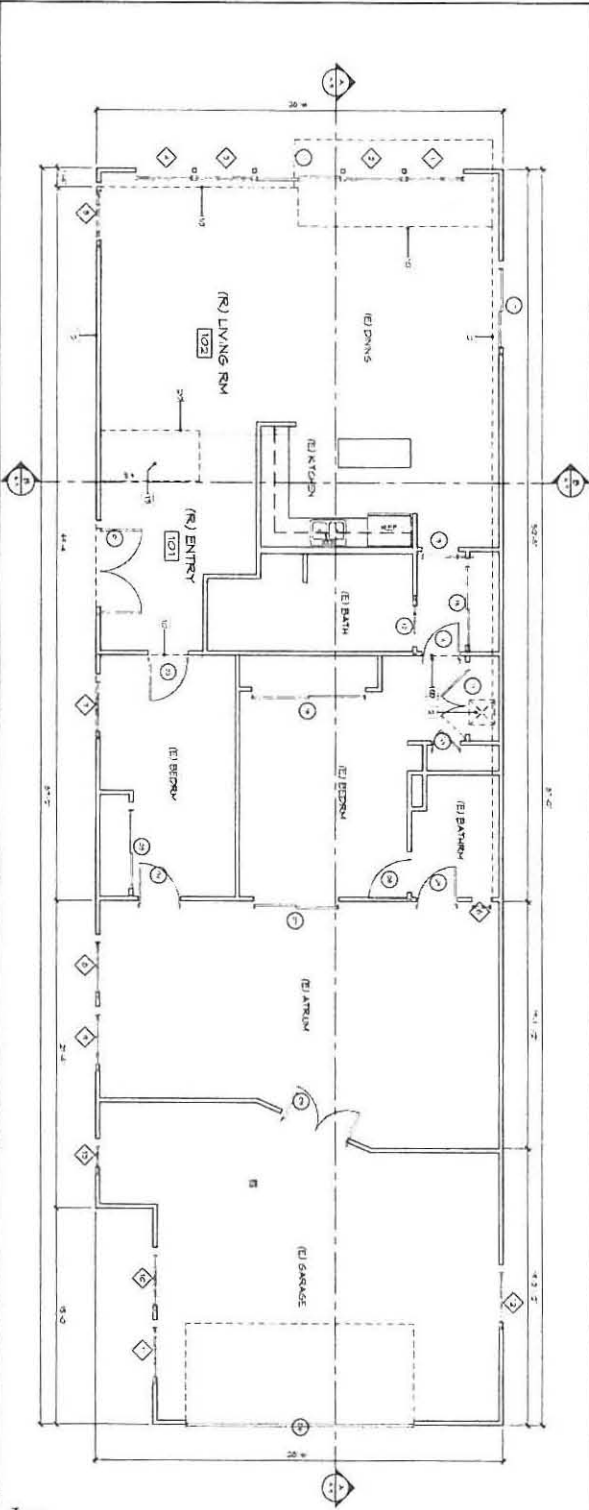
Philip T. Davis
Utility Operations Supervisor

For Raffaele F. Montemurro, General Manager

PTD/sw



SECOND FLOOR ADDITION



FIRST FLOOR REMODELED

PLAN NOTES

1. ALL NEW WORK SHALL BE SHOWN WITH DASHED LINES.
2. ALL EXISTING WORK SHALL BE SHOWN WITH SOLID LINES.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
6. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE PLUMBING CODE.
7. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE MECHANICAL CODE.
8. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE STRUCTURAL CODE.
9. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE CONCRETE CODE.
10. ALL GROUNDWORK SHALL BE IN ACCORDANCE WITH THE GROUNDWORK CODE.

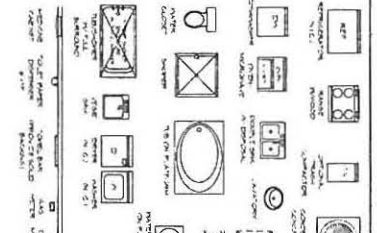
KEYNOTES

1. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
3. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE PLUMBING CODE.
4. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE MECHANICAL CODE.
5. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE STRUCTURAL CODE.
6. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE CONCRETE CODE.
7. ALL GROUNDWORK SHALL BE IN ACCORDANCE WITH THE GROUNDWORK CODE.

