



# NOTICE OF REGULAR MEETING

## OCEANO COMMUNITY SERVICES DISTRICT – BOARD OF DIRECTORS

**WEDNESDAY, OCTOBER 8, 2025, AT 6:00 PM**

**1655 FRONT STREET, OCEANO, CA**

Board meetings may be viewed remotely at [slo-span.org](http://slo-span.org) during or after the meeting. All items on the agenda, including information items, may be deliberated. Any member of the public with an interest in one of these items should review the background material.

The Oceano Community Services District encourages your active participation in the public process. All persons desiring to speak during any public comment period are asked to fill out a “Board Appearance Form” to submit to the Board Secretary prior to the start of the meeting. If you wish to speak to an item NOT on the agenda, you may do so during the “Public Comment On Matters Not on the Agenda” period. Each individual speaker is limited to a presentation time of THREE (3) minutes per item. The time limits allocated to speakers are subject to change. Time limits may not be yielded to or shared with other speakers.

The purpose of the Board meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Oceano Community Services District asks that you follow the Board meeting guidelines while attending Board meetings and treat everyone with respect and dignity.

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

This public comment period provides an opportunity for members of the public to address the Board on matters of interest within the jurisdiction of the District that are not listed on the agenda.

**6. SPECIAL PRESENTATIONS AND REPORTS:**

**A. STAFF REPORTS**

- i. Sheriff’s South Station – Commander John McDaniel
- ii. FCFA Operations – Fire Chief Scott Hallett
- iii. OCSD Operations – Utilities Systems Manger Tony Marraccino
- iv. OCSD Administration – General Manager Peter Brown

**B. BOARD OF DIRECTORS AND OUTSIDE COMMITTEE REPORTS:**

- i. Board President Shirley Gibson (Zone 3, OCIP and RWQCB)
- ii. Vice President Kim Rose (RWMG, State Water Contractors, and Airport Land Use)
- iii. Director Linda Austin (SSLOCS, OCIP, and Zone 1/1A)
- iv. Director Allene Villa (WRAC and OPARC)
- v. Director Beverly Joyce-Suneson (OPARC and CSDA)

**C. PUBLIC COMMENT ON SPECIAL PRESENTATIONS AND REPORTS:**

This public comment period provides an opportunity for members of the public to address the Board on matters discussed during Special Presentations and Reports. If a member of the public wishes to speak, Public comment is limited to three (3) minutes.

**7. CONSENT AGENDA ITEMS:**

Consent Items are considered routine and may be approved by one motion. Any member of the Board or staff may request to have an item removed from the Consent Calendar. If an item is pulled, the President of the Board may consider hearing the item separately from the rest of the consent items. Members of the public wishing to speak on consent items may do so when recognized by the Presiding Officer.

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- A.** Action: Review and Approve the Minutes for the Regular Meeting held on August 13, 2025.

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- B.** Action: Review and Approve the Minutes for the Special Meeting held on September 4, 2025.

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- C.** Information: Cash Disbursements

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- D.** Action: Second reading of an Ordinance updating District Code 6.12.100 Cross Connections to enforce the requirements outlined in the Cross Connection Control Policy Handbook effective July 1, 2025

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- E.** Action: One Cool Earth “Earth Genius” Program at Oceano Elementary School and consideration for Fiscal Year 2025-26 of \$10,000 from the Solid Waste Fund “Earth Genius”

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- F. Action: Consideration of renewal of the professional services contract with Water Systems Consulting Inc. (WSC) to continue to provide staff services to the Northern Cities Management Area Technical Group (NCMA TG) for the current Fiscal Year 2025-26 for an amount not to exceed \$21,000.

**8. BUSINESS ITEMS:**

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- A. Action: Review and Adopt the District's 2025 Sanitary Sewer Capital Improvement Plan (Sewer CIP)

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- B. Action: Consideration and approval of an Agreement between the District and The County of San Luis Obispo to accept and implement \$93,444 in Public Education Government (PEG) Funds for audio-visual improvements to the District Board Chamber

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- C. Action: Authorization of a Change Order for pavement restoration and Emergency Work to Replace Broken Valves on Railroad and Air Park Drive in coordination with the Waterline Replacement Project

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- D. Action: Consideration and approval of the Special District Alternate Member for the Local Agency Formation Commission; Candidate Vote; Submittal of Vote

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- E. Action: Discussion and consideration of the Oceano Capital Improvement Project Committee Member

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- F. Action: Discussion and consideration of the Oceano Parks and Recreation Committee FY 2025-26 budget with Board direction as deemed appropriate.

**9. HEARING ITEMS:**

**10. RECEIVED WRITTEN COMMUNICATIONS:**

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- A. Received Communication from Robert Schultz, Interim District Counsel

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- B. Received Communication from Charles Varni

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- C. Received Communication from Quentin McCalla

**11. FUTURE AGENDA ITEMS:**

**12. CLOSED SESSION:**

**13. ADJOURNMENT:**

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This agenda was prepared and posted pursuant to Government Code Section 54954.2. The agenda is posted at the Oceano Community Services District, 1655 Front Street, Oceano, CA. Agenda and reports can be accessed and downloaded from the Oceano Community Services District website at [www.oceanocsd.org](http://www.oceanocsd.org)

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



**Oceano Community Services District**  
**Summary Minutes – Regular Board Meeting**  
**Wednesday, August 13, 2025, 6:00 P.M.**  
**OCSD BOARD ROOM**

1. **CALL TO ORDER:** The meeting was called to order at approximately 6:00 p.m. by President Gibson
2. **ROLL CALL:** Board members present: Director Austin, Director Joyce-Suneson, Director Villa, Vice President Rose, and President Gibson.  
Staff present: Peter Brown, General Manager; Carey Casciola, Business & Accounting Manager; and Jeff Minnery, Legal Counsel. Absent: Rob Schultz, Legal Counsel.
3. **FLAG SALUTE:** Led by Director Joyce-Suneson.
4. **AGENDA REVIEW:** Agenda accepted as presented.
5. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:** None
6. **SPECIAL PRESENTATIONS & REPORTS**
  - A. **STAFF REPORTS:**
    - i. **Sheriff's South Station** – Commander John McDaniel  
July 2025 Stats  
Calls for Service: 458 (Prior year 498)  
1 assault & battery / 18 disturbance calls / 1 resident burglary / 1 grand theft / 1 petty theft  
1 vandalism / 45 AOA (Assist Other Agencies) / 6 suspicious circumstances  
34 enforcement stops in Oceano / 55 arrests total for the South Station  
July 4<sup>th</sup> – sent two dozen offenses to the County for citations / confiscated several 100 pounds of illegal fireworks
    - ii. **Five Cities Fire Authority** – Chief Hallett  
Gifford fire update – FCFA is supporting suppression efforts. FCFA is still fully staffed. A community meeting was held on 8/7/2025, attended by an estimated 140 people.  
412 calls for service year to date in Oceano.  
Applied for a SAFER grant to add personnel.
    - iii. **Operations** – Peter Brown, General Manager  
Lopez is 85.8% full (42,437 AF) / Lopez 32.97 AF / Pumped 20 AF  
-0- SSOs in July  
Daily rounds / weekly rounds / 1<sup>st</sup> of the month equipment runs / FY end inventory completed  
18 Work Orders / 28 USAs (more USA than normal Because of CIP project and New Communication being installed by boring throughout Oceano)  
12 Customer Service Calls / 3 after-hours call outs /  
Put up American flags for 4th of July on light poles on highway 1  
Had contractors come out to the Sheriff station for repairs due to sewer back up  
Continuing with trash pickups  
Camera and cleaned all sewer hotspots  
Meter reads, highs and lows, rereads and comment codes  
Multiple Main shut down for JF will co for CIP project  
Weed abatement at yard and well 8  
Rebuilt CL2 spare pump for well 8  
Pulled lift station motor up and cleaned out got clogged due to solid waste  
Main shut down for R Baker for broken water valve replacement on Paul Pl  
Installed 2 new trash cans 1 at Oceano school on 19th street and 1 on Pier Av  
Removed root intrusion in manhole on Hass In  
Took 3rd quarter PFAS sample for USMR took samples to fed ex in SLO  
Utility staff met with Nipomo CSD to check out Vactor equipment  
Got all hydraulic hoses replaced on our hydraulic water valve turner  
Dead-end flushed Helena for weekly water sample

**iv. General Manager – Peter Brown**

- New rates will go into effect for the October due date.
- New lobby hours as of 8/18/2025 – closing at 4:00 PM to allow staff to close out.
- Working with the County for building maintenance
- 7/15/2025 attended the Board of Supervisors meeting for state water policies
- 7/16/2025 met with JF Will for CIP
- 7/21/2025 met with permitting staff at the County regarding permit application for conservation regarding (AG Creek and Lopez Dam)
- 7/30/2025 attended ribbon cutting at SSLOCSD – redundancy treatment
- 8/8/2025 attended Zone 3 meeting

**B. BOARD OF DIRECTORS AND OUTSIDE COMMITTEE REPORTS:**

- i. **President Gibson** (Zone 3 and RWQCB) – reported on the Zone 3 meeting.
- ii. **Vice President Rose** (RWMG, State Water Contractors, and Airport Land Use) - No reports
- iii. **Director Austin** (SSLOCSD and Zone 1/1A) – reported on the SSLOCSD ribbon cutting.
- iv. **Director Villa** (WRAC and Finance & Budget Committee) – Reported on the 8/5/2025 OPARC meeting.
  - i. OPARC meeting minutes of 06/10/2025 and the cancelled meeting of 07/01/2025
- v. **Director Joyce-Suneson** (OPARC and CSDA) – Reported on the 8/5/2025 OPARC meeting.

**B. PUBLIC COMMENT ON SPECIAL PRESENTATIONS AND REPORTS:**

Sunny Paz	In opposition to Charles Varni on OPARC
April Dury	In support of OPARC
Charles Varni	In support of an update on SSLOCSD
Julie Tacker	In support of Committee reports

<b>7. CONSENT AGENDA:</b>	<b>ACTION:</b>
<p>A. Action: Review and Approve the Minutes for the Special Meeting held on June 25, 2025.</p> <p>B. Information: Cash Disbursements.</p> <p>C. Action: Review and approve an Ordinance updating District Code 6.12.100 Cross Connections to enforce the requirements outlined in the Cross Connection Control Policy Handbook, effective July 1, 2025.</p> <p>D. Information: Submittal of the District’s Fiscal Year 2024-25 Quarter 4 Investment Report ending June 30, 2025</p> <p>E. Action: Designation of Interim District Counsel to serve as the Labor Negotiator Pursuant to Govt. Code Section 54957.6</p>	<p>After an opportunity for public comment and Board and staff discussion, Director Villa motioned to approve the consent agenda as presented, with a second from Vice President Rose, with a 5-0 roll call vote.</p> <p>Public Comment:                      Julie Tacker – Provided comment on item 7E                      April Dury – Provided comment on item 7E</p>

<b>8A. BUSINESS ITEMS:</b>	<b>ACTION:</b>
<p>Action: Consideration of a request to approve reduced front footage fees from Scott Grundfor, 1900 Front Street; Assessor's Parcel No. 062-118-012</p>	<p>After an opportunity for public comment and Board and staff discussion, President Gibson motioned to approve reduced front footage fees, with a second from Vice President Rose, with a 3-1 roll call vote.            Abstained: Director Austin            Dissented: Director Joyce-Suneson</p> <p>Public Comment:            Charles Varni – In opposition of this project and a fee reduction.            Julie Tacker – In opposition of a fee reduction.            Scott Logan – In support of the project and fee reduction.            April Dury – In opposition of the project and fee reduction.            Sunny Paz – In support of the project.            Kerry Langford – In support of the project.</p>

**President Gibson called for a recess at 7:25PM**  
**President Gibson called the meeting back to order at 7:30PM.**

<b>8B. BUSINESS ITEMS:</b>	<b>ACTION:</b>
<p>Action: Approve a Revised Professional Services Agreement with Cannon Corporation for construction management, adding Pavement Engineering Inc. materials/compaction testing, and continue to oversee the work of JF Will and Company related to the Waterline Replacement Construction Project.</p>	<p>After an opportunity for public comment and Board and staff discussion, Vice President Rose motioned to approve staff recommendations, with a second from Director Villa, with a 5-0 roll call vote.</p> <p>Public Comment: None</p>

<b>8C. BUSINESS ITEMS:</b>	<b>ACTION:</b>
<p>Information: Update on Oceano Community Services District history and progress on seeking grant funds to augment rate revenue for system capital and operations.</p>	<p>After an opportunity for public comment and Board and staff discussion, this item was received and filed by the Board of Directors.</p> <p>Public Comment: None</p>

<b>8D. BUSINESS ITEMS:</b>	<b>ACTION:</b>
<p>Action: Review and discussion of OPARC Committee Member application and update on track ribbon-cutting event in September 2025</p>	<p>After an opportunity for public comment and Board and staff discussion, Vice President Rose motioned to not approve the committee member application, with a second from Director Austin, with a 3-2 roll call vote.            Dissented: Director Villa and Director Joyce-Suneson</p> <p>Public Comment:            Kerry Langford – Asked clarifying questions regarding the LMUSD track and committee members.            Ray Monson – In support of Charles Varni.            Wanda Monson – In support of Charles Varni.            Charles Varni – In support of OPARC.</p>

<b>8E. BUSINESS ITEMS:</b>	<b>ACTION:</b>
Action: Review of the Fiscal Year 2024-25 Budget Status as of June 30, 2025, consider three budget adjustments in the Water Fund for a total of \$57,340, a budget adjustment in the Wastewater Fund for \$15,160, and approve the year-end encumbrances	After an opportunity for public comment and Board and staff discussion, Director Austin motioned to approve staff recommendations with a second from Vice President Rose, with a 5-0 roll call vote.  Public Comment: Charles Varni – Asked questions regarding the OPARC budget.

<b>9A. HEARING ITEMS:</b>	<b>ACTION:</b>
Action: Consideration of a Recommendation to Approve the Final FY 2025-26 Budget	After an opportunity for public comment and Board and staff discussion, Director Villa motioned to approve staff recommendations, with a second from Director Joyce-Suneson, with a 5-0 roll call vote.  Public Comment: None

**10. RECEIVED WRITTEN COMMUNICATIONS:** Received Communication from Ray Monson

**11. FUTURE AGENDA ITEMS:** OPARC budget.

**12. CLOSED SESSION:** None

**13. ADJOURNMENT:** President Gibson adjourned the meeting at approximately 8:45 PM



**Oceano Community Services District**  
Summary Minutes – Special Board Meeting  
Thursday, September 4, 2025, 11:30 A.M.  
OCSD BOARD ROOM

1. **CALL TO ORDER:** The meeting was called to order at approximately 11:30 a.m. by President Gibson
2. **ROLL CALL:** Board members present: Director Austin, Director Joyce-Suneson, Director Villa, Vice President Rose, and President Gibson.  
Staff present: Peter Brown, General Manager; Carey Casciola, Business & Accounting Manager; and Rob Schultz, Legal Counsel.
3. **FLAG SALUTE:** Led by President Gibson.
4. **AGENDA REVIEW:** Agenda accepted as presented.
5. **PUBLIC COMMENT FOR ITEMS ON THE AGENDA:**

Charels Varni	In opposition of the 1900 Front St property owner's reduction in front footage fees.
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6. **CLOSED SESSION:**

President Gibson adjourned the Board to closed session at 11:38am.

**A. PUBLIC EMPLOYMENT** - Pursuant to Gov. Code Sec. 54957(b)(1): Performance evaluation – General Manager.

**B. PUBLIC EMPLOYMENT** - Pursuant to Gov. Code Sec. 54957(b)(1): Appointment and performance evaluation – District Legal Counsel.

**C. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION** -Significant Exposure to Litigation (California Government Code Section 54956.9(d)(2)): 1 potential case. *San Luis Obispo Coastkeeper et al. v. County of San Luis Obispo, No. 2:24-cv-06854-SPG-AS.*

No reportable action out of closed session.

7. **ADJOURNMENT:** President Gibson adjourned the meeting at 1:45 PM.



# Oceano Community Services District

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

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

**Date:** October 8, 2025  
**To:** Board of Directors  
**From:** Carey Casciola, Business and Accounting Manager  
**Subject:** **Agenda Item #7(C): Recommendation to Review Cash Disbursements**

**Recommendation**

It is recommended that the board review the attached cash disbursements:

**Discussion**

The following is a summary of the attached cash disbursements. The table captures the payments from last meeting to this meeting.

Description	Check Sequence	Amounts
	61738 - 61819	
<b>Disbursements:</b>		
Regular Payable Register - paid 08/13/2025	61738 - 61757	\$ 154,237.25
Regular Payable Register - paid 08/27/2025	61772 - 61791	\$ 50,991.60
Regular Payable Register - paid 09/10/2025	61792 - 61806	\$ 145,216.41
Subtotal:		\$ 350,445.26
<b>Reoccurring Payments for Board Review (authorized by Resolution 2020-06):</b>		
Payroll Disbursements - PPE 08/09/2025	N/A	\$ 71,552.32
Payroll Disbursements - PPE 08/23/2025	N/A	\$ 40,622.73
Payroll Disbursements - PPE 09/06/2025	N/A	\$ 40,831.06
Payroll Disbursements - PPE 09/20/2025	N/A	\$ 40,627.88
Board Member Stipends - 08/31/2025	N/A	\$ 430.60
Five Star Bank Mastercard Online Payment - paid 08/13/2025	N/A	\$ 1,147.15
Five Star Bank Mastercard Online Payment - paid 09/25/2025	N/A	\$ 841.72
Reoccurring Utility Disbursements - paid 08/13/2025	61758 - 61764	\$ 1,996.99
Reoccurring Health Disbursements - paid 08/21/2025	61765 - 61769	\$ 7,395.19
Reoccurring Utility Disbursements - paid 08/27/2025	61770 - 61771	\$ 7,520.57
Reoccurring Utility Disbursements - paid 09/10/2025	61807 - 61814	\$ 2,668.49
Reoccurring Health Disbursements - paid 09/18/2025	61815 - 61819	\$ 8,300.75
Subtotal:		\$ 223,935.45
Grand Total:		\$ 574,380.71

**Other Agency Involvement**

N/A

**Other Financial Considerations**

Amounts are within the authorized Fund level budgets.  
 ROBERT SCHULTZ \$8,872.50, LEGAL SVCS APRIL-JUNE 2025  
 SAN LUIS OBISPO COUNTY FIRE \$10,001.55, LEASE 6/30/2025, AUGUST 2025  
 MARK J. POWERS INC. \$8,010.00, SHERIFF OFFICE SEWER CLEANUP  
 THE J.F. WILL COMPANY INC. \$90,234.29, CIP-WRRP JULY 2025  
 WILLIAMS SCOTSMAN INC \$15,599.70, YARD MOBILE OFFICE  
 HDR ENGINEERING, INC. \$19,324.63, WATER/SEWER RATE STUDIES THRU 5/3/2025  
 R. BAKER, INC. \$18,400.00, VALVE REPLACEMENT-RUSS CT/PAUL PL  
 SAN LUIS OBISPO COUNTY FIRE \$9,678.92, OFFICE LEASE-SEP2025  
 SLO CO DEPT OF PUBLIC WORKS \$18,536.24, LOPEZ LITIGATION FEE  
 THE J.F. WILL COMPANY, INC. \$103,554.80, CIP-WRRP AUG2025

**Results**

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

8/13/2025 2:00 PM  
 COMPANY: 99 - POOLED CASH FUND  
 ACCOUNT: 1-1001-000 POOLED CASH OPERATING  
 TYPE: All  
 STATUS: All  
 FOLIO: All

CHECK RECONCILIATION REGISTER

CHECK DATE: 0/00/0000 THRU 99/99/9999  
 CLEAR DATE: 0/00/0000 THRU 99/99/9999  
 STATEMENT: 0/00/0000 THRU 99/99/9999  
 VOIDED DATE: 0/00/0000 THRU 99/99/9999  
 AMOUNT: 0.00 THRU 999,999,999.99  
 CHECK NUMBER: 061738 THRU 061757

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:	-----							
1-1001-000	8/13/2025	CHECK	061738	AQUA-METRIC	1,462.74CR	OUTSTND	A	0/00/0000 02 5-4400-176 WATER METERS
1-1001-000	8/13/2025	CHECK	061739	BURDINE PRINTING	1,963.01CR	OUTSTND	A	0/00/0000 02 5-4400-205 OUTSIDE UB MAIL SERVICE 981.51 03 5-4500-205 OUTSIDE UB MAIL SERVICE 981.50
1-1001-000	8/13/2025	CHECK	061740	BRENT SARKISON DBA CALTEC COMP	30.00CR	OUTSTND	A	0/00/0000 01 5-4100-221 INFORMATION TECHNOLOGY
1-1001-000	8/13/2025	CHECK	061741	CITY OF ARROYO GRANDE	5,429.98CR	OUTSTND	A	0/00/0000 02 5-4400-297 PASS-THRU: CREST/CHRISTI
1-1001-000	8/13/2025	CHECK	061742	CIVICPLUS, LLC	2,530.24CR	OUTSTND	A	0/00/0000 01 5-4100-248 PERMITS, FEES LICENSES
1-1001-000	8/13/2025	CHECK	061743	DIVERSIFIED PROJECT SERVICES I	2,368.56CR	OUTSTND	A	0/00/0000 * SEE DETAILS BELOW
1-1001-000	8/13/2025	CHECK	061744	ICONIX WATERWORKS (US) INC.	101.35CR	OUTSTND	A	0/00/0000 02 5-4400-175 SYSTEM PARTS/OPERATING S
1-1001-000	8/13/2025	CHECK	061745	JUSTIFACTS CREDENTIAL VERIFICA	243.10CR	OUTSTND	A	0/00/0000 01 5-4100-283 JOB ADVERTISING EXPENSE
1-1001-000	8/13/2025	CHECK	061746	MINER'S ACE HARDWARE, INC.	162.43CR	OUTSTND	A	0/00/0000 ** SEE DETAILS BELOW
1-1001-000	8/13/2025	CHECK	061747	OPTIMIZED INVESTMENT PARTNERS,	661.42CR	OUTSTND	A	0/00/0000 01 5-4100-220 PROFESSIONAL SERVICES
1-1001-000	8/13/2025	CHECK	061748	QUILL CORPORATION	239.59CR	OUTSTND	A	0/00/0000 01 5-4100-200 OFFICE EXPENSE
1-1001-000	8/13/2025	CHECK	061749	ROBERT SCHULTZ	8,872.50CR	OUTSTND	A	0/00/0000 01 5-4100-223 LEGAL SERVICES
1-1001-000	8/13/2025	CHECK	061750	SAN LUIS OBISPO COUNTY FIRE	10,001.55CR	OUTSTND	A	0/00/0000 01 5-4100-202 OFFICE LEASE
1-1001-000	8/13/2025	CHECK	061751	MARK J. POWERS, INC. DBA SERVP	8,010.00CR	OUTSTND	A	0/00/0000 10 5-4300-173 SO: MAINT. STRUCTURES/IM
1-1001-000	8/13/2025	CHECK	061752	THE J.F. WILL COMPANY, INC.	90,234.29CR	OUTSTND	A	0/00/0000 02 5-4400-438 CIP - WRRP 1-4,5,7,8,10
1-1001-000	8/13/2025	CHECK	061753	THE JAM LAW GROUP APC	2,756.40CR	OUTSTND	A	0/00/0000 01 5-4100-223 LEGAL SERVICES
1-1001-000	8/13/2025	CHECK	061754	VESTIS GROUP, INC. DBA VESTIS	381.55CR	OUTSTND	A	0/00/0000 01 5-4100-100 CLOTHING
1-1001-000	8/13/2025	CHECK	061755	WATER SYSTEMS CONSULTING, INC.	1,325.84CR	OUTSTND	A	0/00/0000 02 5-4400-380 NCMA TEC
1-1001-000	8/13/2025	CHECK	061756	WILLIAMS SCOTSMAN, INC, DBA WI	15,599.70CR	OUTSTND	A	0/00/0000 02 5-4400-320 FIXED ASSETS: EQUIPMENT 9359.82 03 5-4500-320 FIXED ASSETS: EQUIPMENT 4679.91 06 5-4900-320 FIXED ASSETS 1559.97
1-1001-000	8/13/2025	CHECK	061757	ZENITH INSURANCE COMPANY	1,863.00CR	OUTSTND	A	0/00/0000 01 5-4100-075 COMPENSATION INSURANCE
TOTALS FOR ACCOUNT 1-1001-0				CHECK TOTAL:	154,237.25CR			*DIVERSIFIED PROJECT SERVICES \$2,368.56
				DEPOSIT TOTAL:	0.00			02 5-4400-222 CONTRACTED ENGINEERING 9.28
				INTEREST TOTAL:	0.00			03 5-4500-222 CONTRACTED ENGINEERING 9.28
				MISCELLANEOUS TOTAL:	0.00			02 5-4400-226 ENGINEERING & OTHER REIM 2,350.00
				SERVICE CHARGE TOTAL:	0.00			**MINER'S ACE HARDWARE, INC. \$162.43
				EFT TOTAL:	0.00			02 5-4400-175 SYSTEM PARTS/OPERATING S 23.42
				BANK-DRAFT TOTAL:	0.00			06 5-4900-175 OPERATING SUPPLIES 12.18
								10 5-4300-163 MAINT: STRUC/IMPROV 126.83

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

CHECK DATE: 0/00/0000 THRU 99/99/9999  
 CLEAR DATE: 0/00/0000 THRU 99/99/9999  
 STATEMENT: 0/00/0000 THRU 99/99/9999  
 VOIDED DATE: 0/00/0000 THRU 99/99/9999  
 AMOUNT: 0.00 THRU 999,999,999.99  
 CHECK NUMBER: 061738 THRU 061757

ACCOUNT      --DATE--    --TYPE--    NUMBER    -----DESCRIPTION-----    ----AMOUNT---    STATUS    FOLIO    CLEAR DATE

TOTALS FOR POOLED CASH FUND	CHECK	TOTAL:	154,237.25CR
	DEPOSIT	TOTAL:	0.00
	INTEREST	TOTAL:	0.00
	MISCELLANEOUS	TOTAL:	0.00
	SERVICE CHARGE	TOTAL:	0.00
	EFT	TOTAL:	0.00
	BANK-DRAFT	TOTAL:	0.00

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:	-----							
1-1001-000	8/27/2025	CHECK	061772	BRAND CREATIVE	273.44CR	OUTSTND	A	0/00/0000 01 5-4100-100 CLOTHING
1-1001-000	8/27/2025	CHECK	061773	BREZDEN PEST CONTROL, INC.	225.00CR	OUTSTND	A	0/00/0000 10 5-4300-173 SO: MAINT. STRUCTURES/IM
1-1001-000	8/27/2025	CHECK	061774	CIVICPLUS, LLC	2,988.00CR	OUTSTND	A	0/00/0000 01 5-4100-235 BOOKS/JRLS/SUBS/SFTWRE
1-1001-000	8/27/2025	CHECK	061775	CLINICAL LAB OF SAN BERNARDINO	1,037.50CR	OUTSTND	A	0/00/0000 02 5-4400-220 PROFESSIONAL/SPECIAL SER
1-1001-000	8/27/2025	CHECK	061776	CONTRACTOR'S MAINTENANCE SERVI	698.14CR	OUTSTND	A	0/00/0000 02 5-4400-170 MAINTENANCE: EQUIPMENT
1-1001-000	8/27/2025	CHECK	061777	MICHAEL D. HAMILTON, DBA DOUGL	150.00CR	OUTSTND	A	0/00/0000 10 5-4300-173 SO: MAINT. STRUCTURES/IM
1-1001-000	8/27/2025	CHECK	061778	GROVER BEACH DOOR	240.00CR	OUTSTND	A	0/00/0000 02 5-4400-163 MAINT: STRUCTURES/IMPRVS 120.00 03 5-4500-163 MAINT: SEWER STRUCTURES/ 120.00
1-1001-000	8/27/2025	CHECK	061779	GROUNDWATER SOLUTIONS INC, DBA	1,260.76CR	OUTSTND	A	0/00/0000 02 5-4400-380 NCMA TEC
1-1001-000	8/27/2025	CHECK	061780	HDR ENGINEERING, INC.	19,324.63CR	OUTSTND	A	0/00/0000 02 5-4400-220 PROFESSIONAL/SPECIAL SER 9,580.50 03 5-4500-220 PROFESSIONAL SERVICES 9,744.13
1-1001-000	8/27/2025	CHECK	061781	ICONIX WATERWORKS (US) INC.	282.75CR	OUTSTND	A	0/00/0000 02 5-4400-175 SYSTEM PARTS/OPERATING S
1-1001-000	8/27/2025	CHECK	061782	J.B. DEWAR, INC.	194.59CR	OUTSTND	A	0/00/0000 12 5-4350-172 FUEL
1-1001-000	8/27/2025	CHECK	061783	MINER'S ACE HARDWARE, INC.	172.87CR	OUTSTND	A	0/00/0000 *Details Below
1-1001-000	8/27/2025	CHECK	061784	OLEGARIO DELASANCHA HERRERA, D	320.00CR	OUTSTND	A	0/00/0000 01 5-4100-173 MAINT:STRUCTURES/IMPROVE
1-1001-000	8/27/2025	CHECK	061785	PACIFIC CENTRAL COAST HEALTH C	435.00CR	OUTSTND	A	0/00/0000 01 5-4100-283 JOB ADVERTISING EXPENSE
1-1001-000	8/27/2025	CHECK	061786	PETTY CASH	11.48CR	OUTSTND	A	0/00/0000 01 5-4100-200 OFFICE EXPENSE
1-1001-000	8/27/2025	CHECK	061787	QUILL CORPORATION	117.90CR	OUTSTND	A	0/00/0000 02 5-4400-200 OFFICE EXPENSE 5.09 03 5-4500-200 OFFICE EXPENSE 5.09 01 5-4100-200 OFFICE EXPENSE 107.72
1-1001-000	8/27/2025	CHECK	061788	R. BAKER, INC.	18,400.00CR	OUTSTND	A	0/00/0000 02 5-4400-163 MAINT: STRUCTURES/IMPRVS
1-1001-000	8/27/2025	CHECK	061789	RINCON CONSULTANTS, INC.	4,605.13CR	OUTSTND	A	0/00/0000 02 5-4400-220 PROFESSIONAL/SPECIAL SER
1-1001-000	8/27/2025	CHECK	061790	SM TIRE, INC	7.59CR	OUTSTND	A	0/00/0000 12 5-4350-171 MAINTENANCE: VEHICLES
1-1001-000	8/27/2025	CHECK	061791	VESTIS GROUP, INC. DBA VESTIS	246.82CR	OUTSTND	A	0/00/0000 01 5-4100-100 CLOTHING
TOTALS FOR ACCOUNT 1-1001-0				CHECK TOTAL:	50,991.60CR			
				DEPOSIT TOTAL:	0.00			
				INTEREST TOTAL:	0.00			
				MISCELLANEOUS TOTAL:	0.00			
				SERVICE CHARGE TOTAL:	0.00			
				EFT TOTAL:	0.00			
				BANK-DRAFT TOTAL:	0.00			
								*MINER'S ACE HARDWARE, INC. 172.87 02 5-4400-438 CIP - WRRP 1-4,5,7,8,10 46.75 02 5-4400-175 SYSTEM PARTS/OPERATING S 21.74 02 5-4400-200 OFFICE EXPENSE 52.19 03 5-4500-200 OFFICE EXPENSE 52.19

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

CHECK DATE: 0/00/0000 THRU 99/99/9999  
CLEAR DATE: 0/00/0000 THRU 99/99/9999  
STATEMENT: 0/00/0000 THRU 99/99/9999  
VOIDED DATE: 0/00/0000 THRU 99/99/9999  
AMOUNT: 0.00 THRU 999,999,999.99  
CHECK NUMBER: 061772 THRU 061791

ACCOUNT --DATE-- --TYPE-- NUMBER -----DESCRIPTION----- ----AMOUNT--- STATUS FOLIO CLEAR DATE

TOTALS FOR POOLED CASH FUND

CHECK TOTAL: 50,991.60CR  
DEPOSIT TOTAL: 0.00  
INTEREST TOTAL: 0.00  
MISCELLANEOUS TOTAL: 0.00  
SERVICE CHARGE TOTAL: 0.00  
EFT TOTAL: 0.00  
BANK-DRAFT TOTAL: 0.00

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:	-----							
1-1001-000	9/10/2025	CHECK	061792	BRENT SARKISON DBA CALTEC COMP	30.00CR	OUTSTND	A	0/00/000001 5-4100-221 INFORMATION TECHNOLOGY
1-1001-000	9/10/2025	CHECK	061793	DIVERSIFIED PROJECT SERVICES I	1,501.25CR	OUTSTND	A	0/00/0000 02 5-4400-222 CONTRACTED ENGINEERING 231.25 02 5-4400-226 ENGINEERING & OTHER REIM 1270.00
1-1001-000	9/10/2025	CHECK	061794	ICONIX WATERWORKS (US) INC.	38.07CR	OUTSTND	A	0/00/0000 02 5-4400-175 SYSTEM PARTS/OPERATING S
1-1001-000	9/10/2025	CHECK	061795	J.B. DEWAR, INC.	76.40CR	OUTSTND	A	0/00/0000 12 5-4350-172 FUEL
1-1001-000	9/10/2025	CHECK	061796	LUCIA MAR UNIFIED SCHOOL DISTR	750.00CR	OUTSTND	A	0/00/0000 01 5-4850-301 EVENTS
1-1001-000	9/10/2025	CHECK	061797	MCCLATCHY COMPANY LLC	234.77CR	OUTSTND	A	0/00/0000 02 5-4400-230 LEGAL NOTICES
1-1001-000	9/10/2025	CHECK	061798	MINER'S ACE HARDWARE, INC.	42.31CR	OUTSTND	A	0/00/0000 *SEE DETAILS BELOW
1-1001-000	9/10/2025	CHECK	061799	OPTIMIZED INVESTMENT PARTNERS,	662.48CR	OUTSTND	A	0/00/0000 01 5-4100-220 PROFESSIONAL SERVICES
1-1001-000	9/10/2025	CHECK	061800	R. BAKER, INC.	6,638.24CR	OUTSTND	A	0/00/0000 02 5-4400-163 MAINT: STRUCTURES/IMPRVS
1-1001-000	9/10/2025	CHECK	061801	GLENN A. RICK ENGR & DEVT CO,	1,347.50CR	OUTSTND	A	0/00/0000 02 5-4400-220 PROFESSIONAL/SPECIAL SER
1-1001-000	9/10/2025	CHECK	061802	SAN LUIS OBISPO COUNTY FIRE	9,678.92CR	OUTSTND	A	0/00/0000 01 5-4100-202 OFFICE LEASE
1-1001-000	9/10/2025	CHECK	061803	SLO CO DEPT OF PUBLIC WORKS	18,536.24CR	OUTSTND	A	0/00/0000 02 5-4400-261 WATER SUPPLY - LOPEZ
1-1001-000	9/10/2025	CHECK	061804	THE J.F. WILL COMPANY, INC.	103,554.80CR	OUTSTND	A	0/00/0000 02 5-4400-438 CIP - WRRP 1-4,5,7,8,10
1-1001-000	9/10/2025	CHECK	061805	VESTIS GROUP, INC. DBA VESTIS	262.43CR	OUTSTND	A	0/00/0000 01 5-4100-100 CLOTHING
1-1001-000	9/10/2025	CHECK	061806	ZENITH INSURANCE COMPANY	1,863.00CR	OUTSTND	A	0/00/0000 01 5-4100-075 COMPENSATION INSURANCE
TOTALS FOR ACCOUNT 1-1001-0				CHECK TOTAL:	145,216.41CR			
				DEPOSIT TOTAL:	0.00			
				INTEREST TOTAL:	0.00			*MINER'S ACE HARDWARE, INC. \$42.31
				MISCELLANEOUS TOTAL:	0.00			02 5-4400-320 FIXED ASSETS: EQUIPMENT 16.33CR
				SERVICE CHARGE TOTAL:	0.00			03 5-4500-320 FIXED ASSETS: EQUIPMENT 8.17CR
				EFT TOTAL:	0.00			06 5-4900-320 FIXED ASSETS 2.72CR
				BANK-DRAFT TOTAL:	0.00			02 5-4400-175 SYSTEM PARTS/OPERATING S 34.77
								03 5-4500-175 SYSTEM PARTS/OPERATING S 34.76
TOTALS FOR POOLED CASH FUND				CHECK TOTAL:	145,216.41CR			
				DEPOSIT TOTAL:	0.00			
				INTEREST TOTAL:	0.00			
				MISCELLANEOUS TOTAL:	0.00			
				SERVICE CHARGE TOTAL:	0.00			
				EFT TOTAL:	0.00			
				BANK-DRAFT TOTAL:	0.00			

**Payroll Summary Report**  
**Board of Directors - Agenda Date October 8, 2025**

	(*)				
Gross Wages	7/26/2025	8/9/2025	8/23/2025	9/6/2025	9/20/2025
Regular	\$31,431.40	\$33,609.53	\$34,489.41	\$33,887.73	\$33,880.96
Overtime Wages	\$374.95	\$741.86	\$436.03	\$1,229.73	\$1,036.22
Stand By	\$480.00	\$900.00	\$780.00	\$840.00	\$840.00
Gross Wages	<u>\$32,286.35</u>	<u>\$35,251.39</u>	<u>\$35,705.44</u>	<u>\$35,957.46</u>	<u>\$35,757.18</u>
Cell Phone Allowance	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50
Health Pay-Out	\$0.00	\$272.50	\$272.50	\$272.50	\$272.50
Total Wages	<u>\$32,348.85</u>	<u>\$35,586.39</u>	<u>\$36,040.44</u>	<u>\$36,292.46</u>	<u>\$36,092.18</u>
Disbursements					
Net Wages	\$24,044.54	\$26,611.33	\$26,845.30	\$27,162.63	\$26,981.99
State and Federal Agencies	\$6,237.68	\$6,661.37	\$6,820.11	\$6,804.57	\$6,782.03
CalPERS	\$6,346.59	\$6,686.44	\$6,824.14	\$6,730.68	\$6,730.68
CalPERS UAL (Annual Unfunded Liability Payment)	\$0.00	\$31,460.00	\$0.00	\$0.00	\$0.00
SEIU - Union Fees	\$101.45	\$133.18	\$133.18	\$133.18	\$133.18
Total Disbursements processed with Payroll	<u>\$36,730.26</u>	<u>\$71,552.32</u>	<u>\$40,622.73</u>	<u>\$40,831.06</u>	<u>\$40,627.88</u>
Health (Disbursed with reoccurring bills)	\$0.00	\$5,068.93	\$5,093.93	\$5,093.93	\$5,089.39
Total District Payroll Related Costs	<u>\$36,730.26</u>	<u>\$76,621.25</u>	<u>\$45,716.66</u>	<u>\$45,924.99</u>	<u>\$45,717.27</u>

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

**Board Member Stipend Summary Report  
Board of Directors - Agenda Date September 10, 2025**

(\*)

<u>Gross Stipends</u>	6/30/2025	8/31/2025
Board Member Stipends	\$700.00	\$400.00
Gross Stipends	<u>\$700.00</u>	<u>\$400.00</u>

<u>Disbursements</u>		
Net Stipends	\$646.45	\$369.40
State and Federal Agencies	\$107.10	\$61.20
Total Disbursements processed with Stipends	<u>\$753.55</u>	<u>\$430.60</u>

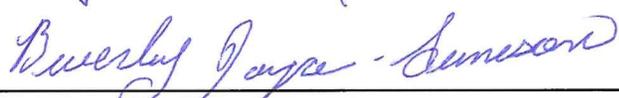
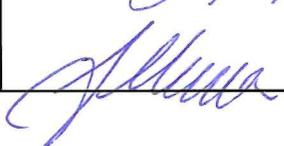
(\*) Previously reported in prior Board Meeting packet - provided for comparison.

BOARD OF DIRECTOR'S  
REGULAR MEETING COMPENSATION FORM

AUG 14 2025



BOARD MEETING: AUGUST 13, 2025

DIRECTORS	SIGNATURE	DATE	ELIGIBLE/TAKEN COMPENSATION
PRESIDENT <u>GIBSON</u>			\$ 0.00
VICE PRESIDENT <u>ROSE</u>			\$100.00
DIRECTOR <u>AUSTIN</u>		8/13/25	\$100.00
DIRECTOR <u>JOYCE-SUNESON</u>		8/13/25	\$100.00
DIRECTOR <u>VILLA</u>		8/13/25	\$100.00

Oceano Community Services District - BYLAW's

Section 8.1: Each Director is authorized to receive one hundred dollars (\$100.00) as compensation for each Regular or Special Meeting.

Section 8.2: In no event shall Director compensation exceed one hundred dollars (\$100.00) per day.

Section 8.3: Director compensation shall not exceed six hundred (\$600.00) in any one (1) calendar month.

Oceano Community Services District  
Five Star Bank Mastercard

A/P Mastercard Credit Card Disbursement

Date	Name	Amount	Description	GL Account #
07/01/2025	TRAVEL TRADERS #3160 OLYMPIC VALLECA	\$4.00	CLASSES/SEMINARS/TRAINING FEES	01-5-4100-285
07/01/2025	EVERLINE RESORT & SPA OLYMPIC VALLECA	\$572.52	CLASSES/SEMINARS/TRAINING FEES	01-5-4100-285
07/02/2025	INDEED USI25-03539006 AUSTIN TX	\$116.60	JOB ADVERTISING EXPENSE	01-5-4100-283
07/02/2025	ZOOM.COM 888-799-9666 SAN JOSE CA	\$55.24	OFFICE EXPENSE	01-5-4100-200
07/15/2025	AMS*SERVICE FEE 101653 LAKE MARY FL	\$1.49	PERMITS, FEES LICENSES	01-5-4100-248
07/15/2025	AMS*SERVICE FEE 101653 LAKE MARY FL	\$1.49	PERMITS, FEES LICENSES	01-5-4100-248
07/15/2025	SLO CLERK RECORDER SN LUIS OBISPCA	\$81.00	PERMITS, FEES LICENSES	01-5-4100-248
07/15/2025	SLO CLERK RECORDER SN LUIS OBISPCA	\$11.00	PERMITS, FEES LICENSES	01-5-4100-248
07/17/2025	INTUIT *QBOOKS ONLINE CL.INTUIT.COMCA	\$75.00	PERMITS, FEES LICENSES	01-5-4100-248
07/25/2025	ADOBE SAN JOSE CA	\$47.98	PERMITS, FEES LICENSES	01-5-4100-248
07/30/2025	HOMEDEPOT.COM 800-430-3376 GA, 1of3, \$180.83	\$ 108.50	FIXED ASSETS EQUIPMENT	02-5-4400-320
07/30/2025	HOMEDEPOT.COM 800-430-3376 GA, 2of3, \$180.83	\$ 54.25	FIXED ASSETS EQUIPMENT	03-5-4500-320
07/30/2025	HOMEDEPOT.COM 800-430-3376 GA, 3of3, \$180.83	\$ 18.08	FIXED ASSETS EQUIPMENT	06-5-4900-320

Total ACH - 8/13/2025

\$ 1,147.15

10/08/2025 Board Meeting - Five Star Bank Mastercard Online Payment - paid 08/13/2025	<b>\$1,147.15</b>
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Oceano Community Services District  
Five Star Bank Mastercard

A/P Mastercard Credit Card Disbursement

Date	Name	Amount	Description	GL Account #
07/30/2025	HOMEDEPOT.COM 800-430-3376 GA - SEE 8/06/2025	\$ 75.06	N/A	N/A
08/02/2025	ADOBE INC SAN JOSE CA	\$ 19.99	PERMITS, FEES LICENSES	01-5-4100-248
08/02/2025	ZOOM.COM 888-799-9666 SAN JOSE CA	\$ 55.24	OFFICE EXPENSE	01-5-4100-200
08/05/2025	MICROSOFT-G105031489 REDMOND WA	\$ 38.63	PERMITS, FEES LICENSES	01-5-4100-248
08/06/2025	HOMEDEPOT.COM, 1of3, \$383.80	\$ 230.28	FIXED ASSETS EQUIPMENT	02-5-4400-320
08/06/2025	HOMEDEPOT.COM, 1of3, \$383.80	\$ 115.14	FIXED ASSETS EQUIPMENT	03-5-4500-320
08/06/2025	HOMEDEPOT.COM, 1of3, \$383.80	\$ 38.38	FIXED ASSETS EQUIPMENT	06-5-4900-320
08/06/2025	THE HOME DEPOT #1052 SAN LUIS OBISCA - SEE 7/30/2025	\$ (75.06)	N/A	N/A
08/08/2025	CITY OF SLO PKG METER 805-781-7230 CA	\$ 5.00	PERMITS, FEES LICENSES	01-5-4100-248
08/11/2025	OFFICE OF WATER PROGRA 9162786142 CA	\$ 100.00	CLASSES/SEMINARS/TRAINING FEE	02-5-4400-285
08/12/2025	HOMEDEPOT.COM, 1of3, \$75.06	\$ 45.04	FIXED ASSETS EQUIPMENT	02-5-4400-320
08/12/2025	HOMEDEPOT.COM, 1of3, \$75.06	\$ 22.52	FIXED ASSETS EQUIPMENT	03-5-4500-320
08/12/2025	HOMEDEPOT.COM, 1of3, \$75.06	\$ 7.50	FIXED ASSETS EQUIPMENT	06-5-4900-320
08/13/2025	BT *BLANKS/USA 18003287311 MN	\$ 41.02	OFFICE EXPENSE	02-5-4400-200
08/17/2025	INTUIT *QBOOKS ONLINE CL.INTUIT.COMCA	\$ 75.00	PERMITS, FEES LICENSES	01-5-4100-248
08/25/2025	ADOBE SAN JOSE CA	\$ 47.98	PERMITS, FEES LICENSES	01-5-4100-248

Total ACH - 9/25/2025 \$ 841.72

10/08/2025 Board Meeting - Five Star Bank Mastercard Online Payment - paid 09/25/2025	<b>\$841.72</b>
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8/13/2025 1:56 PM  
 COMPANY: 99 - POOLED CASH FUND  
 ACCOUNT: 1-1001-000 POOLED CASH OPERATING  
 TYPE: All  
 STATUS: All  
 FOLIO: All

CHECK RECONCILIATION REGISTER

PAGE: 1  
 CHECK DATE: 0/00/0000 THRU 99/99/9999  
 CLEAR DATE: 0/00/0000 THRU 99/99/9999  
 STATEMENT: 0/00/0000 THRU 99/99/9999  
 VOIDED DATE: 0/00/0000 THRU 99/99/9999  
 AMOUNT: 0.00 THRU 999,999,999.99  
 CHECK NUMBER: 061758 THRU 061764

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:								
1-1001-000	8/13/2025	CHECK	061758	CHARTER COMMUNICATIONS	150.00CR	OUTSTND	A	0/00/0000 01 5-4100-110 COMMUNICATIONS
1-1001-000	8/13/2025	CHECK	061759	COASTAL COPY, INC.	286.51CR	OUTSTND	A	0/00/0000 01 5-4100-220 PROFESSIONAL SERVICES
1-1001-000	8/13/2025	CHECK	061760	DE LAGE LANDEN FINANCIAL SERVI	213.43CR	OUTSTND	A	0/00/0000 01 5-4100-220 PROFESSIONAL SERVICES
1-1001-000	8/13/2025	CHECK	061761	DIGITAL WEST NETWORKS, INC.	199.26CR	OUTSTND	A	0/00/0000 01 5-4100-110 COMMUNICATIONS
1-1001-000	8/13/2025	CHECK	061762	HIRIARTE'S INDOOR CLEANING SER	825.00CR	OUTSTND	A	0/00/0000 01 5-4100-173 MAINT:STRUCTURES/IMPROVE
1-1001-000	8/13/2025	CHECK	061763	SO CAL GAS	99.29CR	OUTSTND	A	0/00/0000 01 5-4100-290 UTILITIES
1-1001-000	8/13/2025	CHECK	061764	VERIZON WIRELESS	223.50CR	OUTSTND	A	0/00/0000 02 5-4400-110 COMMUNICATIONS 178.80 03 5-4500-110 COMMUNICATIONS 29.06 06 5-4900-110 COMMUNICATIONS 13.41 10 5-4300-110 COMMUNICATIONS 2.23
TOTALS FOR ACCOUNT 1-1001-0				CHECK	TOTAL:	1,996.99CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		
TOTALS FOR POOLED CASH FUND				CHECK	TOTAL:	1,996.99CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:	-----							
1-1001-000	8/21/2025	CHECK	061765	COLONIAL LIFE AND ACCIDENT	170.98CR	OUTSTND	A	0/00/0000 01 2-2166-005 INS: VOLUNTARY
1-1001-000	8/21/2025	CHECK	061766	FRMS CALIFORNIA BANK & TRUST F	6,424.94CR	OUTSTND	A	0/00/0000 01 5-4100-090 INS: GROUP HEALTH/LIFE \$3,544.61 01-5-4100-603 UTILITY CREW-EMP INS \$2,880.33
1-1001-000	8/21/2025	CHECK	061767	HUMANA INSURANCE CO.	447.42CR	OUTSTND	A	0/00/0000 01 5-4100-090 INS: GROUP HEALTH/LIFE \$252.94 01-5-4100-603 UTILITY CREW-EMP INS \$194.48
1-1001-000	8/21/2025	CHECK	061768	PRINCIPAL LIFE INSURANCE COMPA	295.64CR	OUTSTND	A	0/00/0000 01 5-4100-090 INS: GROUP HEALTH/LIFE \$200.81 01-5-4100-603 UTILITY CREW-EMP INS \$ 94.83
1-1001-000	8/21/2025	CHECK	061769	TASC -CLIENT INVOICES	56.21CR	OUTSTND	A	0/00/0000 01 5-4100-090 INS: GROUP HEALTH/LIFE
TOTALS FOR ACCOUNT 1-1001-0				CHECK TOTAL:	7,395.19CR			
				DEPOSIT TOTAL:	0.00			
				INTEREST TOTAL:	0.00			
				MISCELLANEOUS TOTAL:	0.00			
				SERVICE CHARGE TOTAL:	0.00			
				EFT TOTAL:	0.00			
				BANK-DRAFT TOTAL:	0.00			
TOTALS FOR POOLED CASH FUND				CHECK TOTAL:	7,395.19CR			
				DEPOSIT TOTAL:	0.00			
				INTEREST TOTAL:	0.00			
				MISCELLANEOUS TOTAL:	0.00			
				SERVICE CHARGE TOTAL:	0.00			
				EFT TOTAL:	0.00			
				BANK-DRAFT TOTAL:	0.00			

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK: -----								
1-1001-000	8/27/2025	CHECK	061770	LIVE, LLC DBA ADVANTAGE ANSWER	399.48CR	OUTSTND	A	0/00/0000 01 5-4100-110 COMMUNICATIONS
1-1001-000	8/27/2025	CHECK	061771	PACIFIC GAS & ELECTRIC	7,121.09CR	OUTSTND	A	0/00/0000 01 5-4195-295 STREET LIGHTING 2,936.79 02 5-4400-290 UTILITIES 3,319.41 03 5-4500-290 UTILITIES 130.95 01 5-4100-290 UTILITIES 567.27 01 5-4100-200 OFFICE EXPENSE 166.67
TOTALS FOR ACCOUNT 1-1001-0				CHECK	TOTAL:	7,520.57CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		
TOTALS FOR POOLED CASH FUND				CHECK	TOTAL:	7,520.57CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:								
1-1001-000	9/10/2025	CHECK	061807	LIVE, LLC DBA ADVANTAGE ANSWER	445.30CR	OUTSTND	A	0/00/0000 01 5-4100-110 COMMUNICATIONS
1-1001-000	9/10/2025	CHECK	061808	AGP VIDEO INC.	785.00CR	OUTSTND	A	0/00/0000 01 5-4100-220 PROFESSIONAL SERVICES
1-1001-000	9/10/2025	CHECK	061809	CHARTER COMMUNICATIONS	150.00CR	OUTSTND	A	0/00/0000 01 5-4100-110 COMMUNICATIONS
1-1001-000	9/10/2025	CHECK	061810	COASTAL COPY, INC.	555.38CR	OUTSTND	A	0/00/0000 01 5-4100-220 PROFESSIONAL SERVICES 286.52 02 5-4400-205 OUTSIDE UB MAIL SERVICE 134.43 03 5-4500-205 OUTSIDE UB MAIL SERVICE 134.43
1-1001-000	9/10/2025	CHECK	061811	DE LAGE LANDEN FINANCIAL SERVI	213.43CR	OUTSTND	A	0/00/0000 01 5-4100-220 PROFESSIONAL SERVICES
1-1001-000	9/10/2025	CHECK	061812	DIGITAL WEST NETWORKS, INC.	201.51CR	OUTSTND	A	0/00/0000 01 5-4100-110 COMMUNICATIONS
1-1001-000	9/10/2025	CHECK	061813	SO CAL GAS	94.37CR	OUTSTND	A	0/00/0000 01 5-4100-290 UTILITIES
1-1001-000	9/10/2025	CHECK	061814	VERIZON WIRELESS	223.50CR	OUTSTND	A	0/00/0000 02 5-4400-110 COMMUNICATIONS 178.80 03 5-4500-110 COMMUNICATIONS 29.06 06 5-4900-110 COMMUNICATIONS 13.41 10 5-4300-110 COMMUNICATIONS 2.23
TOTALS FOR ACCOUNT 1-1001-0				CHECK	TOTAL:	2,668.49CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		
TOTALS FOR POOLED CASH FUND				CHECK	TOTAL:	2,668.49CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		

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

CHECK DATE: 0/00/0000 THRU 99/99/9999  
 CLEAR DATE: 0/00/0000 THRU 99/99/9999  
 STATEMENT: 0/00/0000 THRU 99/99/9999  
 VOIDED DATE: 0/00/0000 THRU 99/99/9999  
 AMOUNT: 0.00 THRU 999,999,999.99  
 CHECK NUMBER: 061815 THRU 061819

ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
CHECK:								
1-1001-000	9/18/2025	CHECK	061815	COLONIAL LIFE AND ACCIDENT	170.98CR	OUTSTND	A	0/00/0000 01 2-2166-005 INS: VOLUNTARY
1-1001-000	9/18/2025	CHECK	061816	FRMS CALIFORNIA BANK & TRUST F	7,262.46CR	OUTSTND	A	0/00/0000 01 5-4100-090 INS: GROUP HEALTH/LIFE \$3,969.15 01-5-4100-603 UTILITY CREW-EMP INS \$3,293.31
1-1001-000	9/18/2025	CHECK	061817	HUMANA INSURANCE CO.	490.08CR	OUTSTND	A	0/00/0000 01 5-4100-090 INS: GROUP HEALTH/LIFE \$277.71 01-5-4100-603 UTILITY CREW-EMP INS \$212.37
1-1001-000	9/18/2025	CHECK	061818	PRINCIPAL LIFE INSURANCE COMPA	321.02CR	OUTSTND	A	0/00/0000 01 5-4100-090 INS: GROUP HEALTH/LIFE \$233.69 01-5-4100-603 UTILITY CREW-EMP INS \$ 87.33
1-1001-000	9/18/2025	CHECK	061819	TASC -CLIENT INVOICES	56.21CR	OUTSTND	A	0/00/0000 01 5-4100-090 INS: GROUP HEALTH/LIFE
TOTALS FOR ACCOUNT 1-1001-0				CHECK	TOTAL:	8,300.75CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		
TOTALS FOR POOLED CASH FUND				CHECK	TOTAL:	8,300.75CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		



# Oceano Community Services District

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

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

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**Date:** October 8, 2025

**To:** Board of Directors

**From:** Nicole Miller, Account Administrator III

**Subject:** **Agenda Item #7D: Second reading of an Ordinance updating District Code 6.12.100 Cross Connections to enforce the requirements outlined in the Cross Connection Control Policy Handbook effective July 1, 2025.**

## Recommendation

It is recommended that the Board of Directors review and adopt the attached ordinance revising District Code 6.12.100 Cross Connections to incorporate and enforce the adopted Cross Connection Control Policy Handbook (CCCPH), effective July 1, 2025.