WALL LEGEND



PLAN LEGEND



ROSINA DEWAR ADDITION
 FLOOR PLANS
 1672 STRAND WAY
 OCEANO, CA 93445
 (805) 866-6050



A-1
 DATE: 03.27.22

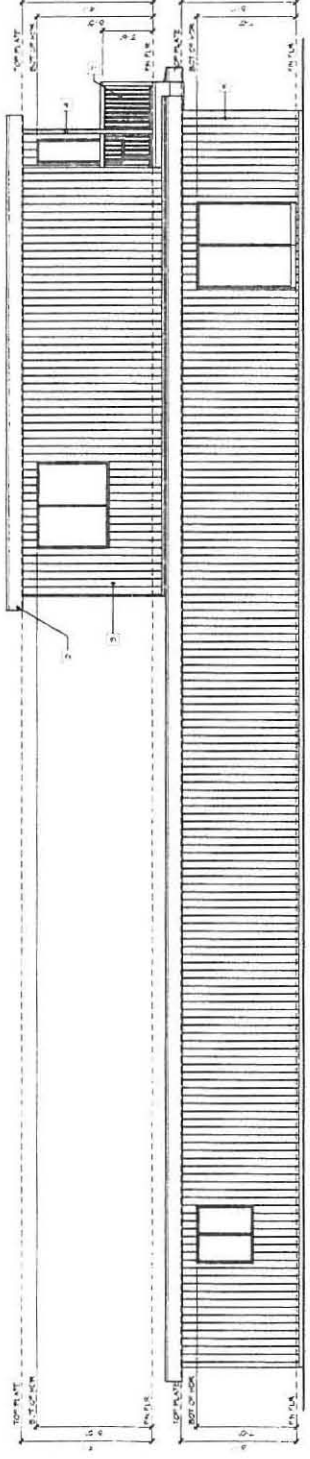


ELEVATION NOTES

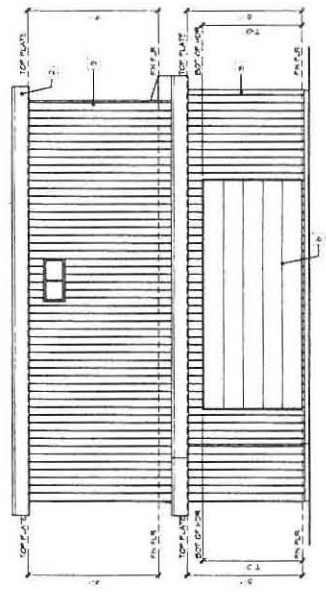
1. ALL ELEVATION MATERIAL SHALL BE CLASS A.
2. ROOF FLASHING MATERIAL SHALL BE PROTECTED BY A 2" MIN. THICKNESS OF 304 STAINLESS STEEL OR 1/2" THICKNESS OF ALUMINUM. FLASHING SHALL BE INSTALLED OVER THE ROOF FLASHING AND SHALL BE SECURED TO THE ROOF FLASHING WITH 2" DIA. STAINLESS STEEL OR ALUMINUM BOLTS WITH 2" DIA. WASHERS AND 2" DIA. NUTS. THE BOLTS SHALL BE INSTALLED THROUGH THE FLASHING AND SHALL BE PROTECTED BY A 2" MIN. THICKNESS OF 304 STAINLESS STEEL OR 1/2" THICKNESS OF ALUMINUM. THE BOLTS SHALL BE INSTALLED THROUGH THE FLASHING AND SHALL BE PROTECTED BY A 2" MIN. THICKNESS OF 304 STAINLESS STEEL OR 1/2" THICKNESS OF ALUMINUM.
3. ALL ELEVATION MATERIAL SHALL BE CLASS A.
4. ALL ELEVATION MATERIAL SHALL BE CLASS A.
5. ALL ELEVATION MATERIAL SHALL BE CLASS A.
6. ALL ELEVATION MATERIAL SHALL BE CLASS A.

KEYNOTES

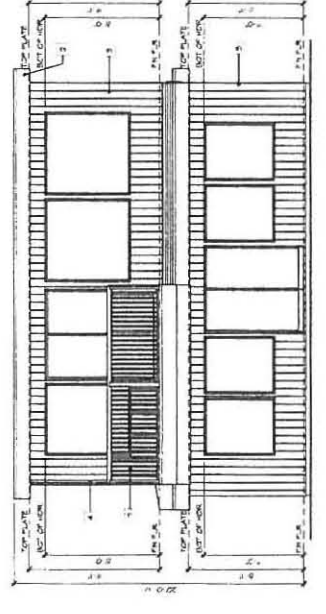
1. ROOFING MATERIAL TO MATCH EXISTING.
2. 2" x 4" FASCIA TO MATCH EXISTING.
3. 1" x 4" EXTERIOR TO MATCH EXISTING.
4. 4x4 ROOF POST.
5. 1/2" x 4" x 4" MATCH EXISTING RFT.
6. 2" x 4" x 4" SQUARE RAIL IN 2x2 POSTING @ 1' OC.



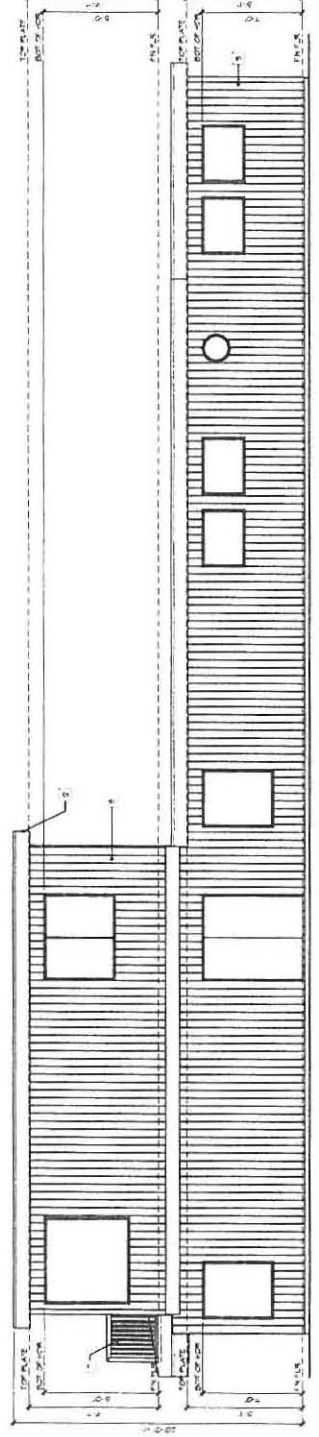
NORTH ELEVATION 1/4" = 1'-0"