## Discussion

The Board previously approved the first reading of the ordinance change at the August 13, 2025, Board meeting. At the June 11, 2025, Board Meeting, the OCSD Board approved an Agreement for Cross-Connection Inspection Services with the County of San Luis Obispo. Additionally, a revised Cross-Connection Control Policy was due by July 1, 2025, as the Division of Drinking Water (DDW) released a revised Cross-Connection Control Policy Handbook (CCCPH) outlining updated program elements. The District successfully developed and submitted a new Cross-Connection Control Plan (CCCP) on June 24, 2025, that met the revised requirements ahead of the July 1, 2025, deadline.

While the District historically follows the enforcement protocol outlined in the newly revised CCCP, the District Code 6.12.100 Cross Connections (formerly Ordinance 2006-1, Article 5, Section 10) needs to be revised and updated with the attached draft Ordinance to reflect the current state-mandated enforcement requirements outlined below in Element 4: Backflow Prevention of the CCCPH:



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ENFORCEMENT

If/when the water user (customer) fails to install the required backflow protection within 30 days after the due date specified, the Public Water System (PWS) will take the following enforcement action: (choose all that apply)

- X The PWS will send a second notice giving the customer an additional 30 days to comply. The notice will also inform the customer that failure to respond to this notice satisfactorily will result in penalties in accordance with its legal authority (CCC Program Element 1).
- X If the customer has not complied within 15 days of the due date given in the second notice, the PWS will send a third notice, by certified mail or hand delivery. The notice will also inform the customer that failure to satisfactorily respond to this notice will result in penalties in accordance with its legal authority (CCC Program Element 1).
- X The PWS will send copies of notices to the owner and occupants of the premises (if different from the customer).
- X The PWS will offer to arrange for the installation of the customer-owned backflow protection by a certified tester and bill the customer the cost of inspection and/or testing in the service area plus reasonable administrative costs.

The District currently has 172 backflow assemblies within Oceano, which are owned and maintained by the property owner. Each assembly must be tested annually by a certified cross-connection tester. (The District does not employ a certified tester; however, residents can utilize a certified tester approved by the County. The County provides an updated list of [certified testers](#) on its website.) District staff coordinates with the County of San Luis Obispo Environmental Health (Cross-Connection) when an assembly device is not tested on time or if the device fails to function correctly.

Additionally, the new CCCP requires the District to inspect every service connection to determine if there is a potential backflow hazard. The District anticipates inspecting an estimated 200 service connections per year to meet this requirement.



## **Other Agency Involvement**

The County of San Luis Obispo Environmental Health Department.

## **Other Financial Considerations**

The District utilizes the County of San Luis Obispo Environmental Health Department for Cross-Connection administration and enforcement in Oceano. The current average monthly cost for administrative fees to the County is \$393.00. The other fees billed by the County for enforcement are passed through to the backflow assembly device owners, averaging an estimated \$240.00 per month. The District will incur additional costs for utility staff to inspect up to 200 connections per year to ensure compliance with the CCCP.

## **Results**

Approval of the Cross-Connection Enforcement Ordinance helps ensure a clear protocol for staff and residents, affording a safe and healthy water supply for the community and preventing system contamination and infiltration.

## **Attachments:**

1. Draft ordinance
2. Cross-Connection Control Plan
3. SWRCB Approval Letter

**ORDINANCE NO. 2025-\_\_\_**

**AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE  
OCEANO COMMUNITY SERVICES DISTRICT  
AMENDING THE DISTRICT CODE CHAPTER 6.12.100  
CROSS-CONNECTION**

**WHEREAS**, the Oceano Community Services District has an adopted Cross-Connection Control Plan (CCCP), which establishes cross-connection by ordinance for District services; and

**WHEREAS**, the Oceano Community Services District has determined that the Cross-Connection Control Plan (CCCP) is to be adopted by Ordinance in order to ensure that the District’s code supports the CCCP; and

**WHEREAS**, the Oceano Community Services District has determined that it is appropriate to adopt the CCCP to amend the code; and

**NOW, THEREFORE**, the Board of Directors for the Oceano Community Services District **DOES HEREBY ORDAIN** as follows:

**SECTION 6.**

Chapter 16.12.100 of the Oceano Community Services District Code is hereby amended to read in its entirety as follows:

**SECTION 6.12 Maintenance Of Service Connections, Meters And Housings**

**Section 6.12.100 Cross Connections**

Cross connections of any type which may permit a backflow of water from a supply other than that of the District into the District's mains are prohibited. Any connection constituting a potential backflow hazard is permissible only to the extent approved by the District and shall be protected by an approved backflow device. Since the hazard of potential pollution is created by operations on the property, the expense of installation and maintenance of said devices shall be paid by the customer. Such a connection shall at all times be subject to inspection for possibility of backflow.

Enforcement is outlined in the District's Cross-Connection Control Plan, effective July 1, 2025, as shown in “Exhibit A.” Reimbursable costs billed to a customer in violation of this Ordinance, shall be subject to the lien procedure set forth in District Code 6.10.050.

**INTRODUCED** at a regular meeting of the Board of Directors held on the 13<sup>th</sup> day of August 2025, and **PASSED, APPROVED,** and **ADOPTED** by the Board of Directors of the Oceano Community Services District, this 8<sup>th</sup> day of October 2025, by the following roll callvote, to wit:

AYES

NOES:

ABSENT:

ABSTAINING:

The foregoing ordinance is hereby adopted:

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President of the Board of Directors

ATTEST:

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Secretary of the Board of Directors

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:  
Robert W. Schultz, District Legal Counsel

By:

---

District Legal Counsel

Dated: October 8, 2025

**CROSS-CONNECTION CONTROL PLAN  
OCEANO COMMUNITY SERVICES DISTRICT**



**PWS CA 4010005**

**JUNE 2025**

## Acronyms and Abbreviations

The following are acronyms, abbreviations, and definitions used in this plan:

AG	Air Gap Separation
OCSO	Oceano Community Services District
BAT	Best Available Technology
BPA	Backflow Prevention Assembly
CCC	Cross-Connection Control
CCR	California Code of Regulations
COUNTY	County of San Luis Obispo, Department of Public Health, Environmental Health Division
DCV	Double Check Valve assembly
DCCV	Double Detector Check Valve assembly
EPA	Environmental Protection Agency
PVB	Pressure Vacuum Breaker assembly
PWS	Public Water System
RP	Reduced Pressure principal backflow assembly
RW	Recycled Water
SDWA	Safe Drinking Water Act
STATE	State Water Resources Control Board, Drinking Water Division
USPS	United States Postal Service

**Plan Certification**

I certify that the information submitted in this cross-connection control plan is based on the best available information and the plan is in substantial conformance with the requirements contained in the Cross-Connection Control Policy Handbook, which were incorporated into the STATE Drinking Water Regulations that became effective July 1, 2024.

Oceano Community Services District

Name: Tony Marraccino	Title: Utility Systems Manager
Signature:	Date:

Designated Certified Cross-Connection Specialist

Name: Matthew Giuffrida County of San Luis Obispo Department of Public Health Environmental Health Division	Title: CCC Specialist
Signature:	Date:

**System Information**

Water System Name	Oceano Community Services District
Water System Type	Public
Water System Number	CA 4010005
Number of Single-Family Residential Service Connections	1,907
Number of Multifamily Residential Service Connections	204
Number of Commercial Connections	92
Number of Public Agency Connections	15
Number of Industrial Service Connections	7
Number of Agricultural Service Connections	0
Number of Landscape Irrigation Connections	32
Total Number of Service Connections	2,257

**Existing Cross-Connection Control Information**

Number of Fire Protection System Service Connections	48	Verify if fire protection system alternative is needed
Number of Air Gaps used for backflow protection at the service connection	0	Attach list of air gaps and procedures to Plan
Number of Service Connections where internal protection is used in lieu of premises containment	0	
Number of Recycled Water (RW) use sites	0	Verify if any RW use sites use swivel-els or air gaps
Number of Swivel-ells used for backflow protection at the service connection (applies to Recycled Water use sites)	0	Attach Swivel-el list and procedures to Plan
Number of Sites requiring a water user supervisor (Cross-connection Control Handbook Section 3.2.2(f)) – applies to any sites using recycled water, complex piping systems, or a user supervisor deemed necessary by Anytown Mutual Water Company.	0	Attach list of user supervisors and associated sites to Plan

**Attachments to this Plan:**

- A. District Code 6.12.100 Cross Connections (formerly Ordinance 2006-1)

## **Requirement for Program**

Oceano Community Services District (OCSD) has the responsibility to protect the public water supply through the implementation and enforcement of a Cross-Connection Control (CCC) Plan.

CCC Plan requirements are contained in the CCC Policy Handbook, which was incorporated into the STATE's Drinking Water Regulations and became effective July 1, 2024.

### **A. Program Objectives**

The objective of the CCC Plan is to prevent the occurrence of backflow into OCSD's water distribution system to protect customers from contamination or pollution from any water user's on-site hazards.

### **B. Required Elements of Program**

The CCC Policy Handbook requires the CCC Plan for OCSD to include certain minimum elements. Per the CCC Policy Handbook, the minimum required elements of a CCC Plan are:

1. Operating rules or ordinances
2. Cross-connection control program coordinator
3. Hazard assessments
4. Backflow prevention
5. Certified backflow prevention assembly testers and certified cross-connection control specialists
6. Backflow prevention assembly testing
7. Recordkeeping
8. Backflow incident response, reporting and notification
9. Public outreach and education
10. Local entity coordination.

**Element 1: Operating Rules or Ordinances (Legal Authority).**

*Per the CCC Policy Handbook, OCSD must have operating rules, ordinances, by-laws, resolution, or service contract or agreement to implement a CCC Plan.*

OCSD has adopted District Code 6.12.100 (formerly Ordinance 2006-1), Cross-Connection, which authorizes OCSD to implement a Cross-Connection Control (CCC) Plan (see Attachment A).

OCSD’s adopted policy also authorizes OCSD to deny or discontinue water service to a property in the event a water user fails to comply with CCC Plan requirements in a timely manner.

If not already adopted, the following schedule for adoption of the Board Policy is provided below:

Legal Authority Status	Proposed Schedule
Preparation of proposed legal authority	July 2025
Introduction of the legal authority to the governing body	August 13, 2025
Adoption of legal authority	September 10, 2025
Legal authority becomes effective	September 10, 2025

**Element 2: Cross-Connection Control Plan Coordinator.**

*A CCC specialist must be a permanent or contracted employee of OCSD. The CCC specialist, or the CCC specialist designee, must be able to be contacted within one hour. For OCSD, this will be the Utility Systems Manager or on-call water operator.*

To meet the certified CCC specialist requirement, OCSD has contracted with the COUNTY of San Luis Obispo Public Health Department, Environmental Health Division (COUNTY) to provide the necessary CCC expertise and services.

1. COUNTY will conduct a survey by performing a thorough inspection of all water uses for cross-connections. COUNTY will prioritize surveys of special hazard facilities. If corrections are necessary or if other needs arise, COUNTY will conduct additional surveys as needed to confirm compliance, follow up on corrections, or identify newly created cross-connections.
2. COUNTY will prepare and maintain written survey reports, water user notices, correction notices, and follow-up reports.
  - a. Water User Notices
    - i. COUNTY will provide a written survey report to a water user listing cross connections found on the user's premises. COUNTY will notify the water user of the corrective action required, if any, and the required compliance date.
    - ii. COUNTY will follow up with the water user to confirm that corrective action

was performed in a timely manner and compliance has been achieved or if non-compliance continues. COUNTY will inform the water user of further corrective action and required compliance dates as needed. COUNTY will re-inspect as needed until compliance is accomplished.

- b. Notices to OCSD. COUNTY will provide a copy of the survey report and letter to the water user to OCSD. COUNTY will provide a copy of the follow-up letter (s) to the user confirming compliance or notifying the water user of further corrective action and compliance dates.
3. COUNTY will perform the following enforcement measures.
  - a. To the extent the COUNTY would normally prosecute San Luis Obispo COUNTY Code violations, COUNTY may prosecute violations of any COUNTY ordinances related to cross-connections.
  - b. COUNTY will also cite any State laws, non-County ordinances, OCSD resolutions, or policies in a correction letter to a water user.
  - c. OCSD may pursue enforcement as appropriate.
  - d. COUNTY will conduct or assist OCSD staff in the investigation of backflow incidents and other water quality problems.
4. Backflow Prevention Devices.
  - a. COUNTY will determine the necessity of backflow prevention devices at the water service connection for the protection of the water main where internal protection does not solve the total cross-connection problem.
  - b. COUNTY will maintain a list of known backflow devices and the known location of the devices in service in the OCSD's service area.
  - c. COUNTY will provide a diagram for the proper installation of approved backflow prevention devices. If a manufacturer's installation instructions, diagrams, or both are available, providing the manufacturer's material shall satisfy this obligation.
5. COUNTY will perform plan checks of water usage when requested by OCSD when necessary to supplement Building Department plan reviews.
6. Testing. The CCC Policy Handbook requires the testing of BPAs upon installation and at least annually thereafter.

- a. COUNTY will perform the initial testing of BPAs upon installation.
  - b. COUNTY will notify the water user when testing is due.
  - c. COUNTY will supply a list of qualified backflow prevention device testers.
  - d. COUNTY will follow up on delinquent reporting of test results.
  - e. COUNTY will update records when testing reports are received.
  - f. COUNTY will evaluate testing results for inadequacies.
7. OCSD will distribute public education and outreach material and assist with coordination with the [County of San Luis Obispo Environmental Health](#).

The table below identifies the current certified specialist retained on contract by OCSD to manage OCSD’s CCC program and/or act as the CCC technical resource for OCSD:

Name of Contracted Certified CCC Specialist (Primary)	Matthew Giuffrida
Address	County of San Luis Obispo Public Health Department Environmental Health Division 2156 Sierra Way San Luis Obispo, CA 93406
Email	<a href="mailto:mgiuffrida@co.slo.ca.us">mgiuffrida@co.slo.ca.us</a>
Phone Number	(805) 781-5567
Specialist Certification Number and Certifying Organization	AWWA CCC Specialist Cert #03152 AWWA BPAT Cert #03152
Name of CCC Coordinator	Tony Marraccino
Address	Oceano Community Services District 1655 Front Street PO Box 599, Oceano, CA 93475
Email	<a href="mailto:tony@oceanocsd.org">tony@oceanocsd.org</a>
Phone Number	(805) 481-6730
Name of 24-hour CCC Contact	Tony Marraccino
Title	Utility Systems Manager
Email	<a href="mailto:tony@oceanocsd.org">tony@oceanocsd.org</a>
24-hour Phone Number	(805) 574-4860

### **Element 3: Hazard Assessments.**

*OCSD must survey its service area and conduct hazard assessments per the CCC Policy Handbook, Chapter 3, Article 2. These assessments identify actual or potential cross-connection hazards, the degree of hazard, and any backflow protection needed.*

#### **Initial Cross-Connection Hazard Assessments**

*In accordance with the CCC Policy Handbook, Section 3.2.1, OCSD must conduct an initial hazard assessment of the user premises within its service area. The hazard assessment must consider the following criteria:*

- a. The existence of cross-connections*
- b. The type and use of materials handled and present, or likely to be, on the user's premises*
- c. The degree of piping system complexity and accessibility*
- d. Access to auxiliary water supplies, pumping systems, or pressure systems*
- e. Distribution system conditions that increase the likelihood of backflow*
- f. User premises accessibility*
- g. Any previous backflow incidents on the user premises*
- h. The requirements and information are provided in the CCC Policy Handbook.*

The procedures for conducting the hazard assessments are as follows:

1. For **industrial service connections**, OCSD will:
  - Review available records on file and/or water service applications for hazard assessment.
  - Conduct onsite assessments or site surveys for hazard identification.
  - Review new water service applications for hazard identification.
  - Review hazard assessments previously conducted at the user's premises.
2. For **commercial service connections**, OCSD will:
  - Review available records on file and/or water service applications for hazard assessment.
  - Conduct onsite assessments or site surveys for hazard identification.
  - Review new water service applications for hazard identification.
  - Review hazard assessments previously conducted at the user's premises.
3. For **agricultural service connections**, OCSD will:
  - Review available records on file and/or water service applications for hazard assessment.
  - Conduct onsite assessments or site surveys for hazard identification.
  - Review new water service applications for hazard identification.
  - Review hazard assessments previously conducted at the user's premises.
  - Monitor requests for any new agricultural service connections and may utilize the hazard assessment procedures noted above.
  - ***No agricultural service connections currently exist within OCSD's service area.***

4. For **landscape irrigation service connections**, OCSD will:
  - Review available records on file and/or water service applications for hazard assessment.
  - Conduct onsite assessments or site surveys for hazard identification.
  - Review new water service applications for hazard identification.
  - Review hazard assessments previously conducted at the user's premises.
  
5. For **single-family residential service connections**, OCSD will:
  - Review available records on file and/or water service applications for hazard assessment.
  - Conduct onsite assessments or site surveys for hazard identification.
  - Review new water service applications for hazard identification with the presumption of low hazard.
  - Review hazard assessments previously conducted at the user's premises.
  
6. For **multi-family residential service connections**, OCSD will:
  - Review available records on file and/or water service applications for hazard assessment.
  - Conduct onsite assessments or site surveys for hazard identification.
  - Review new water service applications for hazard identification.
  - Review hazard assessments previously conducted at the user's premises.
  
7. For **temporary service connections** (i.e., fire hydrant connections used for construction projects, emergency services connections), OCSD will:
  - Review temporary connection applications for hazard identification
  - Conduct onsite assessments or site surveys for hazard identification

### Cross-Connection Hazard Survey Schedule for Initial Hazard Assessments

The schedule for initial hazard assessment is outlined in the following table. The schedule commences on the date the CCC Plan is established, no later than July 1, 2025.

Initial Assessment Task	Estimated number to be completed per year	Estimated Completion Date
Hazard assessment of new connections will occur prior to initiating water service.	All new water service connections	Ongoing
Hazard assessment of high-hazard, non-residential service connections, which are listed on Appendix D of the CCC Policy Handbook	The District is committed to inspecting up to 200 connections per year.	July 1, 2030
Hazard assessment of non-high-hazard non-residential service connections		July 1, 2030
Hazard assessment of residential service connections with special plumbing facilities or auxiliary water use		July 1, 2035
Hazard assessment of all other residential service connections		July 1, 2035
Fire Protection (Sprinkler) Connections BPA assessment and installation		July 1, 2035

### Cross-Connection Hazard Survey Schedule for Subsequent Hazard Re-Assessments

In accordance with CCC Policy Handbook, Section 3.2.1(e), OCSD will perform a hazard re-assessment if one of the following criteria applies:

- a. If a user’s premises changes account holder (excluding single-family residences).
- b. If a user’s premises is newly connected or re-connected to OCSD water distribution system.
- c. If evidence exists of changes in the activities or materials on a user’s premises.
- d. If a backflow occurs from a user’s premises.
- e. Periodically, as identified in this Plan.
- f. If the STATE requests a hazard assessment of a user’s premises.
- g. If OCSD concludes that an existing hazard assessment may no longer accurately represent the degree of hazard.

For subsequent cross-connection hazard re-assessments, procedures for evaluating the backflow protection requirements are:

1. For hazard reassessment of **industrial service connections**, OCSD will:
  - Review available records on file and/or water service applications for hazard assessment.
  - Conduct onsite assessments or site surveys for hazard identification.

- Review new water service applications for hazard identification.
  - Review hazard assessments previously conducted at the user's premises.
2. For hazard reassessment of **commercial service connections**, OCSD will:
    - Review available records on file and/or water service applications for hazard assessment.
    - Conduct onsite assessments or site surveys for hazard identification.
    - Review new water service applications for hazard identification.
    - Review hazard assessments previously conducted at the user's premises.
  3. For hazard reassessment of **agricultural service connections**, OCSD will:
    - *No agricultural service connections currently exist within OCSD's service area.*
    - Review available records on file and/or water service applications for hazard assessment.
    - Conduct onsite assessments or site surveys for hazard identification.
    - Review new water service applications for hazard identification.
    - Review hazard assessments previously conducted at the user's premises.

Monitor requests for any new agricultural service connections and may utilize the hazard assessment procedures noted above.
  4. For hazard reassessment of **landscape irrigation service connections**, OCSD will:
    - Review available records on file and/or water service applications for hazard assessment.
    - Conduct onsite assessments or site surveys for hazard identification.
    - Review new water service applications for hazard identification.
    - Review hazard assessments previously conducted at the user's premises.
  5. For hazard reassessment of **single-family residential service connections**, OCSD will:
    - Review available records on file and/or water service applications for hazard assessment.
    - Conduct onsite assessments or site surveys for hazard identification.
    - Review new water service applications for hazard identification with the presumption of low hazard.
    - Review hazard assessments previously conducted at the user's premises.
  6. For hazard re-assessment of **multi-family residential service connections**, OCSD will:
    - Review available records on file and/or water service applications for hazard assessment.
    - Conduct onsite assessments or site surveys for hazard identification.
    - Review new water service applications for hazard identification.
    - Review hazard assessments previously conducted at the user's premises.

#### **Element 4: Backflow Prevention.**

*OCSD will ensure that actual and potential cross-connections are eliminated when possible or controlled by the installation of approved BPAs or air gaps consistent with the requirements of the CCC Policy Handbook Article 3.*

#### **Backflow Preventer Requirements**

OCSD will require that water service to water users with identified hazards be protected at the service connection in a manner acceptable to OCSD. All service connections identified as high-hazard shall be isolated with an RP or air gap, as appropriate.

OCSD will require temporary meters (i.e., meters used for temporary service connections at fire hydrants for construction projects) to be equipped with an RP. OCSD will inspect temporary meter connections within five (5) working days of initiating service to ensure that adequate backflow protection provided is appropriate with onsite hazards.

#### **Approved BPAs and Installation**

*OCSD will ensure that BPAs are approved and installed in accordance with standards noted in CCC Policy Handbook Section 3.3.1 and 3.3.2.*

All BPAs must be installed:

- a. In the orientation for which they are designed; and
- b. In a manner and location that facilitates their proper operation, maintenance, and testing or inspection; and
- c. In a manner that will protect them from weather-related conditions such as flooding and freezing; and
- d. At locations that are readily accessible; and
- e. In compliance with applicable safety regulations.

OCSD has adopted standards for the construction and installation of BPAs. OCSD's Superintendent is responsible for overseeing the construction of new installations. OCSD's Utility System Manager is responsible for ensuring the water service for a new installation is not initiated until the BPA passes its initial test.

**Schedule for Installation of BPAs**

The following table shows the schedule that OCSD will follow for the installation of BPAs when required (based on the hazard assessment).

Type of Service	Schedule
New connections with identified hazards	Before water service is initiated
Existing connections with known high hazards	Within 60 days after water user notification
Existing fire protection systems using chemicals or supplied by an unapproved auxiliary water source (e.g., well)	Within 60 days after water user notification
Existing fire protection systems that do not use chemicals and are supplied by OCSD	Within 60 days after water user notification

Air gaps are subject to the following: **Air Gaps (OCSD does not have air gaps in its system)**

- a. The receiving water container must be located on the water user’s premises at the service connection unless OCSD has approved an alternate location.
- b. All piping between the water user’s service connection and the discharge location of the receiving water container must be above finished grade and be accessible for visual inspection unless OCSD approves an alternative piping configuration.
- c. OCSD will ensure that the air gap meets the requirements listed in CCC Policy Handbook The District does not have air gaps in its system.
- d. New air gap installations at water users’ service connections must be reviewed and approved by the STATE before installation.

**Enforcement**

When the water user (customer) fails to install the required backflow protection within 30 days after the due date specified, the PWS will take the following enforcement action: (choose all that apply)

- X The PWS will send a second notice giving the customer an additional 30 days to comply. The notice will also inform the customer that failure to respond to this notice satisfactorily will result in penalties in accordance with its legal authority (CCC Program Element 1).
- X If the customer has not complied within 15 days of the due date given in the second notice, the PWS will send a third notice, by certified mail or hand delivery. The

notice will also inform the customer that failure to satisfactorily respond to this notice will result in penalties in accordance with its legal authority (CCC Program Element 1).

- x The PWS will send copies of notices to the owner and occupants of the premises (if different from the customer).
- x The PWS will offer to arrange for the installation of the customer-owned backflow protection by a certified tester and bill the customer the cost of inspection and/or testing in the service area plus reasonable administrative costs.

***Element 5: Certified BPA Testers and Certified CCC Specialists.***

*OCSD will ensure that all BPA testers and CCC specialists used are certified in accordance with CCC Policy Handbook Article 4.*

OCSD will use a current list of pre-approved BPA testers and/or CCC Specialists maintained by the COUNTY as sufficient evidence of qualification.

- COUNTY Contact: Matt Giuffrida
- Phone Number: (805) 781-5567
- Email: [mgiuffrida@co.slo.ca.gov](mailto:mgiuffrida@co.slo.ca.gov)

OCSD will ensure that each BPA is field-tested by a person with a valid certification prior to forwarding document submissions to the COUNTY CCC Specialist.

COUNTY utilizes an online portal that requires testers to submit proof of certification and test kit calibration during the registration process. The portal does not allow testers to submit test results if their certification and/or calibration are not current. Document submissions will be reviewed by the CCC Specialist prior to approval.

**Quality Assurance**

- OCSD’s Chief Operator will review BPA inspection/test report forms submitted by the certified BPA testers within 30 days of receipt.
- COUNTY CCC Specialist will provide final review and approval.
- OCSD Chief Operator and COUNTY CCC Specialist will provide follow-up test reports that are deficient in any way.
- COUNTY CCC Specialist will report incidences of fraud or gross incompetence on the part of any certified tester to the certifying organization.

## **Element 6: BPA Testing.**

*OCSD will develop and implement a procedure for ensuring all BPAs are field tested, inspected, and maintained, and air gaps are inspected and maintained in accordance with CCC Policy Handbook Section 3.3.3.*

### **1. Inspection and Testing of BPAs**

All BPAs used for OCSD's CCC Program will be subject to inspection and, if applicable, testing by OCSD. This includes BPAs installed for internal protection within a user's premises in lieu of premises containment. OCSD must have access to the user premises and ensure that on-site protection meets the requirements outlined in the CCC Policy Handbook for installation, field testing, and inspections.

Inspection and testing of BPAs will be as follows:

- OCSD's certified CCC specialist will inspect BPAs for proper application (i.e., to ensure that the BPA installed is commensurate with the degree of hazard).
- Either a certified CCC specialist or a certified BPA tester will perform inspections of BPAs for correct installation.
- A certified BPA tester will test assemblies.

### **2. Frequency of Inspection and Testing**

Inspection and testing of BPAs will be conducted:

- At the time of installation
- Annually (approximately every 12 months) or more frequently after installation
- After a backflow incident
- After BPA repair, reinstallation, relocation, or re-plumbing

OCSD, STATE, or COUNTY may require a BPA to be inspected and/or tested more frequently than once a year.

### **3. Responsibility for Inspection and Testing**

To ensure that all BPAs are inspected and tested, OCSD will: require the customer to be responsible for the inspection, maintenance, and testing of BPAs that are owned by the customer.

### **4. Approved Test Procedures**

OCSD will require that all assemblies relied upon to protect the public water system be tested in accordance with the test procedures described in the University of Southern California Manual of Cross-Connection Control, 10<sup>th</sup> Edition.

### **5. Notification of Routine (i.e., Annual) BPA Testing**

COUNTY will notify customers by mail who own BPAs used for public water system protection to have their BPA(s) inspected and/or tested each year. Notices will be sent out not less than 30 days before the due date of the inspection and/or test. The notice will also specify the date (up to 30 days after the due date of the inspection and/or test date) by which the test report must be received by OCSD.

**6. Notification of Non-Routine BPA Testing**

In situations when non-routine BPA inspection and/or testing is needed, OCSD will notify customers by mail to have their BPA(s) inspected and/or tested. The notice will also specify the date (up to 30 days after the due date of the inspection and/or test date) by which the test report must be received by OCSD.

**7. Notification of Inspection of Internal Protection at OCSD-Owned Water Supply Treatment/Storage Facilities**

Facilities that produce, treat, store, or distribute drinking water must have proper internal protection from internal cross-connections to ensure that the drinking water supplies are protected from cross-connections.

OCSD will routinely inspect any non-testable devices to verify that the device is in operating condition.

OCSD will conduct a yearly cross-connection survey of the facilities to ensure internal protection is adequate.

**8. Enforcement**

OCSD may terminate the water service to the property or arrange for testing of the device by a certified CCC tester and bill the customer if OCSD has not received a test report within 30 days after the due date specified in the notice to test the BPA.

***Element 7: Recordkeeping.***

*OCSD will develop and implement a recordkeeping system in accordance with the CCC Policy Handbook Section 3.5.1.*

**1. Types of Records and Data to be Maintained**

OCSD will maintain the following records, which must be made available to the STATE upon request:

- Two most recent hazard assessments for each customer’s premises.
- Information on each BPA used for public water supply protection, including the associated hazard or application, location, owner, type, manufacturer and model, size, installation date (if known), and serial number.
- Information on air gaps used for public water supply protection, including installation, associated hazard or application, location, owner, and as-built plans of the air gap.
- Results of all BPA field testing, air gap inspections, swivel-ell inspections, and field tests for the previous three calendar years, including the BPA tester name and certification number, BPA test date, BPA repair date.

- Information on repairs made to, or replacement or relocation of, BPAs for the previous three calendar years.
- Information on the most current cross-connection tests performed.
- Information on user supervisors if required for customers' premises, including current contact information, any applicable training and qualifications.
- Descriptions and follow-up actions related to all backflow incidents.
- Information on any contractors used to carry out any tasks involved with the CCC program, including contact information, service contract, etc.
- Public outreach or education materials for the previous three calendar years.

**2. Methods of how data is maintained and/or stored**

OCSD will maintain records using the following methods:

Item	Method
Hazard Assessments	Digital
BPA Information	Digital
Air Gap, Swivel-El Information	Digital
BPA field test reports	Digital
BPA Installation, Repair, Replacement	Digital
Certification information of BPA testers and CCC Specialists	Digital
Backflow Incident Documentation	Digital
Public Outreach, Education Materials	Digital
CCC Program Contractor information (if a contractor is used)	Digital

***Element 8: Backflow Incident Response, Reporting, and Notification.***

*OCSD will develop and implement procedures for investigating and responding to suspected or actual backflow incidents in accordance with CCC Policy Handbook Section 3.5.*

*OCSD will describe its procedures for investigating and responding to suspected backflow incidents, including but not limited to the following:*

- a. Consideration of complaints or reports of changes in water quality as possible incidents of backflow*
- b. Water quality sampling and pressure recording; and*
- c. Documentation of the investigation and any response and follow-up activities*

**1. Backflow Incident Response Plan**

OCSD’s CCC Specialist and Chief Operator will participate in developing a backflow incident response plan. The incident response plan will include, but will not be limited to:

- Notification of the affected service area population.
- Notification and coordination with other agencies, such as the STATE, and the local health jurisdiction.
- Identification of the source of backflow substance.
- Isolation of the source of backflow substance and the affected area(s).
- Mitigation measures to correct the problem.
- Application of corrective actions to prevent future backflow occurrences.
- Documentation of the backflow incident investigation, response, and follow-up actions.

**2. Backflow Incident Notification**

OCSD will notify the STATE and local health agencies of any known or suspected backflow incident within 24 hours of the determination.

State Water Board – Division of Drinking Water Contact Information: District 06 – Santa Barbara Office Phone: (805) 566-1326 Emergency Phone: (805) 440-9627
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If the STATE requires, OCSD must issue a Tier 1 Public Notification. The STATE may also require OCSD to submit a written incident report describing the details and affected areas of the backflow incident, OCSD actions in response to the backflow incident, and follow-up actions to prevent future backflow incidents.

The General Manager will issue notifications if required by the STATE.

**Element 9: Public Outreach and Education.**

*OCSD must implement a CCC public outreach and education program element that includes educating OCSD staff, customers, and the community about backflow protection and CCC. OCSD may implement this requirement through a variety of methods, which may include providing information on CCC and backflow protection.*

OCSD will distribute CCC education materials using the following methods: (choose all that apply)

- New Customer Documentation
- Periodic Water Bill Inserts
- Pamphlet Distribution
- Customer Emails
- OCSD Website: [www.oceanocsd.org](http://www.oceanocsd.org)
- COUNTY Informational Website:

<https://www.slocounty.ca.gov/departments/health-agency/public-health/environmental-health-services>

For residential customers, it is recommended that educational materials describe the cross-connection hazards in homes and the recommended assemblies or devices that homeowners should install to reduce the hazard to the public water system. The education program should emphasize the responsibility of the customer in preventing the contamination of the public water supply. Other education information distributed by OCSD can include, but not be limited to, the following:

- Cross-connection hazards in general.
- Irrigation system hazards and corrective actions.
- Fire sprinkler cross-connection hazards.
- Point-of-use treatment (i.e., household softeners, reverse osmosis units) cross-connection hazards.
- Auxiliary water supply (i.e., privately-owned wells, graywater, or other non-potable water use) cross-connection hazards.
- Importance of annual inspection and/or testing of backflow preventers.
- Thermal expansion in hot water systems when backflow preventers are installed for premises isolation.

**Element 10: Local Entity Coordination**

*Per the CCC Policy Handbook, OCSD must coordinate with applicable local entities that are involved in either CCC or public health protection to ensure hazard assessments can be performed, appropriate backflow protection is provided, and provide assistance in the investigation of backflow incidents. Local entities may include, but are not limited to, plumbing, permitting, health officials, law enforcement, fire departments, maintenance, and public and private entities.*

<b>Local Entity</b>	<b>Contact Name</b>	<b>Contact Info (Phone, email)</b>
County of San Luis Obispo Environmental Health	Matthew Giuffrida	(805)781-5567
Oceano Community Services District	Tony Marraccino	(805) 574-4860 <a href="mailto:tony@oceanocsd.org">tony@oceanocsd.org</a>
San Luis Obispo County Fire Department	Varies	(805) 543-4244



State Water Resources Control Board  
Division of Drinking Water

June 23, 2025

Peter Brown, General Manager  
Oceano Community Services District  
1655 Front Street  
Oceano, CA 93445  
[peter@oceanocsd.org](mailto:peter@oceanocsd.org)

**RE: Approval of Cross-Connection Control Plan, Oceano Community Services District (CA4010005)**

Dear Mr. Brown,

Thank you for the submission of the Cross-Connection Control Plan (CCCP) for Oceano Community Services District (District), submitted to the Division of Drinking Water (DDW) on June 18, 2025. Based on DDW's review of this CCCP, the District has demonstrated compliance with the CCCP requirements of the Cross-Connection Control Policy Handbook (CCCPH), effective July 1, 2024. DDW has approved this CCCP.

Per the CCCPH, the District is required to submit an updated CCCP to DDW at any time substantial revisions are made to the CCCP.

If you have any questions, please contact our office at (805) 566-1326.

Sincerely,

  
Digitally signed by  
Jason Cunningham  
Date: 2025.06.23  
16:38:23 -07'00'  
Boards

Jason Cunningham, P.E., District Engineer  
Santa Barbara District  
Division of Drinking Water  
State Water Resources Control Board

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

1180 Eugenia Place, Suite 200, Carpinteria, CA 93013 | [www.waterboards.ca.gov](http://www.waterboards.ca.gov)



# 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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**Date:** October 8, 2025

**To:** Board of Directors

**From:** Carey Casciola, Business & Accounting Manager

**Subject:** **Agenda Item #7E: One Cool Earth “Earth Genius” Program at Oceano Elementary School and consideration for Fiscal Year 2025-26 of \$10,000 from the Solid Waste Fund “Earth Genius”.**

## Recommendation

It is recommended that your Board review and consider a proposal for the Fiscal Year (FY) 2025-26 “Earth Genius: program of \$10,000 from the Solid Waste Fund.

## Discussion

[One Cool Earth Inc.](#) is a local non-profit organization that provides education and outreach at local schools. One Cool Earth has successfully helped school districts within San Luis Obispo County obtain grants to support students and staff. Since 2017, the OCSD Board has provided annual financial support to One Cool Earth’s outdoor school garden program called “Earth Genius” at the Oceano Elementary School site. The attached FY 2025-26 proposal is \$10,000, is already anticipated in the Board-approved budget and is funded by the Solid Waste Fund.

A hardcopy of the power point presentation similar to last year’s program overview from One Cool Earth regarding the Fiscal Year 2025-26 “Earth Genius” Program at the Oceano Elementary School is provided.

## Other Agency Involvement

Lucia Mar Unified School District: Oceano Elementary School.

## Financial Considerations

The attached proposal for \$10,000 was included in the FY 2025-26 approved budget. The current solid waste fund reserves total \$147,612.

## Results

Supporting local outreach and programs promotes an educated, healthy, engaged, and well-governed community. Educating youth about gardening, composting, recycling and minimizing waste streams benefits the solid waste franchise and helps keeps overall costs of service provision down.

Attachments: 1. One Cool Earth Inc. FY 2025-26 Earth Genius Proposal  
2. Program overview in ppt presentation



## **One Cool Earth**

### **Oceano Elementary School Education Proposal**

*June 9, 2025*

#### **1. Organization Background**

One Cool Earth (OCE), a 501(c)3 nonprofit, operates in San Luis Obispo and Northern Santa Barbara County. OCE believes that every child deserves a place to grow--physically, personally, and intellectually. Our School Garden Program creates and operates gardens as learning labs that power healthy, happy and smart youth.

Over the past twenty years OCE has steadily expanded, refining our mission and adding partners to support garden-based educational opportunities at public schools throughout the county. In the 2021-22 school year, OCE worked with 2000 students/week on garden-related educational projects at 23 schools, focusing on elementary grade levels. In the 2025-26 school year, we expect to partner with 33 schools with 11 of those schools participating in our Premium Program allowing our educators to spend two days per week at their school site and deepen the learning experience. Oceano Elementary went from Standard to Premium Program starting in 2024-25 school year with great success.

#### **2. Program Summary**

One Cool Earth requests funding to support our garden education program at Oceano Elementary School in Oceano. Our School Garden Program facilitates student-led projects that create real-world impacts (water savings, waste reduction, food production), building student wellbeing by encouraging responsibility, teamwork, environmental stewardship, and pride for their campus. In addition, our program makes water conservation and waste reduction relevant and personal by tying these concepts to growing food in school gardens. All our lessons are aligned with NGSS standards-based academics to support student learning in many subject areas, but especially science.

One Cool Earth provides a dedicated, weekly outdoor educator to each school who works directly with approximately 100 students each week (Standard Program) or 200 students per week (Premium Program), teaching a series of 18 project-based lessons to students outdoors on campus. Our program engages students with all five of their senses by completing garden improvement projects that reinforce science, technology, engineering, and math concepts. Example lessons include operating a school-wide vermicomposting and recycling program to reduce school waste hauling costs and provide fertilizer for garden beds, conducting home water audits, installing home water conservation fixtures, and building habitat gardens to reduce school water use, increase pollinators and beneficial predatory insects, and reduce pesticide use.

In addition, the lessons involve planting and harvesting vegetables, and our schedule produces a minimum of 3 harvests per year at a school site. Harvested vegetables are used in cooking lessons and tastings. Excess vegetables are provided to the Food Services department to be included in school lunches.

*Katharine Rondthaler Krieg | Executive Director | (805) 242-6301 |*



Besides teaching lessons directly to students, our program builds schools' capacity to incorporate outdoor education as a standard practice. Our educators work with teachers to model student management and age-appropriate, standards-based lessons. In addition, working with students and volunteer community groups, we build and maintain outdoor education infrastructure, ensuring that compost systems, garden irrigation, soil, pathways, and other vital features are safe, attractive, and functional.

### **3. Program Needs**

School gardens address several local needs of County residents. Overall, our program has developed at the invitation of local school administrators, teachers, parents, and students. School gardens are a resource requested by the community. Of Oceano Elementary School's population of 406 students, 91% of qualify as low-income based on eligibility for free/reduced lunches, 85% identify as non-white, and 39% have a health risk due to body composition<sup>1</sup> according to state Physical Fitness tests. Our School Garden Program addresses several inter-related needs of students--environmental wellbeing, academics, and health--this holistic approach has proven more effective and engaging than addressing any one need in isolation from the others.

### **Environment**

South San Luis Obispo county currently faces many environmental issues. Students represent key influencers in their family and community. By involving them in meaningful projects to improve their campuses, they gain knowledge, skills, attitudes and behaviors that they pass on to their families and communities.

The School Garden Program encourages wise water-use. In an area of drought and groundwater overdraft, water conservation supports the stability of an area dependent on agricultural crops. Low-income residents are often hardest-hit by increasing utility prices, and water conservation provides direct financial savings. Overall, the current widespread community debate over water and land use presents an opportunity to inform decisions and promote both urban and agricultural watershed conservation behaviors through community education, using the schools as an entry point to discussion and action. Students versed in basic agricultural practices and urban water conservation techniques will be well-suited as watershed stewards now and in the future. One Cool Earth will incorporate stormwater and Low Impact Design (LID) education with the upcoming Oceano Elementary capital improvement project and education funding yet to be determined from a Prop 1 grant awarded to Oceano CSD.

Furthermore, the School Garden Program addresses school waste costs as well as state mandates to reduce waste. Our garden programs are linked with school-wide recycling and composting programs. We process the compost in bins using worms to produce fertilizer for our



## One Cool Earth

### Oceano Elementary School Education Proposal

June 9, 2025

gardens. By recycling, we reduce school waste hauling costs by up to \$3000 per year per school, helping to justify schools in partially funding garden programs. Increased student waste-disposal awareness leads to reduced pollution from improper waste disposal.

The School Garden Program takes place entirely outdoors, in school gardens, and encourages student familiarity and comfort in outdoor settings, encouraging outdoor activity and recreation on their own, which leads to appreciation for and stewardship of natural resources--if they connect with nature, they will protect nature.

## Education

US students lag behind their international peers in Science (including Health), Technology, Engineering, and Math (STEM) education, and the gap is greatest for low-income students. Science is a challenging subject for many students, even more so since elementary <sup>2</sup> schools lack dedicated lab space where hands-on science projects can take place. In addition, multi-subject elementary teachers often lack strong background training in scientific subjects and science education pedagogy. Elementary science achievement is important, as success forms a basis for continued student learning in STEM subjects through middle school and high school. Basic science education will also allow students to make more informed and reasoned decisions in their personal and civic lives .<sup>3</sup>

The School Garden Program bridges textbook learning with the real world, and garden-based lessons aligned to classroom standards serve as effective, engaging , and low-cost <sup>4</sup> <sup>5</sup> laboratories as they model many of the basic concepts in earth science, life sciences, and physical sciences. Also, by providing teachers with training, coaching, and resources, and by maintaining gardens, the School Garden Program increases the capacity of schools to teach science effectively.

## Health

The School Garden Program includes best-practices in nutrition education by involving students in every step of the food system, from growing and harvesting, to cooking, eating, and sharing and operating the program over the duration of the school year. Nutrition makes outdoor education personal and relevant, and ties resource conservation and outdoor appreciation and recreation to health, a critical feature of our program at schools like Oceano Elementary where nearly 40% of students are at risk of disease due to body composition.

The body of research has found that garden-based nutrition education programs are a more effective method for increasing nutrition knowledge, fruit and vegetable identification.

<sup>1</sup> School Accountability Report Card <http://www.cde.ca.gov/ta/ac/sa/> Accessed Nov. 1st, 2016.

<sup>2</sup> National Math + Science Initiative, "The STEM Crisis."

<https://www.nmsi.org/AboutNMSI/TheSTEMCrisis.aspx> Accessed: 29 November 2016. <sup>3</sup> Marincola, Elizabeth. "Why Is Public Science Education Important?" *Journal of Translational Medicine* 4 (2006): 7.

Katharine Rondthaler Krieg | Executive Director | (805) 242-6301 |



PMC. Web. 30 Jan. 2017.

<sup>4</sup> Pigg, A., Waliczek, T., & Zajicek, J. (2006). Effects of a Gardening Program on the Academic Progress of Third, Fourth, and Fifth Grade Math and Science Students. *HortTechnology*, 16(2), 262-264. <sup>5</sup> Smith, L., & Motsenbocker, C. (2005). Impact of Hands-on Science through School Gardening in Louisiana Public Elementary Schools. *HortTechnology*, 15(3), 439-443.

skills, and fruit and vegetable consumption than in-classroom nutrition education programs. Research also supports that garden-based interventions that involved consistent <sup>678</sup> exposure to the garden over a longer period of time were more likely to increase consumption of fruits and vegetables<sup>12</sup>. Three determinants lead to the most effective nutritional behavior change: 1) decrease fear of trying new foods (neophobia); 2) increase perception that it is socially acceptable to eat fruits and vegetables; and 3) increase self-efficacy in abilities to eat fruits and vegetables. The hands-on nature of our school garden program is a key component for nutritional behavior change in children because it directly connects them to new foods in a supportive environment, offers many opportunities to taste and eat new foods, and provides skills that students can use to independently choose and prepare healthy foods .<sup>9</sup>

#### **4. Collaboration**

The School Garden Program closely partners with public schools to thoroughly integrate garden education with curriculum. In addition, our program has formed partnerships with many local agencies.

We partner with the National Oceanic and Atmospheric Administration, Creeklands Conservation, the Central Coast State Parks and the Resource Conservation Districts to enhance our science programming through the use of their facilities, funding, and technical expertise.

We have received funding and technical support from the County Public Health Department, the Food Bank Coalition, and the UC Cooperative Extension for the health components of our garden-education. City Farm, a 501(3)c, and OCE collaborate to cross promote our efforts, as we continue to work towards a common goal of community access to local, sustainable food. Additionally we partner with the National Oceanic and Atmospheric Administration to enhance our science programming through the use of their facilities, funding, and expertise.

In addition, we have partnered deeply with the communities we serve, taking the time to understand our student's needs and meet them where they are: culturally and linguistically. We have built our organization's cultural competency through diversity trainings, Spanish language lessons, and by soliciting input and advice from our diverse community partners, including teachers, social workers, and parents as we design and implement our programs.

<sup>6</sup> Morgan, P., Warren, J., Lubans, D., Saunders, K., Quick, G., & Collins, C. (2010). The impact of nutrition education with and without a school garden on knowledge, vegetable intake and preferences and quality of school life among primary-school students. *Public Health Nutrition*, 13(11), 1931-1940. <sup>7</sup> McAleese, J.



**One Cool Earth**

Oceano Elementary School Education Proposal

June 9, 2025

D., & Rankin, L. L. (2007). Garden-Based Nutrition Education Affects Fruit and Vegetable Consumption in Sixth-Grade Adolescents. *Journal of the American Dietetic Association [H.W. Wilson - GS]*, 107(4), 662.  
<sup>8</sup> Wright, W., & Rowell, L. (2010). Examining the effect of gardening on vegetable consumption among youth in kindergarten through fifth grade. *Wisconsin Medical Journal*. 3(109), 125-129. <sup>9</sup> Roche, E., Conner, D., Kolodinsky, J. M., Buckwalter, E., Berlin, L., & Powers, A. (2012). Social Cognitive Theory as a Framework for Considering Farm to School Programming. *Childhood Obesity*, 8(4), 357-363.

**5. Proposed Scope of Work for Fiscal Year 2025-26**

Program/Project Summary:

Goal/Objective	Major Tasks (to achieve goal) Timeline
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**One Cool Earth**

Oceano Elementary School Education Proposal

June 9, 2025

	<p>including parents, businesses, and partner organizations.</p> <p><i>via school newsletter, website, media to engage community</i></p>
<p><b>3) Improve program delivery and outcomes</b></p>	<p>1. The School Garden Program will be evaluated using both qualitative and quantitative</p> <p><i>Aug. - Sept. 2025 - Establish baselines for campus composting, recycling, and outdoor ed.</i></p>

5

<p><b>through evaluation</b></p>	<p>methods. Tools include pre- and post-tests to measure changes in skills, knowledge, attitudes, and behaviors related to health and science. We will also collect and record testimonials and feedback from teachers, students and partners.</p> <p><i>Infrastructure and impacts.</i></p> <p><i>Sept. 2025 - May 2026 - Administer in-lesson pre- and post-tests to gauge student progress and impacts.</i></p> <p><i>May 2026 - Measure progress towards campus improvement goals and student project completion.</i></p> <p><i>June 2026 - Compile and analyze results</i></p>
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**Program OUTPUTS:**

Katharine Rondthaler Krieg | Executive Director | (805) 242-6301 |



# One Cool Earth

## Oceano Elementary School Education Proposal

June 9, 2025

The program will reach **377** underserved students at Oceano Elementary School with intensive, year-long programming during the 2025-26 school year. A total of at least **208** garden-based lessons per year will be taught.