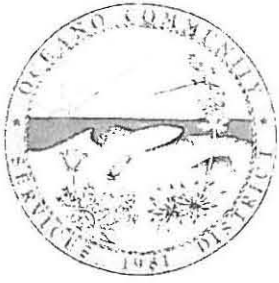
EAST ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



Oceano Community Services District

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

(805) 481-6780

FAX (805) 481-6836

FIRE SAFETY INFORMATION

APPLICANT INFORMATION

OCS D Project # _____ APN # 061062010 SLO County # PMT2009-01539

Owner's Name ROSINA DEWAR

Address 1672 STRAND WAY City OCEANO Zip 93445

Work Phone (incl) 663-4519 Home () _____

TYPE OF CONSTRUCTION

SFR Commercial _____ Residential/Commercial _____ Industrial _____

PROJECT LOCATION OR ADDRESS

1672 STRAND WAY, CA 93445

CONSTRUCTION INFORMATION

Is this project new construction? Yes _____ No

Add-on to existing structure? Yes No _____

If yes, what type? Remodel Other NEW 2ND STORY 861' Addition

PROJECT SIZE

Total square footage if new construction: 1st Floor 1444 2nd Floor ~~540~~ N/A Garage 540

Total square footage if remodel or add-on: 1st Floor 1444 2nd Floor 861 Garage 540

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. 1 Approx 2500'

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? 15'

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

CHAI L. HENDERSON CONST.
CONTRACTOR L# 5884256

4/21/10

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

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

(805) 481-6730

FAX (805) 481-6836

May 12, 2010

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

SUBJECT: APN 062,075,009; TRACT 2758; OCSD PROJ #6340.09
OWNER/PROJECT: The Old Avocado Ranch, LLC

Dear Mr. O'Connor:

Oceano Community Services District will serve the single family residence proposed for APN 062-075-009 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. A fire safety plan Exception of Content letter has been issued.
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.

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

Agenda Item 05 12 2010 11.c.

The Old Avocado Ranch, LLC
Page 2
May 12, 2010

This will serve letter will expire May 12, 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/sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

May 12, 2010

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

**SUBJECT: FIRE SAFETY PLAN: APN 062,075,009; OCSD PROJ #6340.09
TAKKEN/SFR; TRACT 2758**

Dear Ms. Kowal:

After reviewing information concerning the above County permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENT (Section 22.05.082, 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.

Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT

Philip T. Davis
Utility Operations Supervisor

For Raffaele F. Montemurro, General Manager

PTD/sw

SHEET INDEX:

Tig	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	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 666 MARSH STREET SAN LUIS OBISPO, CA 93401 805-544-9570
STRUCTURAL/ CIVIL: THE DEVANEY COMPANY 1845 LOS OSOS VALLEY RD., STE B2 SAN LUIS OBISPO, CA 93401 805-547-1064	SOILS: GEOSOLUTIONS, INC 220 HIGH STREET SAN LUIS OBISPO, CA 93401 805-543-8594
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 805-541-1665
RESPONSIBLE INDIVIDUAL: CASEY O'CONNOR 666 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, 062-074-015
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	16
UNIT FLOOR AREAS:	
PLAN 'G'	
1ST FLOOR	1,422 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL RESIDENCE	1,842 SQ. FT.

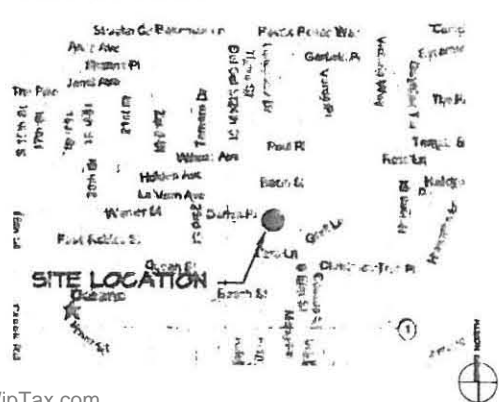
SPECIAL INSPECTIONS:

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:

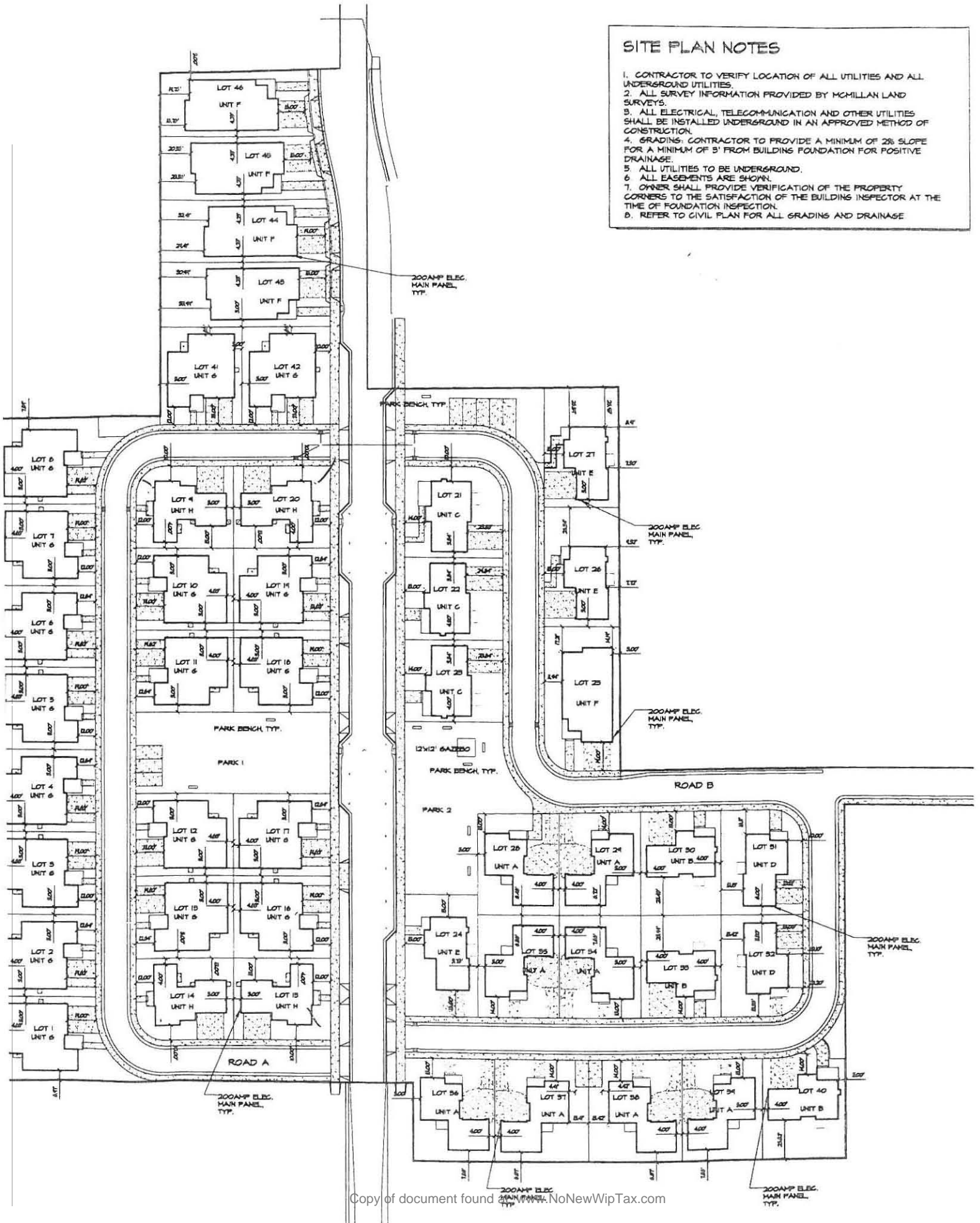
A. STRUCTURAL CONCRETE OVER 2500 PSI

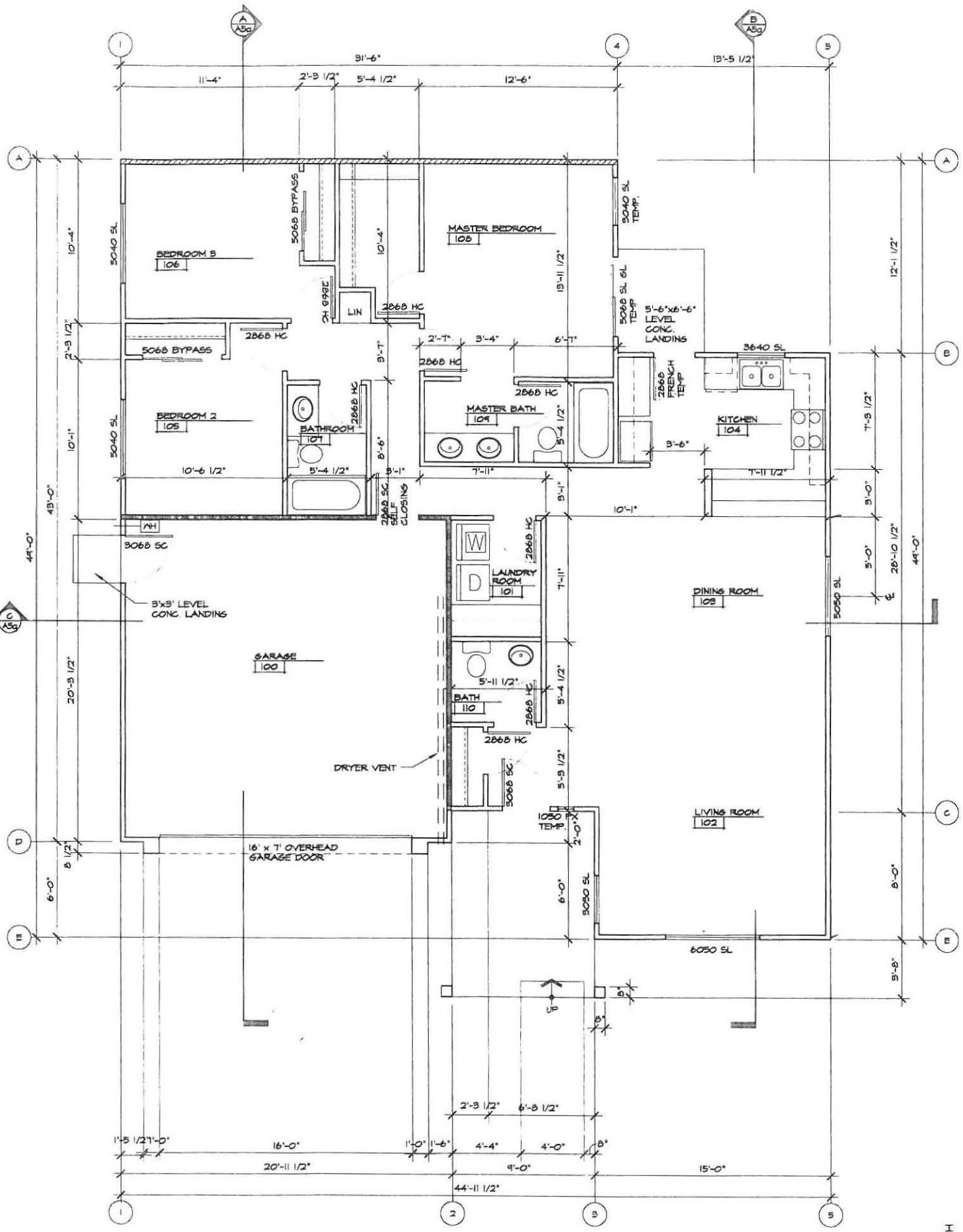
VICINITY MAP:



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. GRADING: 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



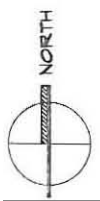


1ST FLOOR PLAN - PLAN G

1ST FLOOR 1,422 SQ. FT.
GARAGE 420 SQ. FT.

Copy of document found at www.NoNewWipTax.com

1/4" = 1'-0"



STEVEN D. STEWART
ARCHITECT

These drawings were prepared by the Architect and are not to be used for any other purpose without the written consent of the Architect.



AVOCADO RANCH PH: []

DATE: []

REMARKS: []

DATE: []

REMARKS: []



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

May 12, 2010

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

SUBJECT: APN 062,075,018; TRACT 2758; OCSD PROJ #6340.18
OWNER/PROJECT: The Old Avocado Ranch, LLC

Dear Mr. O'Connor:

Oceano Community Services District will serve the single family residence proposed for APN 062-075-018 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. A fire safety plan Exception of Content letter has been issued.
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.

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

Agenda Item 05 12 2010 11.d.

The Old Avocado Ranch, LLC
Page 2
May 12, 2010

This will serve letter will expire May 12, 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/sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