The school site will host **3** x harvest/planting events with students, **2** x community volunteer workdays, and 1 Family Cooking **100** students will be involved in **3** x cooking lessons using garden produce. **377** students (total school population) will receive produce tastings during the school-year. \*SARC reports 406 students as total population as of 2019

### Program OUTCOMES:

1) **90%** of students will increase their skills, confidence and knowledge about environmental concepts involving waste and water, measured using pre- and post-tests. 2) **80%** of teachers will have improved their ability to teach in the garden based on confidence self-reporting on post-test evaluation to follow the teacher trainings 3) **70%** of students will improve nutrition behaviors as evidenced by vegetable identification and preference pre- and post- test evaluations. 4) Schools will save an average of **\$1500** per year, per school in waste hauling costs by reducing waste through student-run recycling and composting programs, measured using school waste-hauling bills and waste audits to calculate diversion rates. 5) Students will save an average of **1000** gallons of water per year per student (**230K** gallons total) through the use of water savings measures in their homes and landscapes, and through water reduction projects at school, measured based on water conservation projects savings on school campus, through self-reported behavior changes in pre- and post-test, as well as through participation rate in pledges to implement water-savings behaviors and technologies at home and in school.

### Budget

Budget Item	Total Cost	Requested from OCSD
<u>Personnel</u>		
Educator ( <i>teaches lessons to students; 836 hours @ \$25/hour includes wage + taxes/insurance</i> )	\$20,900	<b>\$10,000</b>
Support Staff ( <i>Program Director provides regular training, reviews and lesson support; Garden Specialist provides outdoor classroom maintenance; 306 hours @ \$30/hour includes wage + taxes/insurance;</i> )	\$9,200	\$0
Volunteer Outdoor Classroom Labor	\$1,000	\$0
<u>Materials</u>		

Katharine Rondthaler Krieg | Executive Director | (805) 242-6301 |



## One Cool Earth

### Oceano Elementary School Education Proposal

June 9, 2025

Outdoor Classroom Materials ( <i>soil, compost, plants, lesson materials</i> )	\$1,000	\$0
<u>Travel</u>		
Field Trips ( <i>two trips to local watershed educational center, including bus costs and entrance fees for 50 students</i> )	\$1,000	\$0
<u>Indirect Costs</u>		
Indirect Costs ( <i>insurance, office, accounting, etc. &lt; 10% of direct costs</i> )	\$2,800	\$0
<b>Totals:</b>	\$35,900	\$10,000

Katharine Rondthaler Krieg | Executive Director | (805) 242-6301 |

# Oceano Elementary School 2024/2025 Recap



**Weekly** lunchtime garden club



**157** One Cool Earth Lessons



Student-led Garden Tour,  
opened to the Oceano  
community



**1080** Garden Taste Tests



Two Garden Workdays



A School-wide Waste Audit



Oceano Stormwater Project  
Training and Education

Questions? Feel free to contact us!

Email: [action@onecoolearth.org](mailto:action@onecoolearth.org)

Phone: (805)242-6301

Website: [onecoolearth.org](http://onecoolearth.org)





# 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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**Date:** October 8, 2025

**To:** Board of Directors

**From:** Peter Brown, General Manager

**Subject:** **Agenda Item #: 7(F): Consideration of renewal of the professional services contract with Water Systems Consulting Inc. (WSC) to continue to provide staff services to the Northern Cities Management Area Technical Group (NCMA TG) for the current Fiscal Year 2025-26 for an amount not to exceed \$21,000.**

## Recommendation

It is recommended that the OCSD Board authorize the General Manager to enter into a professional services agreement with Water Systems Consulting Inc. (WSC) for staff extension services for an amount not to exceed \$21,000, including the attached letter outlining the scope of work.

## Discussion

WSC has been and may continue to lead various technical and managerial activities in support of the Northern Cities Management Area Technical Group (NCMA TG) for the current fiscal year. The members of the NCMA TG (OCSD GM and the Public Works Directors from the cities of Pismo Beach, Arroyo Grande and Grover Beach) with assistance from WSC, went out for [proposals](#) in August 2024 and awarded GSI Inc annual groundwater monitoring and reporting work for FY 2025-26. WSC and GSI combine to assist the NCMA with significant requirements of managing an adjudicated groundwater basin. WSC staff provide objective, science-based analysis and staff services for the NCMA TG related to basin management, organizing and managing regular meetings of the TG, and reviewing groundwater modeling and reviewing annual reporting of the adjudicated Santa Maria River Groundwater Basin. WSC also organizes and conducts meetings with basin partners such as the agricultural community and the Nipomo Mesa Management Area.

Additionally, WSC has the resources, technical skills and capacity to manage the NCMA staff activities which would otherwise be burdensome for existing staff from each member agency to handle on their own. The proposal is consistent with costs and efforts during the past three years and cost per jurisdiction is allocated based on proportional groundwater allocation percentages of the basin total of 4,330 acre-feet per year (AG 30.5%, GB 32.5%, OCSD 20.7% and PB 16.2%).

The following is a summary of work tasks that WSC will perform on behalf of the four NCMA jurisdictions:

- Schedule, organize and facilitate NCMA TG meetings
- Perform quality assurance verification checks on NCMA well data on a semi-annual basis



- 
- Provide groundwater modeling support and scenario analysis
  - Assist NCMA Agencies with supply/demand and drought response evaluations
  - Provide additional research and analysis, as needed
  - Provide independent technical review of various related work products
  - Provide as-needed technical and/or managerial support, including a technical memo on Ag credits
  - Liaison with NCMA Agency lawyers to provide support as needed on active and pending litigations
  - Assist in coordinating technical and legal strategy discussions
  - Participate and coordinate regional water management activities on behalf of the NCMA TG
  - Provide Annual Report Project Management, including:
    - Contract coordination and administration
    - Coordination with the consultant(s) and NCMA member agencies to set meetings, obtain data, and maintain project progress
    - Technical review of consultant deliverables
    - City Council and Board of Directors presentations, as needed
  
  - Lead ongoing strategic planning efforts, as needed
  - Identify and pursue grant and other funding opportunities within the available budget
  - Attend Zone 3 TAC meetings on behalf of the NCMA TG, as requested
  - Attend Council and/or Board meetings, as needed
  - Organize and facilitate outreach and meetings as needed with local Agricultural Representatives
  - Attend Department of Water Resources Adjudicated Area Workshops

## Other Agency Involvement

The Cities of Arroyo Grande, Grover Beach, and Pismo Beach are the other agencies in the Northern Cities Management Area responsible for basin management and all have collectively agreed to continue services during the upcoming fiscal year. And since this is the fifth and final year of the contract, NCMA TG has agreed to put out a new RFP next year. Staff of all the NCMA agencies concur on the recommendation to approve the WCS proposal.

## Other Financial Considerations

This work was anticipated in the FY 2025-26 budget and the Board adopted funds in the Water Fund to cover these costs. The District's approved budget includes a line-item cost of \$60,320 (NCMA Technical work) which is sufficient to cover this services agreement with WSC and is also anticipated to cover Groundwater Solutions Inc (GSI) work to complete the required annual report for 2025.

The proposed cost of \$18,982 is approximately 8% lower than the cost of services last year (\$20,755). The District's share of the cost is approximately 21% of the total cost of services for all four NCMA agencies (\$90,394). Staff is providing a fiscal analysis of work over the contract period in the spreadsheet below. It shows



# Oceano Community Services District

Board of Directors Meeting

significant cost savings to the District, which is a testament to the effectiveness and efficiency of the WSC’s work to date and OCSD GM oversight.

<b>Key</b>												
Proposed												
Est. as of May 31, 2025 (May invoice not yet issued). One month (June) remaining on contract.												
Current Share of Groundwater Entitlement:					31%		32%		21%		16%	
					Arroyo Grande		Grover Beach		OCSD		Pismo Beach	
	Total Contract Amount	Change from Prior Year	Billed	% Expended	Contracted	Billed	Contracted	Billed	Contracted	Billed	Contracted	Billed
FY 21-22	\$86,520	3%	\$71,643	83%	\$26,821	\$22,209	\$27,686	\$22,926	\$18,169	\$15,045	\$13,843	\$11,463
FY 22-23	\$86,520	0%	\$47,110	54%	\$26,821	\$14,604	\$27,686	\$15,075	\$18,169	\$9,893	\$13,843	\$7,538
FY 23-24	\$86,520	0%	\$78,708	91%	\$26,821	\$24,399	\$27,686	\$25,186	\$18,169	\$16,529	\$13,843	\$12,593
FY 24-25	\$98,833	14%	\$84,932	86%	\$30,638	\$26,329	\$31,627	\$27,178	\$20,755	\$17,836	\$15,813	\$13,589
FY 25-26 (Proposed)	\$90,394	-9%	-	-	\$28,022	-	\$28,926	-	\$18,983	-	\$14,463	-

## Results

Groundwater monitoring, analysis, modeling and reporting are important efforts that provide information necessary for the long-term appropriate management of groundwater and are required by the Superior Court in the partially adjudicated groundwater basin. Securing outside staff consultant support in this case leads to improved reliability of drinking water supplies, which promotes health and safety and livable communities. Cooperating with other local agencies within the NCMA who also support this service promotes well governed communities. Supply/demand drought response is critical to ensuring long-term drinking water supply from OCSD’s three primary sources of drinking water, including groundwater.

Attachments:

1. OCSD and WSC Professional Services Contract
2. WSC Proposal for Staff Extension Services (Exhibit A to the Contract)
3. NCMA Groundwater Basin Map

**AGREEMENT FOR CONSULTANT SERVICES,  
PROVIDE STAFF EXTENSION SERVICES FOR THE NORTHERN CITIES MANAGEMENT  
AREA TECHNICAL GROUP FOR FY 2025-26**

**THIS AGREEMENT** made and entered into on September 10, 2025 by and between the Oceano Community Services District, a special district, collectively hereinafter referred to as DISTRICT and Water Systems Consulting, Inc. (WSC, Inc.), hereinafter referred to as CONSULTANT.

**RECITALS**

The DISTRICT desires to retain said services of the CONSULTANT on an independent Contractor basis to Provide Staff Extension Services for the Northern Cities Management Area Technical Group for FY 2025-26, more specifically identified in the Proposal, Scope of Work and Fee Schedule, jointly attached as Exhibit A to this Agreement, herein referred to as the PROJECT, subject to the terms and conditions as hereinafter set forth.

Therefore, in consideration of the mutual agreements contained herein, the DISTRICT and the CONSULTANT agree as follows:

**ARTICLE I. SCOPE OF SERVICES**

The CONSULTANT shall complete said PROJECT as specified in Exhibit A, and in accordance with local, State and Federal laws.

**ARTICLE II. AUTHORIZATION AND COMMENCEMENT OF PERFORMANCE**

The services of the CONSULTANT are authorized by the DISTRICT.

**ARTICLE III. COMPENSATION AND PAYMENT**

The compensation for the services rendered by the CONSULTANT under this Agreement shall be as provided in Exhibit A. Work shall be performed on a base contract, not to exceed basis of \$18,982.74 in accordance with Exhibit A, with a contingency fee of \$0 for a total project fee of \$18,982.74. The DISTRICT's share, including the contingency fee, will not exceed \$18,982.74. The DISTRICT is solely responsible for the DISTRICT's share of the total project cost. The DISTRICT shall not be responsible for any other payment to CONSULTANT, including the proportional share of any other participating agency, whether for default, late payment, or any other complication arising from the CONSULTANT's agreements with the other participating agencies.

The CONSULTANT shall invoice the DISTRICT for the District's share on a monthly basis, and the DISTRICT will pay the CONSULTANT on a monthly basis per billings from the CONSULTANT unless otherwise identified in this agreement. The CONSULTANT will submit invoices monthly

or upon completion of a specified scope of service in accordance with the CONSULTANT's standard invoicing practices.

Payment is due upon receipt of the invoice. Payments will be made by either check or electronic transfer to the address specified by the CONSULTANT, and will reference the CONSULTANT's invoice number.

Interest will accrue at the rate of 1% per month of the invoiced amount in excess of 30 days past the invoice date.

In the event of a disputed or contested invoice, only that portion so contested will be withheld from payment, and the undisputed amounts will be paid.

#### **ARTICLE IV. TERM OF AGREEMENT**

The term of the agreement is set out in Exhibit A (WSC Proposal to Provide Staff Extension Services FY 24/25) and subject to extension if circumstances necessitate it and Parties agree to it in writing. This Agreement may be terminated by either the DISTRICT or the CONSULTANT with or without any reason, upon giving thirty (30) days written notice to other party. In the event of termination, CONSULTANT shall be paid for work performed to the termination date.

Upon termination, CONSULTANT immediately shall turn over to the District any and all copies of videotapes, studies, sketches, drawings, computations, and other data, whether or not completed, prepared by CONSULTANT, and for which CONSULTANT has received reasonable compensation, or given to CONSULTANT in connection with this Agreement. Such materials shall become the DISTRICT's permanent property, provided, however, CONSULTANT shall not be liable for the DISTRICT's use of incomplete materials or for the DISTRICT's use of complete documents if used for other than the project or scope of services contemplated by this Agreement.

Both parties agree to submit any claims, disputes or controversies arising out of or in relation to the interpretation, application, or enforcement of this Agreement to non-binding mediation pursuant to the Rules for Commercial Mediation of the American Arbitration Association, as a condition precedent to litigation or any other form of dispute resolution.

The prevailing party in any action between the parties to this Agreement brought to enforce the terms of this Agreement or arising out of this Agreement shall recover from the other party its reasonable costs and attorney's fees expended in connection with such an action.

#### **ARTICLE V. INSURANCE**

A. The CONSULTANT shall obtain and maintain during the performance of any services under this Agreement the following insurance coverage, issued by a company satisfactory to the DISTRICT.

- 1) Commercial general liability insurance including a contractual liability endorsement in an amount not less than \$1,000,000 combined single limit for bodily injury and property

damage for each claimant for general liability, including a non-owned automobile endorsement;

- 2) Errors and omissions insurance to a minimum coverage of \$500,000, with neither the CONSULTANT nor listed sub-consultants having less than \$500,000 individually;
  - 3) Workers' compensation insurance in compliance with the laws of the State of California.
- B. Certificates of insurance evidencing the coverages required by the clauses set forth above shall be filed with the DISTRICT prior to the effective date of this Agreement. This is a condition precedent to the formation of any obligation by the DISTRICT to compensate CONSULTANT under this Agreement.
- C. All insurance policies required by this section shall not be canceled, limited or non-renewed without first giving 30 days written notice to the DISTRICT.
- D. The CONSULTANT agrees that the commercial general liability insurance policy shall be endorsed to name the DISTRICT, its Board of Directors, officers and employees as additional insured and to provide that the coverages provided to the DISTRICT shall be primary and not contributing to or in excess of any existing the DISTRICT's insurance coverages.
- E. All insurance standards applicable to the CONSULTANT shall also be applicable to the CONSULTANT'S subconsultants. The CONSULTANT agrees to maintain appropriate agreements with subconsultants and to provide proper evidence of coverage upon receipt of a written request from the DISTRICT.

## **ARTICLE VI. INDEPENDENT CONTRACTOR/PERSONAL SERVICE**

The CONSULTANT shall perform the services hereunder as an independent contractor and shall not be considered an employee of the DISTRICT for any purposes. The CONSULTANT is not entitled to any District benefits, including PERS, unemployment compensation, health insurance, or any other benefit. Only personnel listed in Exhibit A shall perform services called for under this Agreement and shall not employ or otherwise incur an obligation to pay persons, specialists, experts, or subconsultants for services in connection with the services to be performed under this Agreement without prior written approval of the DISTRICT.

## **ARTICLE VII. ASSISTANCE BY DISTRICT**

Subject to other provisions of this Agreement, the DISTRICT shall provide the CONSULTANT with copies of any specifications, maps, drawings, records, or other documentation, which are required by the CONSULTANT in order to perform the services specified herein. The DISTRICT shall provide all further reasonably necessary information to the CONSULTANT upon the CONSULTANT's request.

## **ARTICLE VIII. INDEMNIFICATION**

CONSULTANT agrees to indemnify and save harmless the DISTRICT and its Board members, officers, employees and agents from:

**Third Party Claims.** Any and all claims and demands made against the DISTRICT or its Board members, officers, employees or agents by reason of any injury to or death of or damage to any person or entity, of any nature whatsoever, arising out of CONSULTANT's performance of services under this Agreement however caused, excepting, however, any such claims and demands which are the result of the sole negligence or willful misconduct of the DISTRICT or its Board members, officers, employees or agents;

**DISTRICT Property Damage Claims.** Any and all damage to or destruction of the property of the DISTRICT, its Board members, offices, employees or agents or used by or in the CONSULTANT's care, custody, or control, arising out of CONSULTANT's performance of services under this Agreement however caused, excepting, however, any such claims and demands which are the result of the sole negligence or willful misconduct of the DISTRICT or its Board members, officers, employees or agents;

**CONSULTANT Employee, Subconsultant and Agent Claims.** Any and all claims and demands which may be made against the DISTRICT or its Board members, officers, employees or agents by reason of any injury to or death of or damage suffered or sustained by any CONSULTANT employee, subcontractor or agent under this Agreement, arising out of CONSULTANT's performance under this Agreement however caused, excepting, however, any such claims and demands which are the result of the sole negligence or willful misconduct of the DISTRICT or its Board members, officers, employees or agents.

#### **ARTICLE IX. ASSIGNMENT**

This Agreement shall not be assigned by either party without the prior written approval of the other.

#### **ARTICLE X. NON-DISCRIMINATION**

The CONSULTANT will refrain from discriminatory employment actions or practices on the basis of the race, color, age, sex, sexual orientation, religious creed, national origin, or ancestry of any employee or applicant for employment.

#### **ARTICLE XI. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties hereto relating to the subject matter hereof and supersedes any previous agreements or understandings.

**AGREEMENT FOR CONSULTANT SERVICES,**

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**SIGNATURE PAGE**

**IN WITNESS WHEREOF**, the parties hereto have entered into this Agreement effective as of the day and year first written above.

**OCEANO COMMUNITY SERVICES DISTRICT**

\_\_\_\_\_  
Board of Directors President

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
General Manager

\_\_\_\_\_  
Date

Approved as to Form:

\_\_\_\_\_  
DISTRICT's Legal Counsel

\_\_\_\_\_  
Date

**CONSULTANT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

## Exhibit A



5/30/2025

Northern Cities Management Area Technical Group  
City of Arroyo Grande  
City of Grover Beach  
Oceano Community Services District  
City of Pismo Beach

**SUBJECT: PROPOSAL TO PROVIDE STAFF EXTENSION SERVICES FOR THE NORTHERN CITIES MANAGEMENT AREA TECHNICAL GROUP FOR FY 2025-26**

Dear Northern Cities Management Area Technical Group,

As requested, WSC prepared the following scope of work letter to provide staff extension services to lead various technical and managerial activities in support of the Northern Cities Management Area Technical Group (NCMA TG) for FY 2025-26. Consistent with WSC's staff extension services proposal in response to the FY 2021-22 procurement, this letter provides scope and fee for the fifth year of the potential five-year contractual period.

The purpose of the staff extension services is to provide as-needed staff extension to assist the NCMA TG in managing their water supply portfolios and project management services for the preparation of its Annual Report. Jeff Szytel will serve as the Principal-In-Charge and Michael Steele will serve as the Project Manager. Additional support will be provided by WSC staff as-needed. Consistent with our ongoing staff extension services role, it is envisioned that the following activities would be provided to support the NCMA TG.

**Staff Extension Services**

WSC will serve as an extension of the NCMA member agencies' staff to manage the activities of the NCMA TG. WSC's core activities are expected to include:

- Schedule, organize and facilitate NCMA TG meetings
- Provide Annual Report Project Management, including:
  - Contract coordination and administration
  - Coordination with the consultant(s) and NCMA member agencies to set meetings, obtain data, and maintain project progress
  - Technical review of consultant deliverables
  - Attend and/or present at City Council and Board of Directors meetings, as needed
- Coordinate with NCMA TG members to advance goals of the TG
- Provide independent technical review of various related work products
- Update NCMA Production Reports and perform quality assurance verification checks on NCMA well data on a semi-annual basis
- Support groundwater modeling efforts through scenario scoping and review of results
- Assist in coordinating technical and legal strategy discussions
- Liaison with NCMA Agency lawyers to provide support as needed on active and pending litigations
- Assist NCMA Agencies with supply/demand and drought response evaluations
- Attend Zone 3 TAC meetings on behalf of the NCMA TG, as requested

- Lead ongoing strategic planning efforts, as needed
- Organize and facilitate outreach and annual meeting with local Agricultural Representatives
- Attend Department of Water Resources Adjudicated Area Workshops

Supplementary activities to be provided as needed and as can be accommodated within the available budget include:

- Provide additional research and analysis
- Participate and coordinate regional water management activities on behalf of the NCMA TG
- Identify and/or pursue grant and other funding opportunities
- Attend Council and/or Board meetings, as needed
- Provide as-needed technical and/or managerial support
- Progress strategic initiatives of the TG

### Fee

The proposed fee for the FY 2025-26 NCMA TG staff extension services is shown in Table 1 and is divided amongst the Cities of Arroyo Grande, Grover Beach, and Pismo Beach and the Oceano Community Services District based on SMGB groundwater allocation (including ag conversions), as detailed in Table 2.

**Table 1. Cost Share – NCMA TG Fee Table**

	Staff Extension Services
NCMA TG Staff Extension Services	\$90,394.00
Agency Cost Share	
Arroyo Grande	\$28,022.14
Grover Beach	\$28,926.08
Oceano Community Services District	\$18,982.74
Pismo Beach	\$14,463.04

**Table 2. Groundwater Allocation Calculations**

	Initial Groundwater Allocation (AFY)	Ag Conversion Credits (AFY)	Current Groundwater Allocation (AFY)	Fraction of Groundwater Allocation
Arroyo Grande	1,202	121	1,323	0.31
Grover Beach	1,198	209	1,407	0.32
Oceano Community Services District	900		900	0.21
Pismo Beach	700		700	0.16
Total	4,000		4,330	1

We appreciate this opportunity to be of service and look forward to supporting your ongoing efforts. If you have any questions or would like to discuss this proposal, please contact Jeff at (805) 457-8833, ext. 101 or Michael at (805) 457-8833, ext. 115.

Sincerely,

Water Systems Consulting, Inc.

A handwritten signature in black ink, appearing to read 'Jeffery Szytel', with a stylized flourish at the end.

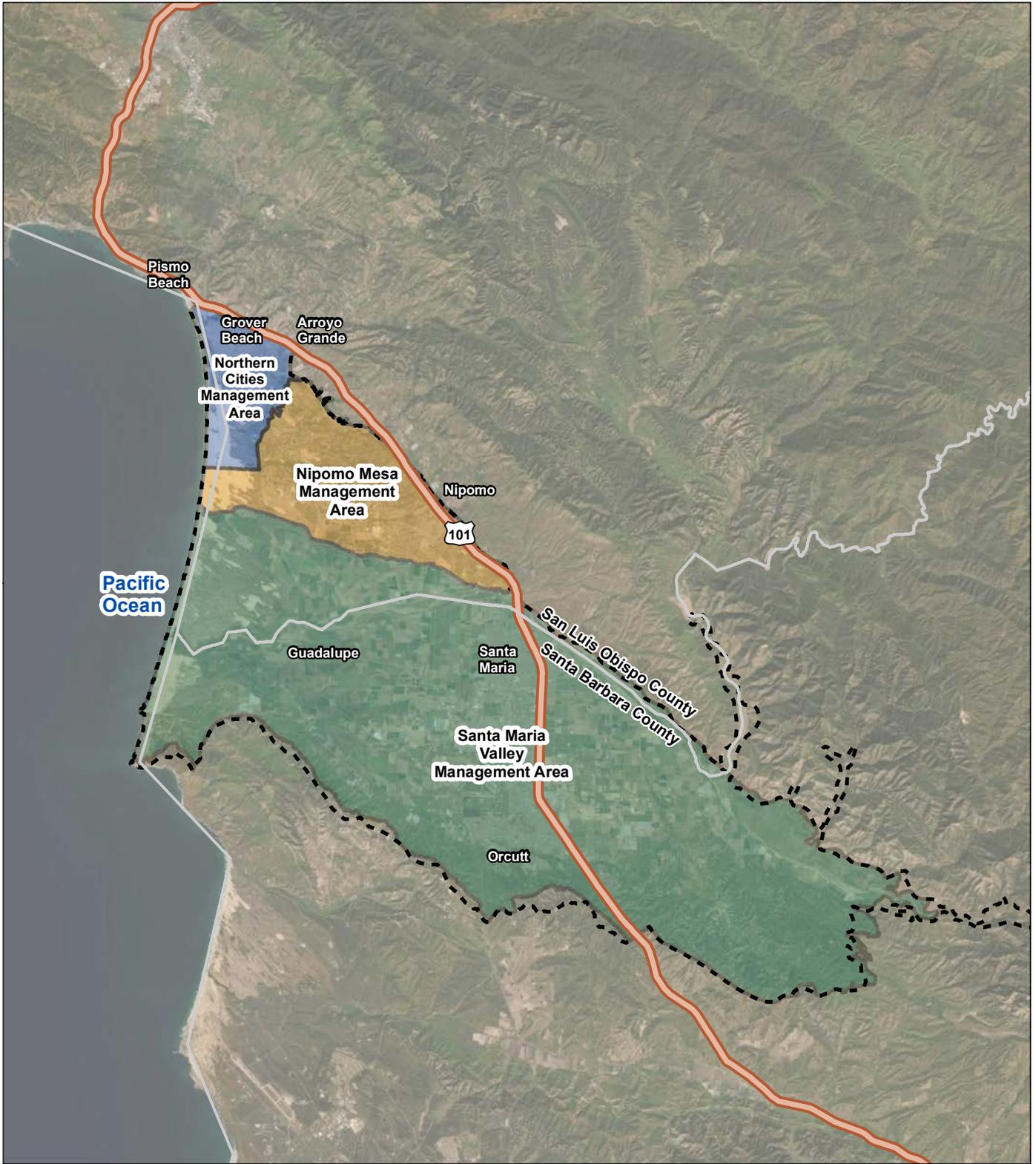
Jeffery Szytel, M.S., M.B.A  
Principal in Charge

Sincerely,

Water Systems Consulting, Inc.

A handwritten signature in black ink that reads 'Michael Steele' in a cursive script.

Michael Steele, PE  
Project Manager

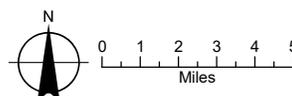


**FIGURE 1**

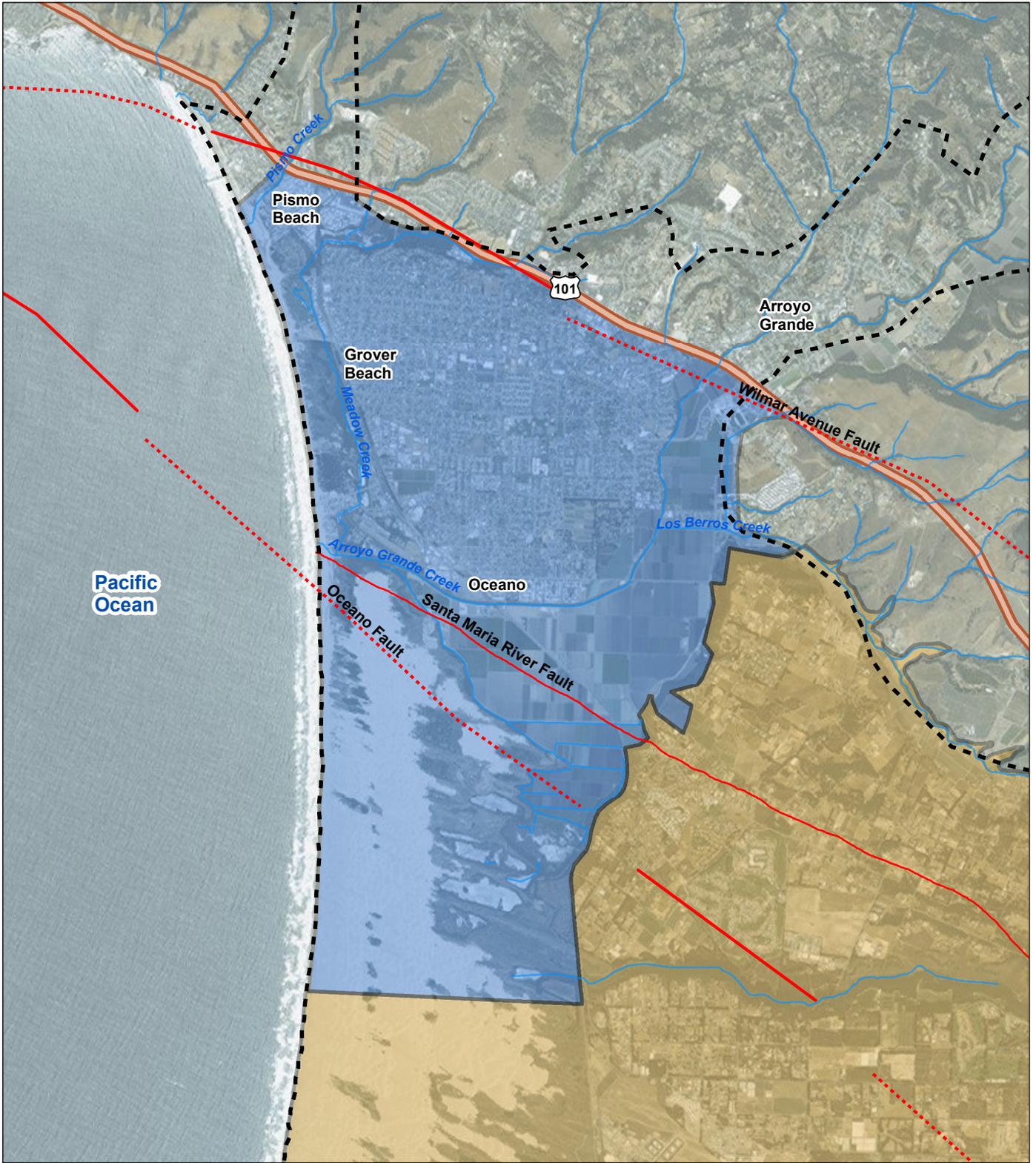
**Santa Maria River Valley Groundwater Basin**  
 Northern Cities Management Area  
 San Luis Obispo County, California

**LEGEND**

- Northern Cities Management Area
- Nipomo Mesa Management Area
- Santa Maria Valley Management Area
- Santa Maria River Valley Groundwater Basin
- County Borders



Date: January 28, 2020  
 Data Sources:



- LEGEND**
- Northern Cities Management Area
  - Nipomo Mesa Management Area
  - Santa Maria Groundwater Basin (DWR 2016)
  - Faults
  - Streams

**FIGURE 2**  
**Northern Cities Management Area**  
 San Luis Obispo County, California



Date: December 23, 2016  
 Data Sources:



# 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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**Date:** October 8, 2025

**To:** Board of Directors

**From:** Peter Brown, General Manager

**Subject:** **Agenda Item #8(A): Review and Adopt the District's 2025 Sanitary Sewer Capital Improvement Plan (Sewer CIP)**

## **Recommendation**

That the Oceano Community Services District Board review, discuss and approve the 2025 Sanitary Sewer Capital Improvement Plan to increase grant funding opportunities and guide District investment in system maintenance and capital replacements.

## **Discussion**

At the October 16, 2024, Special Meeting of the OCSD Board of Directors, the Board awarded a professional services contract to MKN and Associates to develop a short and long-range Capital Improvement Plan for the District's sanitary sewer system. The District had spent almost two decades with a strong record of system maintenance, no sanitary sewer overflows of notice, but without significant capital investments. In support of the 2025 rate study to determine capital costs over the coming decade, as well as to help guide district sanitary investments within the next five years, and in the five-to-ten-year range, a state of the art Sanitary Sewer CIP has been developed and is before the Board at this meeting for potential adoption (see Attachment 1).

Oceano residents rely on OCSD for sewer collection and conveyance services. OCSD is responsible for the maintenance and operations of the sewer conveyance system and ensuring that all effluent is transported to the wastewater treatment plant for treatment and discharge. OCSD serves the community of Oceano and its approximately 7,500 residents with core water utility and wastewater services. OCSD's sanitary sewer collection system consists of approximately 16 miles of gravity sewer pipes ranging in size from 6 to 12 inches in diameter. Most of these pipes are old and comprised of vitrified clay pipe (VCP), which is no longer an acceptable material for constructing sewer pipes. The District's system also includes an aging lift station and force main. The lift station needs redesign, improved access/capacity, and relocation away from the County right of way. MNK has laid out two scenarios for lift station improvements and makes recommendations within the CIP for how the station can be improved as well as potentially grant-funded. Staff scoped and MKN/Rincon sub consultants delivered an assessment of grant funding as part of the CIP, and that grant funding memo is included as Attachment 2.

Staff is also aware of areas of sewer pipes with significant root intrusion, which causes problems with both potential sewer spills and stormwater infiltration. Over the last year, OCSD management and utilities staff have



worked diligently with MKN staff to complete the CIP assessment and present the Board with the attached plan. OCSD now has a new comprehensive Capital Improvement Program (CIP) estimates costs and prioritizes the ranking of near-, mid-, and long-term sewer improvement projects within our existing system. The draft CIP was critical in informing the 2025 sewer rate study for Board consideration since capital, operational, construction costs, and staffing needs have increased significantly over the last decade while revenues have remained stagnant.

On August 27, the OCSD Capital Improvement Program Advisory Committee reviewed the Sanitary Sewer CIP and voted unanimously to recommend that the full Board adopt the plan.

Staff is interested in maximizing outside funding opportunities as well as securing final 100% design plans for some of the top-ranked during the contract negotiation phase. Existing budget remains in the contract with MKN & Associates to develop some detailed design work for some of the top-ranked projects. So by adopting the CIP, staff can continue to move forward with seeking outside funding sources, complete detailed design work on some of the top priority projects and look to implement the most critical projects in the coming years.

### **Other Agency Involvement**

The OCIP Committee had a robust discussion around project priorities, rate funded verses grant funded capital projects and ultimately supported the document, recommending that the full Board approve it.

### **Financial Considerations**

Staff and the consultants have preserved a portion of the total budget (project \$241,333, plus contingency = \$283,552) having expended \$155,212 to date, leaving approximately \$128,240 for design work and possible low-cost project implementation. The District's FY 2025-2026 budget includes growing revenue for the sewer utility and staff will come back at a future date to seek Board authorization for expenditures beyond the already approve \$128,240 currently remaining.

### **Results**

Identifying and evaluating the District's collection system infrastructure, including collection system pipes, a lift station, and related appurtenances, are essential for long term system investment, replacement and maintenance.

#### Attachments:

1. Draft Sanitary Sewer Capital Improvement Plan (No Appendix)
2. Funding Plan Memo to Secure Grants for Sewer System
3. September MKN monthly Report work/funds completed

#### Addendum:

1. Draft Sanitary Sewer Capital Improvement Plan (With Appendix)



**OCEANO COMMUNITY SERVICES  
DISTRICT**

**SANITARY SEWER CAPITAL  
IMPROVEMENT PLAN**

**DRAFT CIP ENGINEERING REPORT**

**SEPTEMBER 4, 2025**

**PREPARED FOR:**

**OCEANO COMMUNITY SERVICES DISTRICT  
1655 FRONT STREET  
OCEANO, CA 93445**

**PREPARED BY:**

**MKN  
354 PACIFIC STREET  
SAN LUIS OBISPO, CA 93401  
805.329.4773**

Oceano Community Services District  
Sanitary Sewer Capital Improvement Plan  
Draft CIP Engineering Report  
September 2025

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**MKN & Associates Staff**

JJ Reichmuth, PE

Kevin Norgaard, PE

Tim McHale, EIT

Prepared by:

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JJ Reichmuth, PE  
MKN & Associates, Inc.

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Kevin Norgaard, PE  
MKN & Associates, Inc.

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## EXECUTIVE SUMMARY

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Oceano Community Services District (OCSD or District) retained Michael K. Nunley & Associates, Inc., (MKN) to develop a Sanitary Sewer Capital Improvement Plan (CIP) focusing on the identification of high-priority projects (Priority A) recommended for completion within the next five years, medium-priority projects (Priority B) recommended for completion between five to ten years, and low-priority projects (Priority C) recommended for completion after ten years.

As a component of the CIP, Closed Circuit Television (CCTV) investigations were completed for determination of existing sewer collection system conditions and identification of deficiencies. Research into available funding opportunities was conducted to present the District with currently available public and private grants, and low-cost financing. MKN retained subconsultants National Plant Services, Inc., (NPS) for the completion of CCTV investigations and Rincon Consultants, Inc., (Rincon) to conduct research into available funding.

A Preliminary Sanitary Sewer CIP Workshop was held in November 2024 to establish District-identified priority projects, discuss known system deficiencies, and reach consensus regarding weighting and scoring of deficiencies potentially uncovered during inspections. The agreed upon weighting and scoring was used to establish a risk analysis framework for classification of deficiencies observed.

CCTV, manhole, and the Pier Avenue Lift Station inspections were conducted in December 2024 and February 2025. Applicable data was gathered and compiled, and a risk analysis was conducted to identify areas of concern within the sewer collection system. Identified deficiencies were classified within the established risk analysis framework and localized deficiencies were grouped together to form priority projects. A complete list of the identified priority projects is presented below:

Priority A Projects (High-priority projects recommended for completion in the next 5 years):

- A-1: Sewer Maintenance Equipment<sup>1</sup>
- A-2: Pier Avenue Lift Station Interim Improvements
- A-3: Belridge Street Sewer Rehabilitation Project
- A-4: Wilmar Avenue Sewer Rehabilitation Project
- A-5: North Highway 1 Crossing Sewer Rehabilitation
- A-6: CCTV Inspection – Phase 1
- A-7: Lateral Replacement Project

Priority B Projects (Medium-priority projects recommended for completion in 5–10 years):

- B-1: Ocean Avenue and Fountain Avenue Sewer Rehabilitation
- B-2: The Strand Sewer Rehabilitation
- B-3: Railroad Crossing South
- B-4: Cienaga and Beach Street Fats, Oils, and Grease (FOG) Project

---

<sup>1</sup> New and used options were compared for purchase of the cleaning truck included in Priority Project A-1. **Table 1-1** and **Figure 1-1** of this report include the estimated cost of a new cleaning truck.

- B-5: Manhole Improvements – Phase 1
- B-6: CCTV Inspection – Phase 2
- B-7: Pier Avenue Lift Station Replacement – Design

Priority C Projects (Low-priority projects recommended for completion beyond 10 years):

- C-1: 20<sup>th</sup> Street Sewer Rehabilitation
- C-2: Holden Avenue Sewer Rehabilitation
- C-3: Pier Avenue Lift Station Replacement – Construction
- C-4: CCTV Inspection – Phase 3
- C-5: Manhole Improvements – Phase 2
- C-6: District Standard Specifications and Drawings Update

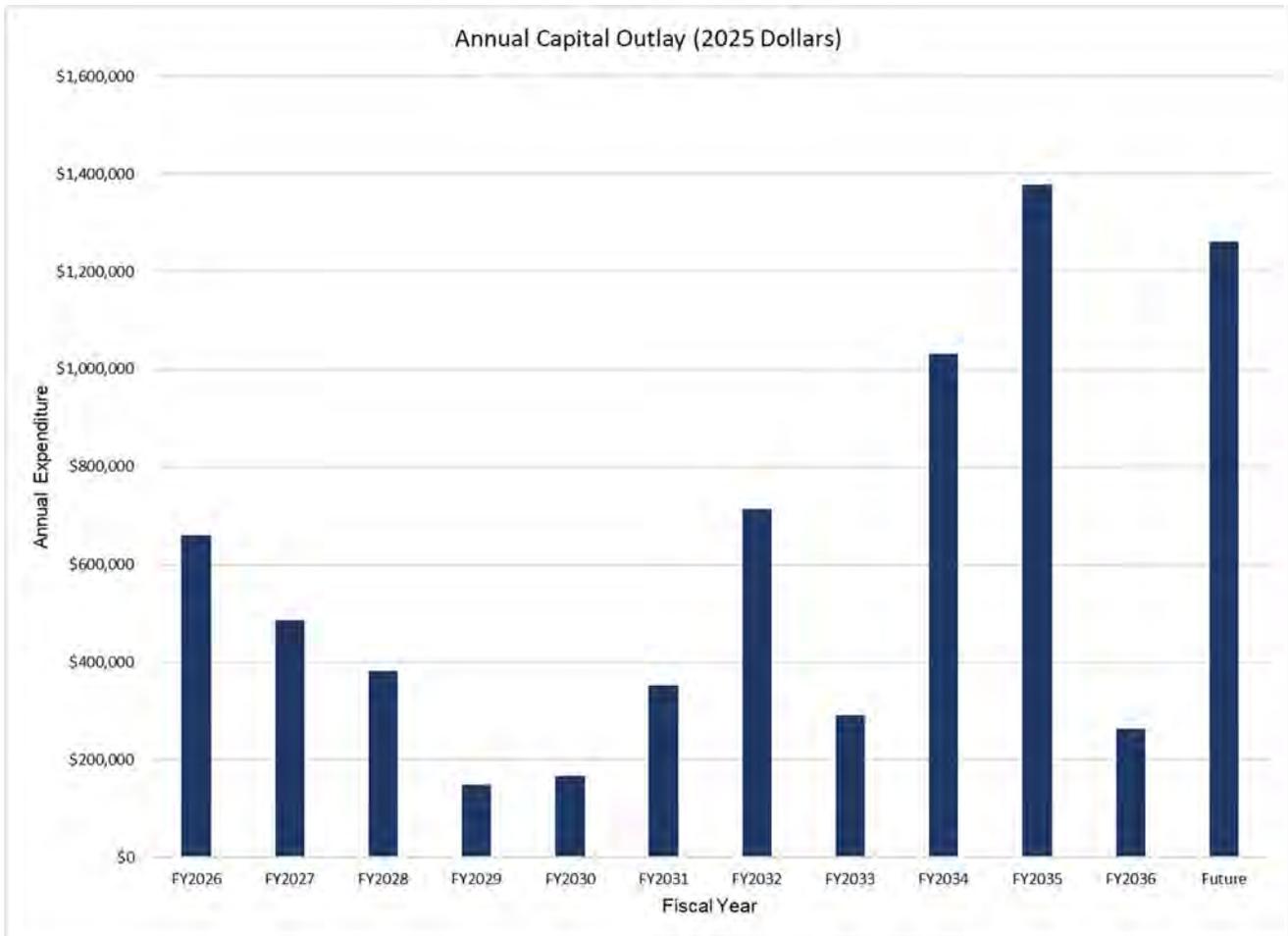
**Table 1-1** provides the total estimated capital expenditure for each project and project category.

The total estimated expenditures to implement the high- and medium-priority projects in the CIP are approximately **\$5.9M** (2025 dollars) over a 10-year period. Low-priority projects extending beyond the ten-year planning period were forecasted within the CIP and total approximately **\$1.3M** (2025 dollars). Implementation expenditures for all projects (Priorities A, B, and C) total approximately **\$7.2M**. Annual capital project outlay over the CIP planning period is presented in **Figure 1**. The draft CIP, including estimated annual capital outlay associated with design/planning and construction per fiscal year, is presented in **Appendix A**.

As information on the sewer collection system is gathered in the future, it is recommended that the District group necessary rehabilitation and pipeline replacement projects according to their location in the system and scope of work. This methodology will assist in defraying bid advertisement and construction costs related to the project bid and award process, material procurement, mobilization/demobilization, and more. Additionally, the recurring update of the CIP in combination with continued investigations into available funding sources provide the District the opportunity to identify grants and other funding aids that may reduce the District's capital expenditure burden.

Table 1-1: Priority Project Capital Expenditures											
Project Number	Sewer Improvement	Brief Description	Project Limits	Pipe Size (inches)	Pipe Material (Existing)	Pipe Material (New)	Construction/Product Cost (\$)	Contingency Cost (\$)	Engineering, Project Administration, and Construction Management (\$)	Total Project Cost Estimate (\$)	Project Start <sup>(4)</sup> (FY)
<b>Priority A Projects</b>											
A-1	Sewer Maintenance Equipment	Purchase water jetting truck	N/A	N/A	N/A	N/A	\$300,000 (Used) \$600,000 (New)	\$30,000 (Used) \$60,000 (New)	N/A	\$330,000 (Used) \$660,000 (New)	2026
A-2	Pier Avenue Lift Station Interim Improvements	Upgrade pumps, relocate controls/power above grade, flood proof access hatch, recoat above grade dry well riser, replumb sump discharge piping, backup generator, aluminum davit crane and receiver	Pier Avenue Lift Station	N/A	N/A	N/A	\$299,000	\$75,000	\$113,000	\$487,000	2027
A-3	Belridge Street Sewer Rehabilitation	Replace pipe segments on Belridge Street	Belridge Street (MH #A9-A-A to MH #A9-A-B).	8	VCP	PVC	\$235,000	\$59,000	\$89,000	\$383,000	2028
A-4	Wilmar Avenue Sewer Rehabilitation	Replacement of a portion of the pipe segment between MH #N1-B and MH #N1-F and clearing roots from a lateral along the pipe segment between MH #N1-D and MH #N2-1.	Wilmar Avenue (MH #N1-D to MH #N2-1 and MH #N1-B to MH #N1-F).	10	VCP	PVC	\$28,000	\$7,000	\$11,000	\$46,000	2029
A-5	North Highway 1 Crossing	CIPP lining between MH #A3-A and MH #A3 -B.	West of Railroad Street to Air Park Drive (MH #A3-A to MH #A3-B).	8/10	VCP/PVC	N/A	\$61,000	\$16,000	\$39,000	\$116,000	2029
A-6	CCTV Inspection - Phase 1(1)	Inspect portion of sewer collection system	TBD	N/A	N/A	N/A	\$50,000	\$13,000	N/A	\$63,000	2029
A-7	Lateral Replacement Project	Replace 9 District owned sewer laterals	Various Locations	N/A	N/A	N/A	\$12,000(3)/Each	\$3,000/Each	N/A	\$90,000	2030
<b>Priority A Projects Total<sup>(2)</sup></b>										<b>\$1,845,000</b>	
<b>Priority B Projects</b>											
B-1	Ocean Avenue and Fountain Avenue Sewer Rehabilitation	Replace pipe segments along Ocean Avenue and Fountain Avenue and	Ocean Avenue (MH #A5-D to MH #A6-B) & F	\$12	VCP	PVC	571000	143000	\$215,000	\$929,000	2031
B-2	The Strand Sewer Rehabilitation	Replace pipe segments in the Strand area. Replace 21 manhole covers and frames with waterproof, composite manhole covers.	The Strand Area (MH #T9-G to MH #T9-F and MH #T5-A to MH #T2-B)	10	VCP	PVC	\$493,000	\$124,000	\$186,000	\$803,000	2033
B-3	Railroad Crossing South	Replace pipe segment between underneath railroad and Highway 1 and pipe segment between within Railroad Street. Project requires coordination with Union Pacific Railroad	Highway 1 to Railroad Street & Ocean Avenue Intersection (MH #A8-A to MH #A6-C)	10	VCP/PVC	PVC	\$1,102,000	\$276,000	\$414,000	\$1,792,000	2034
B-4	Cienaga and Beach Street FOG Project	Installation of a Manhole Smart Cover and biological dosing system	Easement Parallel to Highway 1 to Highway 1 (CO #P3-a to MH #P1-A)	6/8/10	VCP	N/A	\$33,000	\$9,000	N/A	\$42,000	2033
B-5	MH Improvements - Phase 1	Replace manhole covers, frames, and grade rings. Replace MH ZZ4	Various Locations	N/A	N/A	N/A	\$109,000	\$28,000	N/A	\$137,000	2031
B-6	CCTV Inspection - Phase 2(1)	Inspect portion of sewer collection system	TBD	N/A	N/A	N/A	\$50,000	\$13,000	N/A	\$63,000	2033
B-7	Pier Avenue Lift Station	Planning and design for relocation of Lift Station to the north of	Pier Avenue Lift Station	N/A	N/A	N/A	N/A	N/A	\$263,000	\$263,000	2035
<b>Priority B Projects Total</b>										<b>\$4,029,000</b>	
<b>Priority C Projects</b>											
C-1	20th Street Sewer Rehabilitation	Point repair pipe cracks	20th Street (MH #H1-A to MH #H1-B)	\$6	VCP/PVC	PVC	41000	11000	N/A	\$52,000	-
C-2	Holden Avenue Sewer Rehabilitation	Point repair pipe cracks	Holden Avenue (MH #K1-C to MH #K2)	6	VCP/PVC	PVC	\$29,000	\$8,000	N/A	\$37,000	-
C-3	Pier Avenue Lift Station Replacement Construction	Construction for relocation of Lift Station to the north of existing lift station including feasibility study	Pier Avenue Lift Station	N/A	N/A	N/A	\$698,000	\$175,000	\$87,000	\$960,000	-
C-4	CCTV Inspection - Phase 3(1)	Inspect portion of sewer collection system	TBD	N/A	N/A	N/A	\$50,000	\$13,000	N/A	\$63,000	-
C-5	MH Improvements - Phase 2	Replace manhole covers and grade rings	Various Locations	N/A	N/A	N/A	\$60,000	\$15,000	N/A	\$75,000	-
C-6	Standard Specifications & Drawings	Update District Standard Specifications and Drawings	N/A	N/A	N/A	N/A	\$60,000	\$15,000	N/A	\$75,000	-
<b>Priority C Projects Total</b>										<b>\$1,262,000</b>	
<b>CIP Priority Project Total (A, B, &amp; C)</b>										<b>\$7,136,000</b>	
Notes:											
1. Assumes two-week duration for CCTV inspection.											
2. Priority A Project Total includes purchase of new truck for project number A-1.											
3. Lateral replacement costs may vary significantly depending on lateral location, length, depth of sewer connection, and other factors.											
4. Project start years for Priority C projects are outside the functional 10-year CIP planning window.											

**Figure 1: Annual Capital Outlay**



To assist the District in identifying potential funding sources, available Federal, State, regional, and private grants and low-interest loans for the anticipated CIP projects were investigated. The research included associations between funding sources and applicable CIP projects, the anticipated competitiveness of the District to secure funding, and recommendations on whether the District should pursue the funding source. Eight potential sources were evaluated, with six recommended for consideration:

- California Infrastructure and Economic Development Bank Infrastructure State Revolving Fund Program
- California State Water Resources Control Board (SWRCB) Clean Water State Revolving Fund
- USDA Water and Wastewater Disposal Loan & Grant Program
- USDA Community Facilities Direct Loan & Grant Program
- U.S. Department of Housing and Urban Development Community Development Block Grant Program
- U.S. Congressman Salud Carbajal FY26 Appropriations Request<sup>2</sup>

<sup>2</sup> An appropriations request was submitted to U.S. Congressman Salud Carbajal's office in April 2025 combining Priority A Projects 3 through 5 under the project name "OCSD Critical Pipeline Resiliency Program".

# 1.0 INTRODUCTION

---

## 1.1 Overview

OCSD is a multi-service special district located at the southwestern corner of San Luis Obispo County. The District provides potable water, sanitary sewer collection, solid waste, street lighting, and parks and recreation services to approximately 7,600 residents and businesses in Oceano, California. The OCSD sanitary sewer collection system conveys wastewater from the District's service area to the South San Luis Obispo County Sanitation District (SSLOCSD) trunk main which conveys flows to the SSLOCSD Wastewater Treatment Plant. The District's collection system is comprised of approximately 86,000 feet of pipe ranging in diameter from 6- to 12-inches and is mainly constructed of vitrified clay pipe (VCP) with some polyvinylchloride (PVC) pipe found in areas of newer construction and both PVC pipe and Cured-in-Place Pipe (CIPP) at locations previously rehabilitated. The District operates one lift station (Pier Avenue Lift Station) located near the Oceano Dunes State Vehicular Recreation area entrance along Pier Avenue. An overview of the District's collection system can be found in **Figure 1-1**.