May 12, 2010

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

**SUBJECT: FIRE SAFETY PLAN: APN 062,075,018; OCSD PROJ #6340.18
TAKKEN/SFR; TRACT 2758**

Dear Ms. Kowal:

After reviewing information concerning the above County permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENT (Section 22.05.082, 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.

Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT

Philip T. Davis
Utility Operations Supervisor

For Raffaele F. Montemurro, General Manager

PTD/sw

SHEET INDEX:

Tig	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'
S11	GENERAL STRUCTURAL NOTES
S12	SCHEDULES & TYPICAL DETAILS
S2	FOUNDATION PLAN
S2R	FOUNDATION PLAN REVERSED
S5	ROOF FRAMING PLAN
S5R	ROOF FRAMING PLAN REVERSED

DIRECTORY

ARCHITECT: STEVEN D. STEWART ARCHITECT 1145 MARSH STREET SAN LUIS OBISPO, CA 93401 805-544-9042	OWNER: TAKKEN DEVELOPMENT COMPANY 668 MARSH STREET SAN LUIS OBISPO, CA 93401 805-544-9570
STRUCTURAL/ CIVIL: THE DEVANEY COMPANY 1545 LOS OSOS VALLEY RD, STE. B2 SAN LUIS OBISPO, CA 93401 805-541-1664	SOILS: GEOSOLUTIONS, INC 220 HIGH STREET SAN LUIS OBISPO, CA 93401 805-543-8594
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 805-541-1665
RESPONSIBLE INDIVIDUAL: CASEY O'CONNOR 668 MARSH STREET SAN LUIS OBISPO, CA 93401 805-544-9570	

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.

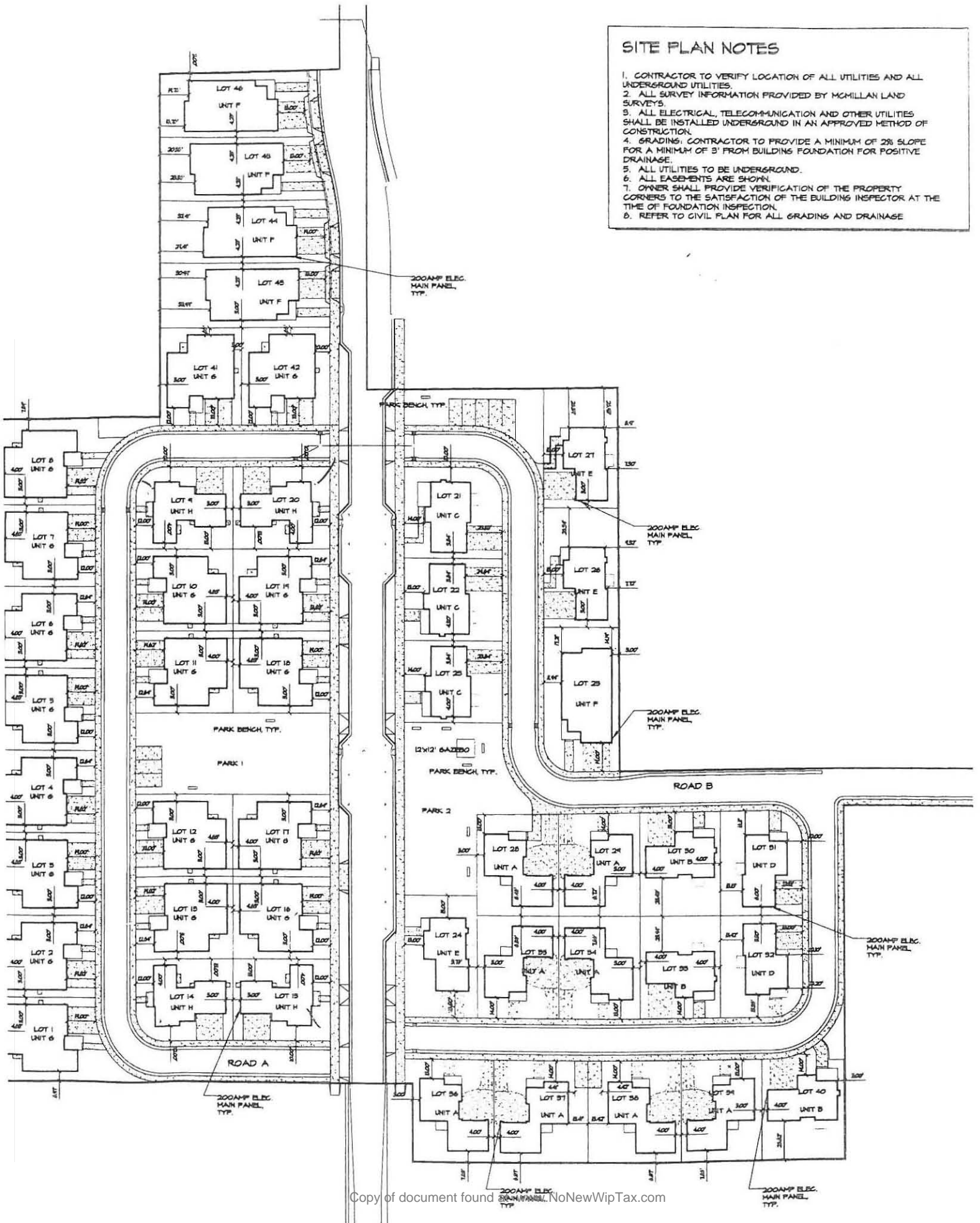
STATISTICS:

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	10
UNIT FLOOR AREAS:	
PLAN 'G'	
1ST FLOOR	1,422 SQ. FT.
GARAGE	420 SQ. FT.
TOTAL RESIDENCE	1,842 SQ. FT.

VICINITY MAP:

SITE PLAN NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND ALL UNDERGROUND UTILITIES.
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8. REFER TO CIVIL PLAN FOR ALL GRADINGS AND DRAINAGE





Oceano Community Services District

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(805) 481-6730

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May 12, 2010

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

SUBJECT: APN 062,075,020; TRACT 2758; OCSD PROJ #6340.20
OWNER/PROJECT: The Old Avocado Ranch, LLC

Dear Mr. O'Connor:

Oceano Community Services District will serve the single family residence proposed for APN 062-075-020 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. A fire safety plan Exception of Content letter has been issued.
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.
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Pursuant to County Ordinance 22.05.106 curbs, gutters and sidewalks may be required at owner's expense.

Agenda Item 05 12 2010 11.e.

The Old Avocado Ranch, LLC
Page 2
May 12, 2010

This will serve letter will expire May 12, 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/sw



Oceano Community Services District

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

(805) 481-6730

FAX (805) 481-6836

May 12, 2010

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

**SUBJECT: FIRE SAFETY PLAN: APN 062,075,020; OCSD PROJ #6340.20
TAKKEN/SFR; TRACT 2758**

Dear Ms. Kowal:

After reviewing information concerning the above County permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENT (Section 22.05.082, a (3)). As a result, the District will not require the builder to submit a fire safety plan.