## 1.2 Purpose

As with any sanitary sewer collection system, the District's sewer facilities require improvements to address system renewal and replacement needs, ensure the safety of staff and customers, protect public health and the environment, continue to maintain and improve system reliability, ensure compliance with applicable regulations. This CIP Engineering Report presents recommended projects to be completed over the next 10+ years to ensure the integrity of the sanitary sewer collection system. The intent of this report and the associated CIP is to provide a long-term framework for capital expenditures that can be updated and implemented at regular intervals. It is important to note that the CIP is intended to be a fluid document, and as such, future adjustments are expected due to increases or reductions of funding levels, construction cost fluctuations, new information uncovered during subsequent inspections, opportunities for grants or other financial aids, and delays due to permitting and necessary approvals, emergency needs, or simply changes in District priorities. This report and CIP only address observed condition deficiencies. Evaluation of existing and future capacity of the sewer collection system was not included within the scope of this report.



**Legend**

- Lateral Replacements
- OCSD Service Area Boundary
- Lift Station
- Manhole
- Clean Out

- SSLOCSD Trunk Main  
Diameter
- 18"
  - 24"
  - 27"
  - 30"
- OCSD Sewer Collection System  
Diameter
- 6"
  - 8"
  - 10"
  - 12"
  - 8" Force Main

- Shared Sewer with Arroyo Grande  
Diameter
- 8"
  - 10"

Note: Red Labels Indicate New Manholes or Manholes with Duplicate Names

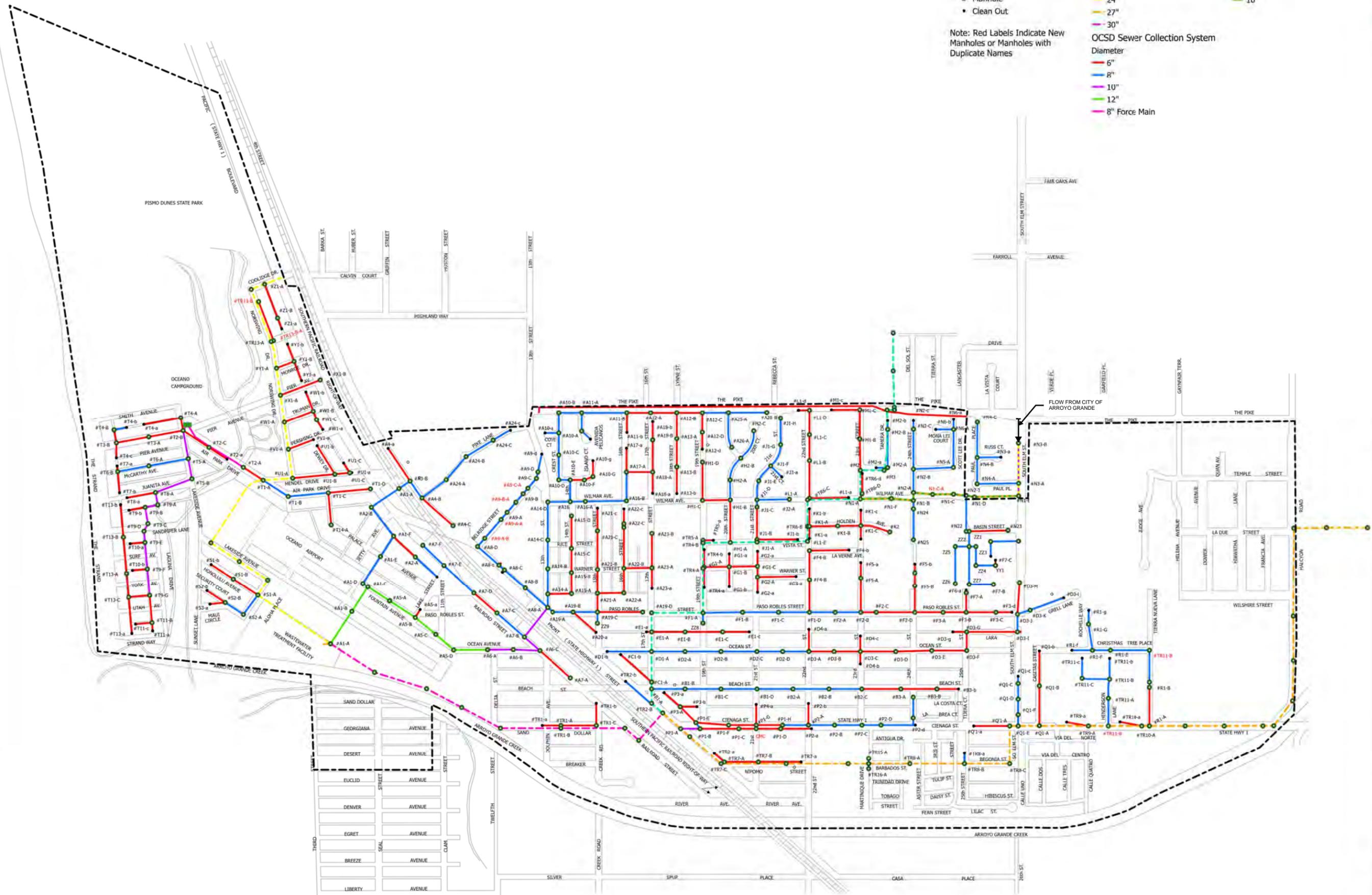


Figure 1:  
Oceano Community  
Services District  
Capital Improvement Plan  
Sewer System Map



Scale: NTS



## 2.0 FIELD INVESTIGATIONS AND INSPECTIONS

---

### 2.1 Field Investigations and Inspections Summary

MKN performed field investigations and inspections on portions of the District's sanitary sewer system including CCTV inspection of selected segments of gravity sewer piping, 15 manholes, and the Pier Avenue Lift Station. Pipe segments to be inspected were selected based on known system deficiencies and areas where the consequence of a failure was determined to be high (see **Section 2.2**). This included pipes 10 inches and larger in diameter and where pipes crossed under railroad tracks and Caltrans-controlled roadways. Manholes to be investigated were selected by the District (see **Section 2.3**).

### 2.2 Pipeline Inspections

Inspections of the District's existing collection system were conducted utilizing CCTV data capture with assessment and categorization of pipeline defects completed in accordance with the National Association of Sewer Service Companies (NASSCO) Pipeline Assessment Certification Program (PACP) guidelines and recommendations. Pipelines which were to be inspected were identified during the Preliminary Sanitary Sewer CIP Workshop by District staff and included the following:

- All 12-inch-diameter pipe
- All 10-inch-diameter pipe
- Belridge Street
- Highway 1 between Belridge and 13<sup>th</sup> Street
- Alleyway between Beach Street and Cienaga Street
- 20<sup>th</sup> Street between Wilmar Avenue and Vista Street
- Holden Avenue between 23<sup>rd</sup> Street and the end of the cul-de-sac
- Wilmar Avenue between 23<sup>rd</sup> Street and South Elm Street
- South Elm Street between The Pike and south of Paul Place
- Tierra Nueva Lane between Christmas Tree Place and Highway 1

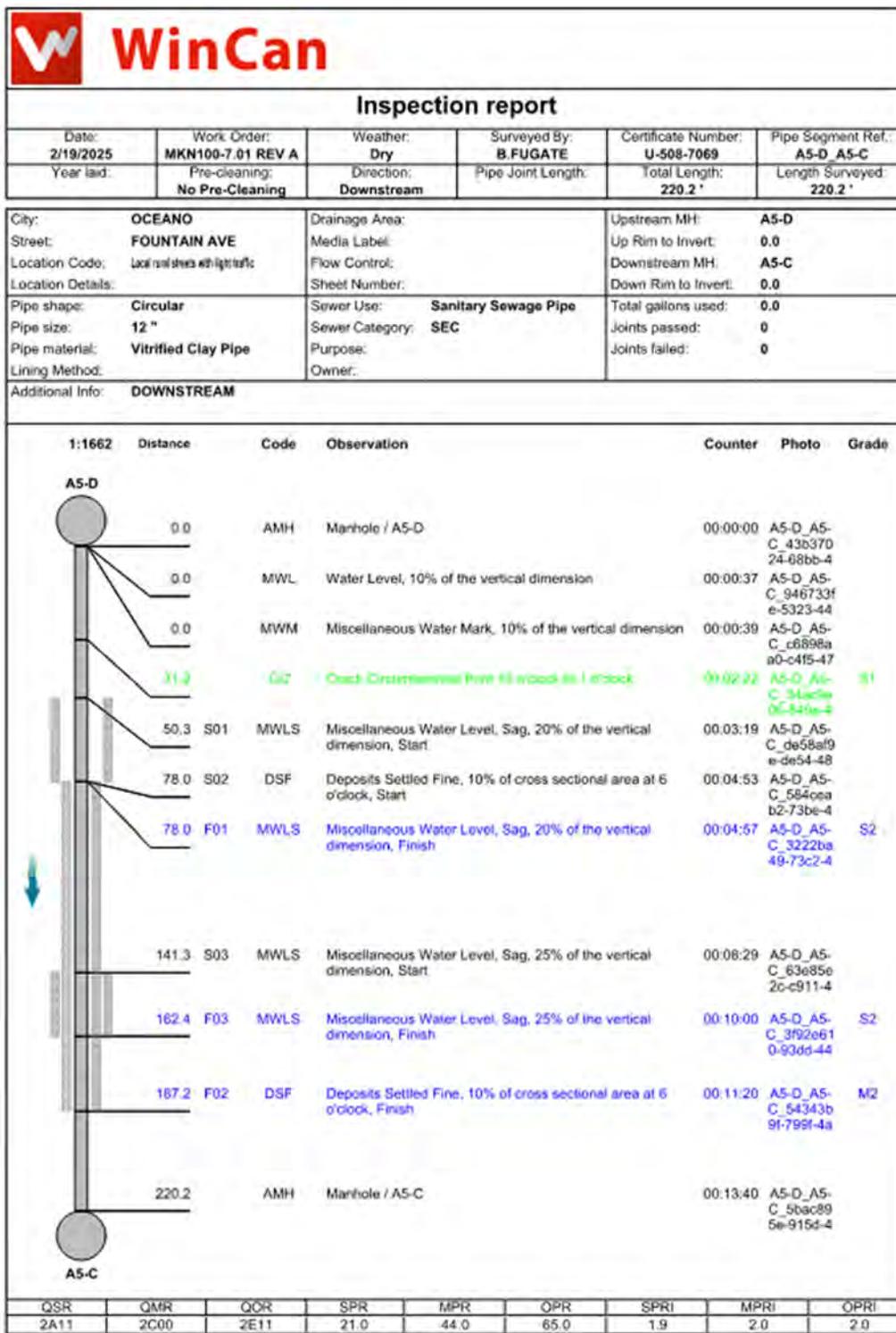
MKN retained National Plant Services, Inc., (NPS) to perform the inspections which took place during December 2024 and February 2025. Pipelines to be inspected were jetted and cleaned by District staff during the weeks preceding inspection. NPS CCTV operators graded defects observed during inspections into two categories: structural and operations and maintenance (O&M). Each structural and O&M defect was characterized with the following NASSCO PACP condition grading system:

- 5 – Most significant defect grade
- 4 – Significant defect grade
- 3 – Moderate defect grade
- 2 – Minor to moderate defect grade
- 1 – Minor defect grade

Information gathered over the course of the CCTV inspections was compiled into a central database and footage captured by NPS was reviewed. Each pipeline defect observed during inspection was included in the final CCTV reports. These defects were cross-referenced with the respective CCTV footage and confirmed using the NASSCO PACP Reference Manual. Copies of the CCTV inspection reports are presented in **Appendix C** with an example report presented in **Figure 2-1**. A map of all inspected pipelines is presented in **Figure 2-2**.

DRAFT

Figure 2-1: Example PACP CCTV Inspection Report





**Legend**

- OCSD Service Area Boundary Risk
  - Lift Station
  - Manhole
  - Clean Out
  - Pipe Included in CCTV Inspection
  - Pipe Not Inspected
- Note: Red Labels Indicate New Manholes or Manholes with Duplicate Names

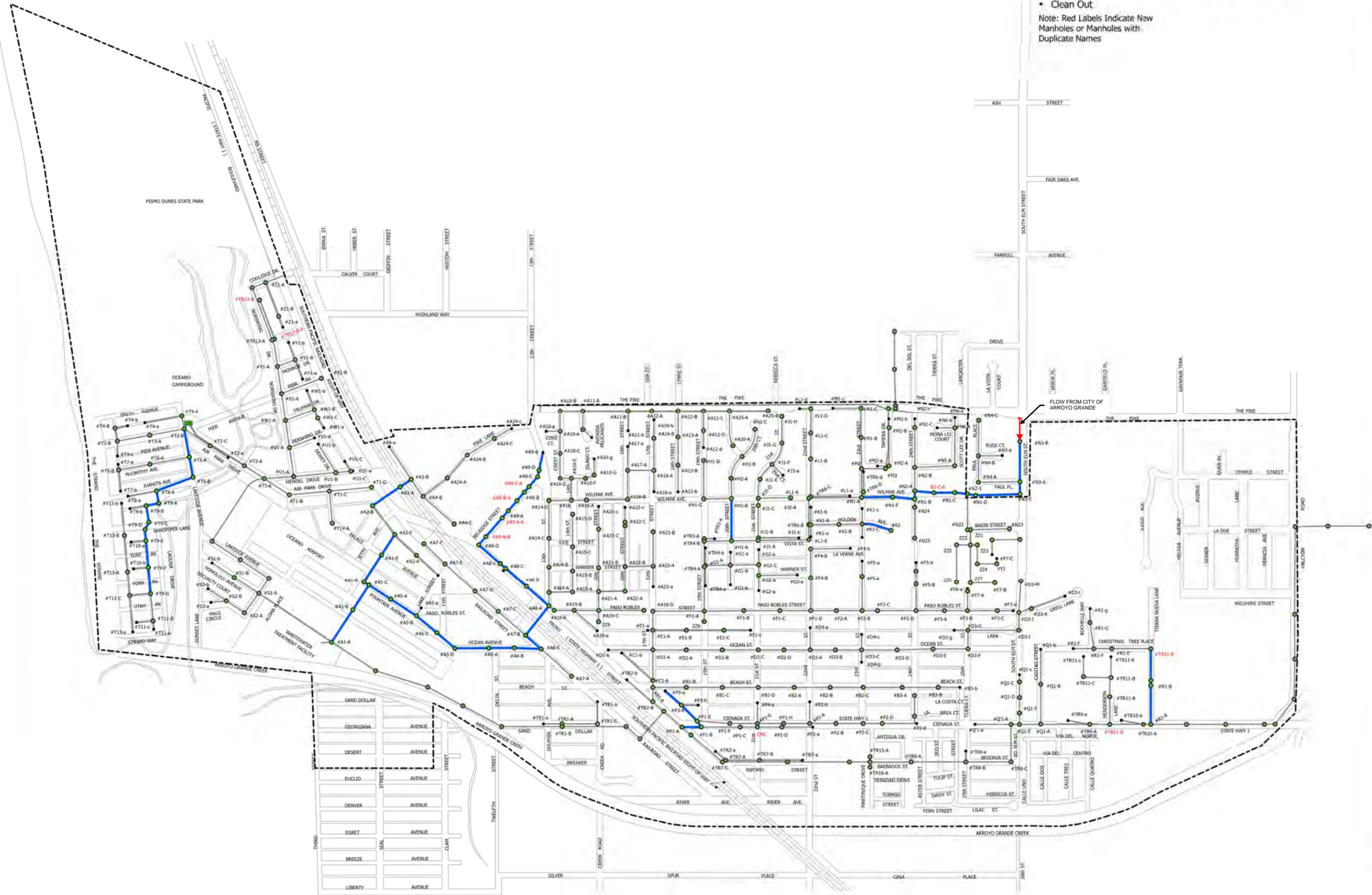


Figure 2-2  
 Oceano Community Services District  
 Draft CIP Engineering Report  
 CCTV Inspections Map



## 2.2.1 CCTV Risk Analysis

To assist the District in making informed decisions for correction of sewer collection system deficiencies, a risk analysis was performed in accordance with PACP recommendations and methodologies. Within the PACP framework, the risk analysis considers the Likelihood of Failure (LoF) and Consequence of Failure (CoF) for each pipe segment as defined in the following sections.

### 2.2.1.1 Likelihood of Failure (LoF)

Structural and O&M pipeline defect scores were provided for each pipe segment. These scores were used to determine the LoF score. The LoF is a numerical representation of the probability of failure based on the pipes condition. This value is calculated using the number of highest condition grade defects observed during inspection and can range from 1 (lowest LoF) to 6 (highest LoF). This method weighs higher grade defects heavier than lower graded defects and thus, the LoF is not adversely skewed by multiple low condition grade scores. Although the pipe may only have a small number of highly graded defects these are much more likely to result in a failure than several lower graded defects.

### 2.2.1.2 Consequence of Failure (CoF)

To account for public impact and economic and environmental costs related to a pipeline failure, CoF scoring criteria were developed. These rankings were developed with District input during preliminary project meetings and in accordance with PACP recommendations. Values range from 1 (lowest CoF) to 3 (highest CoF). Weightings were also assigned to each parameter to capture the economic, social, and environmental consequence of a pipe when compared against each of the other parameters. For example, environmental location would be considered to have a larger impact on the public and have higher economic and environmental costs compared to the type of street access. Values range from 1 (lowest CoF) to 3 (highest CoF). The established CoF matrix for the analysis is presented in **Table 2-1**.

Table 2-1: Sewer Pipe Consequence of Failure				
Parameter	Parameter Weighting	Assigned Ranking		
		1	2	3
Street Access	1	Residential/Private Property, No Access Restrictions	Collector/Arterial Road, Private Property, Limited Access	Highway 1, Private Property, Airport, No Access
Environmental Location	2	No Issue	Spill to Storm Drain	Spill to Water Body
Diameter	1.5	6-inch	8- to 10-inch	12-inch
Material	1	PVC	-	VCP
Pipe Age	1.5	Current - 1990	1990 - 1970	Pre 1970

CoF values for each pipe segment were calculated as the product of the parameter ranking value and parameter weighting. The CoF values for the individual categories were then summed for each pipe segment and divided by a factor to normalize CoF between a range of 1 (lowest CoF) and 3 (highest CoF).

### 2.2.1.3 Overall Risk Score

Risk, as used within the PACP framework, analyzes each pipe’s physical condition (LoF) in addition to the potential adverse effects a failure can have on the community and District (CoF). Values for Risk were calculated for both the Structural and O&M categories as the product of LoF and CoF per PACP recommendations and multiplied by a normalizing factor to fall within a range from 1 (lowest Risk) to 6 (highest Risk) as presented below.

$$\text{Risk Score} = \text{LoF} * \text{CoF} * (6/10)$$

The highest risk ratings were calculated between Railroad Street and South 4<sup>th</sup> Street (highest risk score = 6.0), Juanita Avenue (risk score = 5.62), Highway 1 (highest risk score = 4.92), Belridge Street (highest risk score = 4.83), and Laguna Drive (highest risk score = 4.80). Results of all inspected pipe segments assigned Risk scores are presented in **Appendix C**.

### 2.2.2 CCTV Inspection Summary of Findings

The following subsections group the CCTV data collected into respective collection system areas and summarize the inspection findings. Overall, the inspected sections of the District’s collection system appear to be in good condition, especially given the age of the pipes. Areas with recurring O&M needs were identified by the District prior to inspections and were generally the areas with the most observed deficiencies. Although CCTV investigations observed defects throughout the system, it should be noted that no areas observed require immediate or emergency rehabilitation or replacement. During CCTV inspections, a number of manholes were identified along Belridge Street and Wilmar Avenue that were not previously included on the District’s sewer collection system map. Approximate locations of these manholes are presented in **Figure 2-2**. The following summary of findings is provided for each general location inspected.

#### 2.2.2.1 The Strand Area

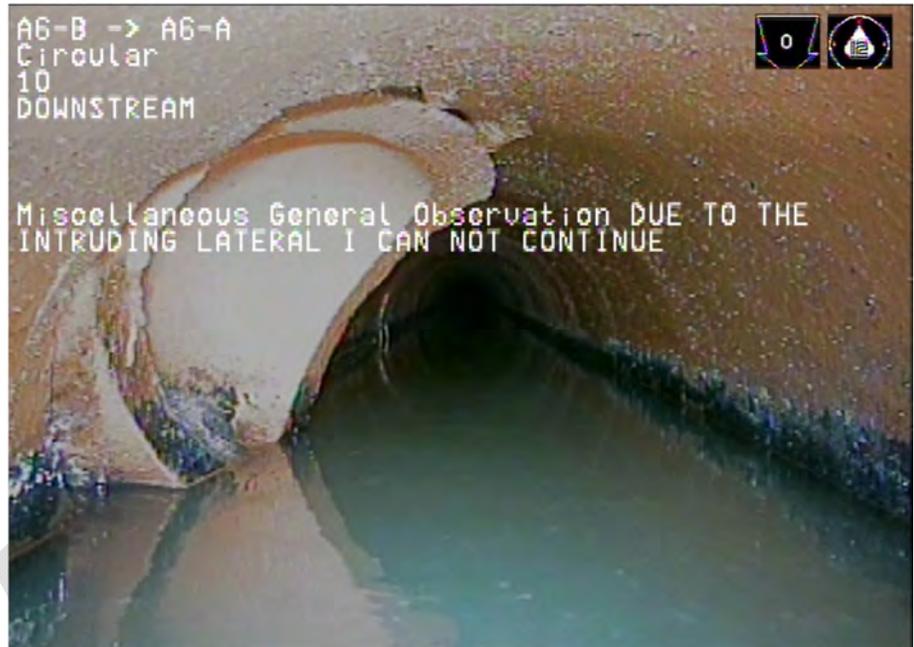
Inspections in The Strand area (District area west of Lakeside Avenue and Sunset Lane) identified numerous locations of sediment, gravel, sand, and FOG deposits, an example of which can be found in **Figure 2-3**. Significant areas of sewer bellies (dips or sags in the gravity sewer pipe slope) were identified and have the potential to impede sewer flows. The most significant locations of pipeline bellies were observed between manholes #T9-F and #T2-E (Risk Score = 4.80) and between manholes #T9-G and #T9-F (Risk Score = 4.80). Locations of fine root intrusion were also identified during the inspection; however, no impedance of flows due to roots was observed.



**Figure 2-3: Settled deposits observed in pipeline between manholes #T9-G and #T9-F**

### 2.2.2.2 Airport, Fountain Avenue, and Ocean Avenue

Multiple pipe bellies were identified along the pipelines within Fountain Avenue and Ocean Avenue with the most significant sections observed between manholes #A6-A and #A6-B (Risk Score = 4.22) and between manholes #A5-A and #A1-C (Risk Score = 4.11). Initial inspections conducted in December 2024 observed significant sewer backup within the pipelines along Fountain Avenue and Ocean Avenue which appear to be due to buildup in the pipe bellies. NPS crew members were unable to complete inspection along this section of the collection system in December 2024 and returned in February 2025 to complete the work following additional cleaning by the District. During inspection of the pipe segment between manholes #A6-A and #A6-B, an intruding lateral was observed that impeded the CCTV camera's movement and inspection from the downstream manhole was required to complete the pipeline inspection (**Figure 2-4**). The lateral intruded approximately 2- to 3-inches into the pipe and has the potential to impede sewer flows.



**Figure 2-4: Intruding lateral observed between manholes #A6-A and #A6-B**

### 2.2.2.3 Belridge Street and Highway 1

Conversations with District staff prior to CCTV footage identified the potential for pipeline bellies within Belridge Street which were assumed present by District staff due to difficulties experienced during cleaning operations. Pipe bellies were confirmed during the CCTV inspection with the most significant section observed between manholes #A9-A-A and #A9-A-B (Risk Score = 4.83), an example of which can be found in **Figure 2-5**. It should be noted that during inspection, four previously unknown and undocumented manholes were located along Belridge Street. Approximate locations of these manholes are presented in **Figure 2-2**.



**Figure 2-5: Pipe belly (sag) observed between manholes #A9-A-A and #A9-A-B**

### 2.2.2.4 Railroad Crossing North



**Figure 2-6: Joint offset observed between manholes #A2-B and #A3-A**

CCTV inspections conducted underneath the northern railroad crossing and within Railroad Street identified joint offsets that could lead to potential failure of the pipe, an example of which is presented in **Figure 2-6**. The most significant locations of the joint offsets were observed between manholes #A3-B and #A3-A (Risk Score = 6.0) and Manholes #A2B and #A3-A (Risk Score = 4.78). From the CCTV footage, it appears that rehabilitation work has been performed since the pipe's original installation due to the presence of PVC pipe underneath the railroad.

### 2.2.2.5 Railroad Crossing South

Multiple locations of significant pipe bellies were observed along the southern railroad crossing and within Railroad Street, spanning from manholes #A8-A to #A6-C with the highest risk identified between MH #A8-4 and #A7-B (Risk Score = 3.21). It is anticipated that these bellies have the potential to impede sewer flows if not cleaned on a regular cycle. From the CCTV footage, it appears that rehabilitation work was completed after the pipeline was originally installed, indicated by the presence of PVC pipe underneath the railroad. The transition between VCP and PVC pipe at one location is presented in **Figure 2-7**.



**Figure 2-7: Transition between PVC and VCP pipe between manholes #A8-A and #A7-B**

### 2.2.2.6 Beach and Cienaga Street



Prior to CCTV inspections, District staff anticipated significant buildup of FOG inside pipes within an alleyway from Beach Street to Cienaga Street, potentially due to restaurants conveying flows into the pipes. CCTV inspections confirmed the presence of FOG at moderate levels between cleanout #P3-a and manhole #P1-A, with the highest risk identified between MH #P1-B and #P1-A (Risk Score = 4.11). An example of FOG observed is presented in **Figure 2-8**. No significant impedance of flow was observed due to FOG during inspection.

**Figure 2-8: FOG buildup observed between manholes #P3-a and #P1-E**

**2.2.2.7 Northeastern District (South Elm Street, Wilmar Avenue, 20<sup>th</sup> Street, Holden Avenue)**

Pipelines within the northeastern section of the District’s collection system were generally in good condition. The District had indicated that this section of the system required additional cleaning since it receives flow from Arroyo Grande, however, large amounts of debris was not observed. Similar to Belridge Street, one previously unidentified manhole was located along Wilmar Avenue. The approximate location of this manhole is presented in **Figure 2-2**. Observations along Wilmar Avenue identified what appeared to be a shard of PVC pipe lodged in a pipe between manhole #N1-B and #N1-F (**Figure 2-9**) and root intrusion blocking the majority of a lateral was observed within the pipeline between manholes #N1-D and #N2-1. Additionally, spiral and circumferential cracking were observed between manholes #H1-A and #H1-B within 20<sup>th</sup> Street and between manholes #K1-C and #K2 within Holden Avenue, an example of which is presented in **Figure 2-10**.