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OCEANO COMMUNITY SERVICES DISTRICT

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Utility Operations Supervisor

For Raffaele F. Montemurro, General Manager

PTD/sw



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DIRECTORY

ARCHITECT:
STEVEN D. STEWART ARCHITECT
1145 MARSH STREET
SAN LUIS OBISPO, CA 93401
805-545-1042

OWNER:
TAKKEN DEVELOPMENT COMPANY
668 MARSH STREET
SAN LUIS OBISPO, CA 93401
805-544-9570

STRUCTURAL/ CIVIL:
THE DEVANEY COMPANY
1845 LOS OSOS VALLEY RD. STE. B2
SAN LUIS OBISPO, CA 93401
805-547-1864

SOILS:
GEOSOLUTIONS, INC
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
805-543-8594

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
805-544-3570

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.
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PROJECT DESCRIPTION: 46 UNIT RESIDENTIAL DEVELOPMENT
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A.P.N.: 062-073-005, 062-073-006,
062-073-013, 062-074-013

CONSTRUCTION TYPE: VN.

OCCUPANCY GROUP: R3

EXT. WALL PROTECTION: 1 HR. < 5'

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

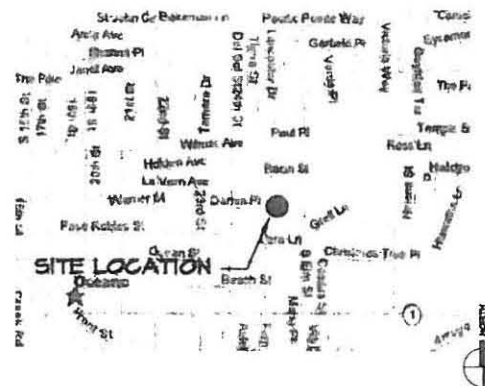
BUILDING HEIGHT: 21'-6" / 1-STORY

NUMBER OF UNITS: 10

UNIT FLOOR AREAS:

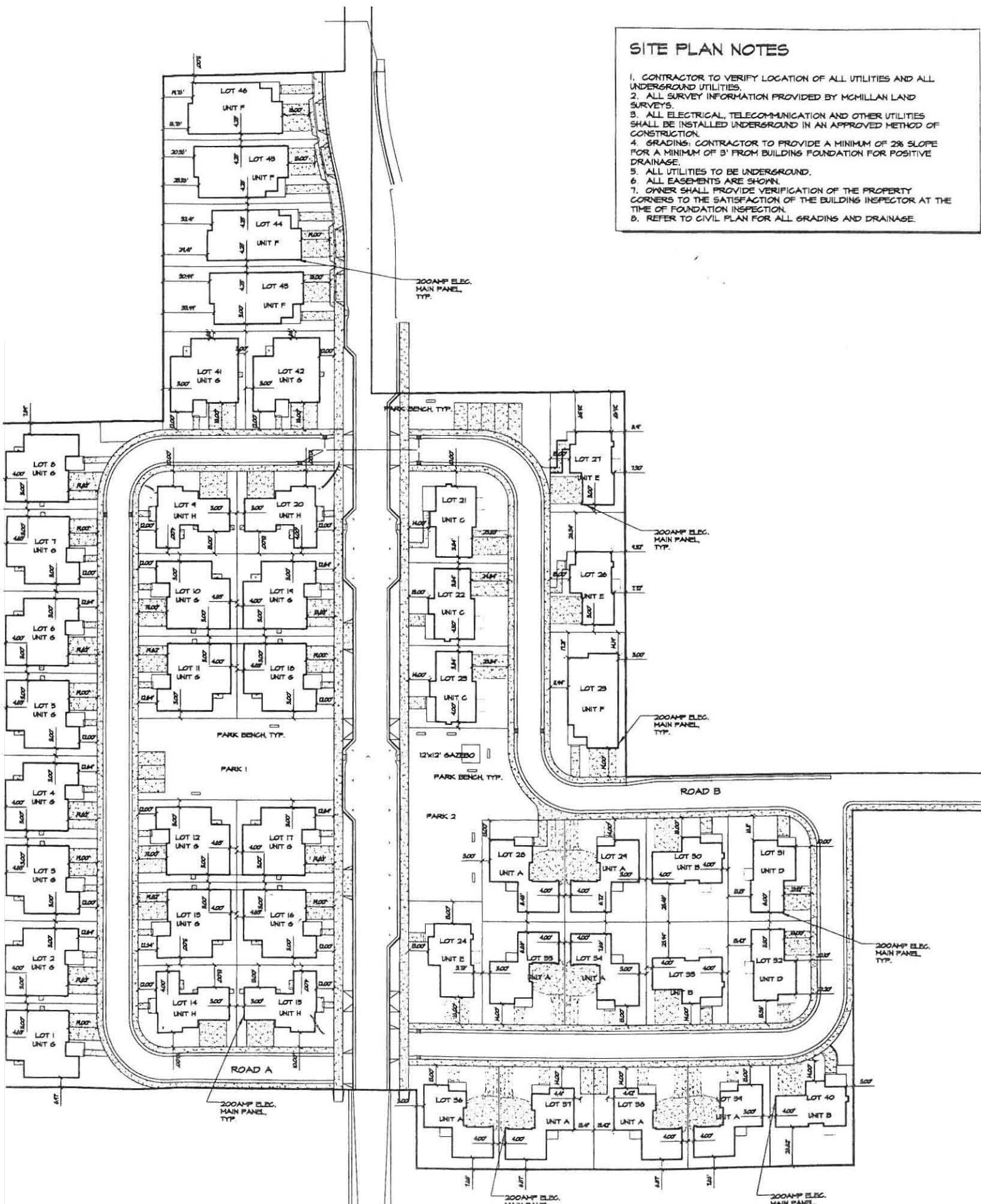
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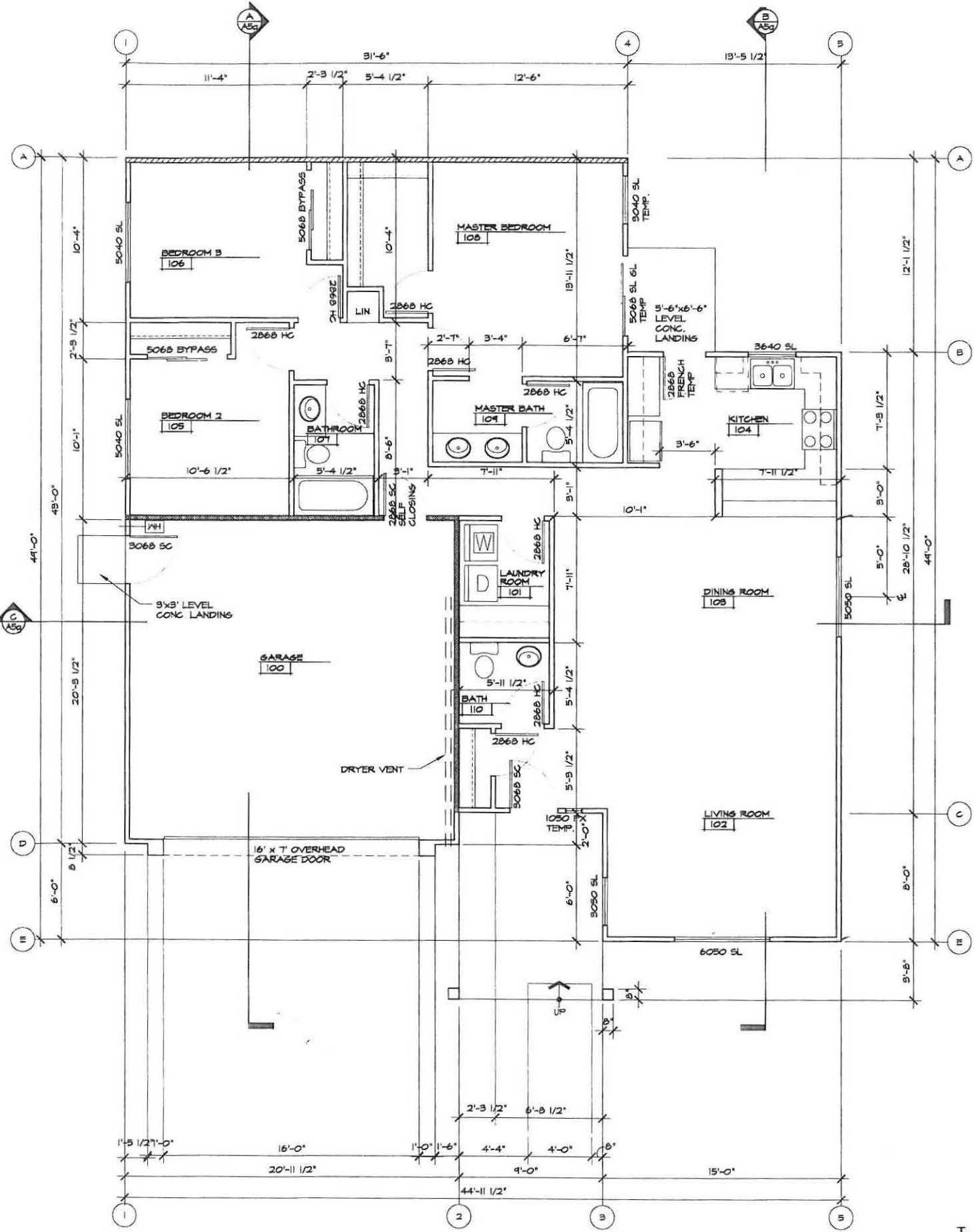
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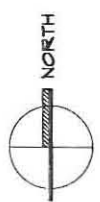




1ST FLOOR PLAN - PLAN G

1ST FLOOR 1,422 SQ. FT.
GARAGE 420 SQ. FT.

1/4" = 1'-0"



STEVEN D. STEWART
ARCHITECT



AVOCADO RANCH FOR:

01 A11 C

Q	S	D	Date	Remarks