**Figure 2-9: PVC lodged into pipe between manholes #N1-B and #N1-F**



**Figure 2-10: Example of cracking between manholes #K2 and #K1-C**

### 2.2.2.8 *Tierra Nueva Lane*

The pipelines within Tierra Nueva Lane are a District-identified hotspot due to root intrusion within the pipes. During inspection, one lateral was observed to be completely clogged by roots between manholes #R1-A and #R1-B (Risk Score = 2.99) (**Figure 2-11**). It is suspected that this location of root intrusion is the cause of sewer blockages in the area and resulting sanitary sewer overflows. District staff have opted to remove the lateral in-house as it's not connected to a residence and was likely installed for a lot that has since been repurposed as a storm water detention basin. This project is not included in the CIP.



**Figure 2-11: Roots plugging lateral between manholes #R1-A and #R1-B**

## 2.3 Manhole Inspections

Manhole inspections took place in December 2024 guided by the NASSCO Manhole Assessment Certification Program (MACP) Level 2 inspection requirements. A 360° camera attached to a telescoping rod was used to capture still-frames and 360° videos of each manhole. Still-frames were captured at locations where defects were observed and at each manhole inlet and outlet. Lights were attached to the camera to ensure clear visibility throughout inspections. During the Preliminary Sanitary Sewer CIP Workshop, 15 manholes were identified by District staff for inspection and included the following:

- A8-A
- A8-B
- A8-C
- A8-D
- A9-A
- CMC<sup>3</sup>
- P1-A
- A9-B
- A9-C
- A22-C
- P1-E
- P3-A
- R1-B
- T6-B
- ZZ4

Manhole inspections gathered information on general conditions at each site (e.g., location observations, adjacent ground cover, etc.), cover observations (e.g., diameter, material, presence of rust/corrosion, etc.), and structure observations (e.g., number of adjusting rings/barrel segments, condition of bench and

<sup>3</sup> The CMC manhole was not previously identified on the District's sewer collection system map. The manhole is located at the intersection of Cienaga Street and 21<sup>st</sup> Street and the approximate location is presented in **Figure 2-2**.

channel, concrete staining, coating condition, etc.). Complete manhole inspection reports can be found in **Appendix D** and locations of each manhole are presented in **Figure 2-2**.

### 2.3.1 Manhole Risk Analysis

Manhole Risk was characterized using a risk matrix established during preliminary project meetings held with the District (**Table 2-2**).

Table 2-2: Manhole Risk Analysis				
Parameter	Parameter Weighting	Assigned Ranking		
		1	2	3
Manhole Access	1	No Access Restrictions	Collector/Arterial Road, Private Property, Limited Access	Highway 1, Private Property, Airport, No Access
Environmental Location	2	No Issue	Spill to Storm Drain	Spill to Water Body
Structural	3	Minimal to No Damage	Minor Damage, Missing Grout, Minor Cracks, Minor Root Intrusion, Moderate Rust on Frame/Cover	Significant Damage, Cracking, or Fractures; Significant Root Intrusion
O&M <sup>(1)</sup>	2	No Known Issues	Intermittent Maintenance	Frequent Maintenance
No. of Connections	1	2	3	4+
Size of Connections	1.25	6-inch	8- to 10-inch	12-inch
<i>Notes:</i> 1. Frequency of required maintenance provided by District during manhole inspections.				

Following the same process outlined in **Section 2.2.1**, LoF (including Structural and O&M Parameters) and CoF (including Manhole Access, Environmental Location, Number of Connections, and Size of Connections Parameters) were quantified as the product of the parameter ranking and consequence weighting. Risk was then calculated as the product of LoF and CoF and normalized to fall within a range of 1 (lowest Manhole Risk) to 10 (highest Manhole Risk). Tabulation of Manhole Risks can be found in **Appendix D**.

### 2.3.2 Manhole Inspection Summary of Findings

Overall, manholes within the District’s collection system appeared to be in fair condition. One manhole with known deficiencies adjacent to Hass Lane (manhole #ZZ4) was inspected and confirmed to have significant root intrusion through the adjusting rings, as seen in **Figure 2-12**.



**Figure 2-12: Root intrusion in manhole #ZZ4**

If left untreated, root intrusion within this manhole has the potential to degrade the structure and impede flows, potentially leading to structure failure or blockage of sewer flows.

Two manholes within Highway 1 (manholes #A8-A and #A8-B) were observed to have significant vertical fractures extending through a section of the concrete grade rings, an example of which is presented in **Figure 2-13**.



**Figure 2-13: Fracture through grade ring in manhole #A8-B**

Fractures observed in manholes #A8-A and #A8-B are assumed to be the result of dynamic roadway pressures and live loads translated from semi-trucks and other passing vehicles along Highway 1. Although it does not appear that the manhole grade rings are at risk of near-term failure, continued loading on the manholes can be expected to increase the fracturing and potentially damage adjacent pavement if the structures are not repaired.

In addition to inspections, MKN investigated the potential for manholes to be submerged during flood events. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) research identified special flood hazard zones (Zones AE and AO) and flood plains with 0.2% chance of annual flood extending along the southeastern edge of the District. Approximately 39 manholes are present within these flood plains and risk introduction of significant inflows into the collection system in a flood

event, with floodwaters intruding through the manhole covers which are not watertight. FEMA FIRMs for the areas of interest are provided in **Appendix E**.

## 2.4 Pier Avenue Lift Station Inspection

In November 2024, MKN conducted a field investigation of the District’s Pier Avenue Lift Station accompanied by District staff. The lift station is a Smith & Loveless dry well/wet well-style unit and has known capacity issues indicated by the pumps’ inability to convey peak hour flows. All controls for the lift station are located subgrade within the dry well which is a permit-required confined space. Due to the confined space access, additional staff time is required when performing regular maintenance activities to comply with OSHA and Cal/OSHA protocols. Investigations into the FEMA FIRM for the area confirmed that the lift station is located within a high-risk flood area (Zone AE). Through discussions with the District, it is understood that the replacement of the lift station to an adjacent location is the preferred long-term goal. An overview of the existing lift station site is presented in **Figure 2-14**.

**Figure 2-14: Existing Pier Avenue Lift Station Site**



### 2.4.1 Pier Avenue Lift Station Summary of Findings

On November 26, 2024, MKN conducted a site visit with District staff and performed a visual inspection of the Pier Avenue Lift Station which included an evaluation of condition, functionality, and safety. The field assessment included evaluation of the condition, functionality, and safety of the lift station. Characteristics such as site layout, condition of the dry well and wet well, site safety features, overflow prevention features, and electrical and instrumentation were also documented.

The following observations were made during the field assessment:

- **Site Layout** – The lift station has maintenance vehicle access on the south side along Pier Avenue. District staff noted that during the summer Pier Avenue traffic can back up and impact access. This is due to the entrance to the Oceano Dunes State Vehicular Recreation area being located at the west end of the street. Significant area constraints exist at the project site due to existing electrical and communication utility pedestals and vaults adjacent to the wet well and dry well. No lift station bypassing provisions exist at the site. The lift station is primarily buried aside from the electrical service meter and generator plug. The lift station site is not enclosed and is therefore open to pedestrian access. Site security is limited to the fiberglass locking cover on the dry well access hatch. No objectionable odors were noticed during the site visit.
- **Flood Plain** – Per FEMA National Flood Insurance Program FIRM No. 06079C1582J, the lift station is within Flood Zone AE with a base flood elevation of approximately 13 feet in accordance with the North American Vertical Datum of 1988 (NAVD 88). The FEMA panel can be found in **Appendix E**. A post-construction record of survey approved by the County Surveyor listed the elevation of a found nail and tag directly adjacent to the lift station site as 11.12 feet in 2021.
- **Pumps** – Information provided by the District identified two 3-horsepower (hp) pumps in operation within the dry well. In addition to experiencing capacity issues, the District has reported difficulty in obtaining pump parts due to their age.
- **Dry Well<sup>4</sup>** – The dry well is approximately 7 feet in diameter, 20 feet deep, and constructed of coated steel. The dry well houses the pump station's control panels, valves, pumps, and auto-dialer. Access to the dry well is limited to a 36-inch diameter riser section and the access ladder is not equipped with a fall restraint system. There is no forced-air ventilation system and staff must continuously monitor air quality when working. The dry well also contains a sump pump for removal of any nuisance water and discharges to the ground surface adjacent to the access tube. This area of Oceano historically has high ground water levels (as high as 6 feet below ground surface in one geotechnical study at an adjacent site) and the structure potentially has high levels of corrosion below grade. The above-access hatch is experiencing heavy corrosion at the hinge mechanism.
- **Wet Well** – The concrete wet well is approximately 48 inches in diameter and 18 feet deep. The existing concrete coatings are in poor condition with significant delamination and flaking observed adjacent to the existing metal screening baskets. There are one 10-inch and one 6-inch influent penetrations into the wet well. Moderate corrosion was observed on the manhole frame and cover.
- **Backup Power, Instrumentation, and Controls** – The existing control panel and power panel are located in the dry well. The lift station electrical service meter and emergency generator quick connect lug with manual transfer switch are located above grade, adjacent to the drywell. These items are mounted on a wooden backboard located approximately 3.5 feet above the ground surface. OCSD owns one backup generator that can be used to power the lift station.

Flow data for the Pier Avenue Lift Station was not available at the time of the lift station assessment. Information received from Smith & Loveless using the lift station serial number (07-4213) indicated that the lift station was originally designed for a flow rate of 200 gallons per minute (gpm) at 13 feet total dynamic head (TDH) with 3-hp pumps having eight 1/8-inch impellers. The Wallace Group Sewer

<sup>4</sup> The lift station dry well is a permit-required confined space. As such, no attempt to access was made during the field investigation. Information presented herein was provided by OCSD Operations Staff and gathered from the Smith & Loveless Lift Station Operations and Maintenance Manual.

Collection System Study identified that the 3-hp pumps had been upsized to 5-hp with a design point of 350 gpm at 22 feet TDH in approximately 2000 to accommodate increased loading from construction of the Pacific Plaza Hotel on Pier Avenue. As previously stated, information provided by the District identified that 3-hp pumps are currently in operation at the lift station. Based on this information and District staff observations that the lead and lag pump must operate simultaneously to convey peak hour flows, the existing pumps appear to be undersized. It is assumed that upgrading the 3-hp pumps to 5-hp pumps rated for 350 gpm at 22 feet TDH (as analyzed in the Wallace Group report) would provide sufficient capacity for the existing flow conditions. It is recommended that a draw down test be performed at the lift station to verify the capacity of the existing pumps as well as average and peak flows prior to final design of any improvements. Ideally this testing would occur during staff-observed peak flows, which is during the summer months when tourism is at its peak.

A more detailed discussion on the condition of the lift station can be found in the Pier Avenue Lift Station Improvement Plan (**Appendix B**).

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## 3.0 CAPITAL IMPROVEMENT PLAN

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### 3.1 Development of Prioritization Ranking and Capital Improvement Criteria

Prioritization ranking of CIP projects was determined through conversations with the District and by using data collected during the inspection phase and weighing current conditions of each pipeline and manhole against the anticipated risk and consequence of failure. Inspected pipelines were first analyzed individually, establishing the associated Risk score for each pipeline as detailed in **Section 2.2.1**. Pipes were then grouped together into projects by combining adjacent pipe segments with deficiencies and requiring rehabilitation or replacement. Similarly, manholes were analyzed individually and assigned a Manhole Risk score as detailed in **Section 2.3.1**. Manhole rehabilitation or replacement projects were then grouped together in terms of similar work to reduce costs associated with construction.

Draft projects and prioritization rankings were presented to District staff and discussed. In addition to the projects identified during the risk analysis, District priorities such as sewer cleaning equipment, sewer lateral replacements, update of District Standard Specifications and Drawings, and complete CCTV capture of the collection system were included. Replacement of the Pier Avenue Lift Station improvements ranked high within the District's priorities. Based on known available CIP funding, phasing of lift station improvements and relocation are recommended. Interim improvements to the lift station are recommended to address current capacity issues, flood resiliency, confined space access, and improvement of operations at the existing lift station site. These improvements are included as Priority Project A-2. A summary of the project scope is presented in **Section 3.3.1.2**. When funding becomes available, it is recommended that the District pursue relocation of the lift station to a location northwest of the existing site. Special care should be taken during the planning and design phase of this project due to the highly archaeologically sensitive nature of the area and required easements for the project. The design phase of the relocation of the lift station is included as Priority Project B-7 and the construction phase is included as Priority Project C-3. A summary of the project scope is presented in **Section 3.3.3.3**. It should be noted that the County of San Luis Obispo is in the planning phase of improvements to the Pier Avenue Corridor with a potential long term plan including construction of a roundabout at the Pier Avenue, Lakeside Avenue, and Air Park Drive intersection. Although the plan has not been finalized, the preliminary roundabout sketches appear to require relocation of the existing Pier Avenue Lift Station. Due to the potential for overlap of the projects, it is recommended that the District stay in communication with the County regarding timing of the Pier Avenue Corridor improvements.

Much of the District's sewer collection system has not had CCTV inspection performed within the last 20 years. It is recommended that CCTV inspections be performed every two to three years until the complete system has been captured. Additional footage of the District's sewer collection system will inform the District of potential pipe deficiencies and provide time to allocate funds for corrective measures. For the purposes of the CIP, it is assumed that the CCTV inspections can be completed within three phases, which are included as Priority Projects A-6, B-6, and C-4.

Based on these discussions the following projects and associated prioritization were determined.

## 3.2 Identified Projects

The following subsections summarize recommended improvements for Priority A, Priority B, and Priority C projects.

### 3.2.1 Priority A Projects

Priority A projects are the highest-priority projects and are recommended for completion within the next five years. Locations of Priority A projects are presented in **Figure 3-1**. A summary of each Priority Project is included in the following subsections and full project descriptions are presented in **Appendix F**.

DRAFT



- Legend**
- OCSD Service Area Boundary
  - Lift Station
  - Manhole
  - Clean Out
  - Priority A Projects
  - Pipe not in Priority Project List
- Note: Red Labels Indicate New Manholes or Manholes with Duplicate Names



Figure 3-1  
Oceano Community Services District  
Draft CIP Engineering Report  
Priority A Projects



### **3.2.1.1 Project A-1 Sewer Maintenance Equipment**

The District regularly cleans gravity sanitary sewer lines; however, the equipment currently owned by the District may be undersized to adequately clean all pipelines within the collection system. In addition, upgrading to a larger, more modern water jetting truck will increase the debris tank size and reduce the number of disposal site trips required to empty the trucks debris tank. Purchase and use of a water jetting truck is recommended to adequately clean pipelines with large amounts of debris as seen in the CCTV inspections. In addition, a water jetting truck would reduce overall staff time to perform cleaning activities as the truck would have a significant increase in both water and debris tank size. It is recommended the District evaluate the purchase of a new truck with that of a used truck based on availability in the market. Although the initial purchase amount is generally lower for used equipment, it is possible that the cost of maintenance and repairs can outweigh the increased purchase cost of new equipment under warranty. However, if the opportunity arises for purchase of a used water jetting truck with ample service history records and the completion of satisfactory inspections prior to purchase, the option to purchase a used truck may become more viable. Additional equipment that is recommended for purchase includes a self-leveling push camera, locator, and traceable rod that will assist the District in completing limited inspections of laterals and pipelines in-house.

### **3.2.1.2 Project A-2 Pier Avenue Lift Station Interim Improvements**

The Pier Avenue Lift Station is in a high-risk flood zone (FEMA Zone AE). The lift station experiences high volumes of debris and rags and is incapable of conveying peak hour flows. All lift station controls are located within the dry well, which is a permit-required confined space and results in increased staff time during maintenance activities. The Pier Avenue Lift Station Interim Improvements project recommendations address current capacity issues, flood resiliency, confined space access, and improving operations at the site.

Interim improvements to the Pier Avenue Lift Station include:

- Upgrade of existing 3-hp pumps to 5-hp pumps
- Relocation of the control panel and power panel from the dry well to a location above grade
- Purchase of a backup generator
- Flood-proof access hatch installation over the wet well
- Installation of aluminum screening baskets on rails, installation of a davit crane receiver, and purchase of a davit crane
- Recoating of exposed portions of the dry well access riser
- Adjustment of piping to allow the sump pump to discharge to the wet well rather than the sidewalk

### **3.2.1.3 Project A-3 Belridge Street Sewer Rehabilitation Project**

As observed during CCTV inspection, the existing Belridge Street sewer line has a number of pipe sags that result in debris buildup and flow restrictions. The Belridge Street Sewer Rehabilitation Project includes the replacement of one segment of pipe between manhole #A9-A-A and manhole #A9-A-B to mitigate these issues.

#### **3.2.1.4 Project A-4 Wilmar Avenue Sewer Rehabilitation Project**

The existing Wilmar Avenue sewer line has what appears to be a fragment of PVC lodged through a pipe between manhole #N1-B and manhole #N1-F. The fragment of PVC is obstructing flow upstream of the pipe segment. As previously mentioned, this section of the system sees additional flow from the City of Arroyo Grande. Additionally, one sewer lateral along the pipe segment between manhole #N1-D and manhole #N2-1 was observed to be plugged with intruding roots and requires correction. The Wilmar Avenue Sewer Rehabilitation Project includes a point repair at the obstruction location as well as clearing of the impacted lateral.

#### **3.2.1.5 Project A-5 North Highway 1 Crossing Sewer Rehabilitation**

As observed during CCTV inspections the existing gravity sewer line is located between the railroad tracks west of Railroad Street and the south of Air Park Drive (manholes #A3-A to #A3-B). This pipe segment travels under Highway 1 and between residential structures, making repair/replacement access difficult. The pipeline contains horizontal joint deflections that could lead to failure of the pipe. It is recommended the pipeline be rehabilitated with a cured-in-place liner.

#### **3.2.1.6 Project A-6 CCTV Inspection – Phase 1**

The CCTV Inspection – Phase I project is intended to capture approximately one third of the remaining collection system that requires inspection.

#### **3.2.1.7 Project A-7 Lateral Replacement Project**

From discussions with District staff, it is understood that the District maintains ownership of the laterals from the cleanout to sewer main if the lateral is constructed to District Specifications and has a cleanout located at the property line. It is understood that six such sewer laterals need replacement in various locations within the District's Service Area. The Lateral Replacement Project allocates funds for the replacement of these sewer laterals.

### **3.2.2 Priority B Projects**

Priority B projects are medium-priority projects and are recommended for completion within five to ten years of approval of the CIP. Locations of Priority B projects are presented in **Figure 3-2**. A summary of each Priority B project is included in the following subsections. Full project descriptions are included in **Appendix F**.



- Legend**
- OCSD Service Area Boundary
  - Lift Station
  - Manhole
  - Clean Out
  - Priority B Projects
  - Pipe not in Priority Project List
- Note: Red Labels Indicate New Manholes or Manholes with Duplicate Names



Figure 3-2  
Oceano Community Services District  
Draft CIP Engineering Report  
Priority B Projects



### **3.2.2.1 Project B-1 Ocean Avenue and Fountain Avenue Sewer Rehabilitation**

The existing Ocean Avenue and Fountain Avenue sewer pipes contain significant pipe sags that inhibit sewer flow. A protruding sewer lateral is also located within Ocean Avenue. The Ocean Avenue and Fountain Avenue Sewer Rehabilitation project recommendations include replacement of pipe segments with the most significant pipe sags as well as a point repair for the intruding lateral.

### **3.2.2.2 Project B-2 The Strand Sewer Rehabilitation**

The existing sewer in The Strand (District area west of Lakeside Avenue and Sunset Lane) has a number of pipe sags, cracks, and settled deposits affecting the operation of the sewer collection system. The Strand Sewer Rehabilitation project recommends replacement of the pipe segment between manhole #T9-G and manhole #T9-F, the pipe segment between manhole #T5-A and manhole #T2-B, and replacement of 21 existing manhole covers and frames with waterproof composite manhole covers and frames. Areas within The Strand are within FEMA identified flood plains (**Section 2.3.2**), waterproof composite manhole covers will minimize the introduction flood waters into the sewer collection system and prevent intrusion of sand and debris.

### **3.2.2.3 Project B-3 Railroad Crossing South**

CCTV footage observed significant sags along the existing sewer line crossing beneath the railroad tracks and within Railroad Street from manhole #A8-A to manhole #A6-C. The pipeline sags create low points that impede flows through the pipeline and allow for FOG and sediment to settle out and accumulate at the base of the pipe. Due to these sags and the inability to rehabilitate the pipe using a cast-in-place lining system or pipe bursting, a new railroad crossing is recommended utilizing horizontal auger boring for the pipe installation with the existing pipe within Railroad Street replaced through open trench construction.

### **3.2.2.4 Project B-4 Cienaga and Beach Street FOG Project**

Conversations with District staff identified segments of pipe near Cienaga Street and Beach Street with significant FOG buildup. CCTV footage gathered in the area observed minor FOG buildup within the pipeline; however, it is anticipated that increasing the frequency of pipe cleaning and the installation of an enzyme-based treatment system designed to break down FOG will mitigate the accumulation of FOG. It is understood that multiple restaurants are connected to the pipelines with FOG issues and that flows are relatively low. The Cienaga and Beach Street FOG Project recommends installation of an enzyme-based treatment system to assist in FOG breakdown within the pipelines.

### **3.2.2.5 Project B-5 Manhole Improvements – Phase 1**

During manhole inspections, two manholes within Highway 1 were observed to have fractures through the concrete grade rings and are recommended to be replaced with new grade rings, frames, and covers. One manhole on Hass Lane (#ZZ4) was observed to have significant root intrusion through the grade rings. It is recommended that the District remove and replace this manhole. Reviewing the FEMA FIRM within the District's Service Area, there are approximately 40 manholes that are located within a FEMA-defined flood plain. Twenty-one of these manholes are recommended for replacement within Priority Project B-2: The Strand Sewer Rehabilitation. It is recommended the District phase replacement of the manhole frames and covers with composite, water-tight manhole frames and covers. Nine additional

manhole cover replacements are covered within the scope of this project, with the remainder included within Project C-5.

### **3.2.2.6 Project B-6 CCTV Inspection – Phase 2**

Phase 2 of the CCTV Inspection project recommends collecting CCTV footage on one-third of the District's collection system.

### **3.2.2.7 Project B-7: Pier Avenue Lift Station Replacement – Design**

The Pier Avenue Lift Station Replacement project recommends replacement of the lift station in an area northwest of the existing site and within the San Luis Obispo County right-of-way. The proposed replacement will include installation of new manholes, a wet well with in-channel grinder, submersible pumps, and a discharge bypass connection which will assist the District in future operations and maintenance of the lift station. Areas adjacent to the project site are known to be archaeologically sensitive and easements will need to be coordinated with San Luis Obispo County and CA State Parks to facilitate the relocation. Replacement of the Pier Avenue Lift Station is anticipated to provide flood resiliency, reduce District maintenance concerns, provide easier maintenance access for District staff, eliminate confined space requirements during maintenance operations, and ensure adequacy and efficiency of the lift station for future flow conditions. The Pier Avenue Lift Station Replacement project is included in the CIP as Project B-7 (Design Phase) and Project C-3 (Construction Phase). The design phase, Project B-7, includes planning, easement procurement, environmental studies/documentation, permitting, and engineering design. As additional efforts are anticipated regarding archaeological/environmental studies and procurement of easements, it is recommended that the initial project phase allows adequate time for completion of design and permitting before relocation of the lift station is an immediate District need.

## **3.2.3 Priority C Projects**

Priority C projects are low-priority projects and are recommended for completion after the ten-year CIP planning window. Locations of Priority C projects are presented in **Figure 3-3**. A summary of each Priority C project is included in the following subsections. Full project descriptions are included in **Appendix F**.



- Legend**
- OCSD Service Area Boundary
  - Lift Station
  - Manhole
  - Clean Out
  - Priority C Projects
  - Pipe not in Priority Project List
- Note: Red Labels Indicate New Manholes or Manholes with Duplicate Names



Figure 3-3  
Oceano Community Services District  
Draft CIP Engineering Report  
Priority C Projects



### **3.2.3.1 Project C-1 20<sup>th</sup> Street Sewer Rehabilitation**

During CCTV inspections, multiple areas of cracking and joint offsets were observed along the pipe within 20<sup>th</sup> Street between Wilmar Avenue and Vista Street between MH #H1-A and #H1-B. To mitigate the potential for future issues, it is recommended that this section of pipe be replaced with a 6-inch SDR35 PVC pipe.

### **3.2.3.2 Project C-2 Holden Avenue Sewer Rehabilitation**

During CCTV inspections, multiple areas of cracking were observed along the pipe within Holden Avenue between 23<sup>rd</sup> Street and the cul-de-sac between MH #K1-C and #K2. To mitigate potential future issues, it is recommended that this section of pipe be replaced with a 6-inch SDR35 PVC pipe.

### **3.2.3.3 Project C-3 Pier Avenue Lift Station Replacement – Construction**

The construction phase of the Pier Avenue Lift Station Replacement. See Section 3.2.2.7 for project description.

### **3.2.3.4 Project C-4 CCTV Inspection – Phase 3**

Phase 3 of the CCTV Inspection project recommends collecting CCTV footage on the remaining locations within the sewer collection system.

### **3.2.3.5 Project C-5 Manhole Improvements – Phase 2**

Phase 2 of the Manhole Improvements project recommends replacement of manhole frames and covers with composite, water-tight manhole frames and covers that are located within FEMA-defined flood hazard areas. Ten manhole cover replacements are recommended within the scope of this project.

### **3.2.3.6 Project C-6 District Standard Specifications and Drawings Update**

The latest update of the District Standard Specifications and Drawings was published with Resolution No. 1997-22 in 1997. The District Standard Specifications and Drawings Update project recommends review and update of these documents to meet current District preferences and materials and verify congruency between District and cross-jurisdictional standards (e.g., CA State Water Resources Control Board (SWRCB), San Luis Obispo County Air Pollution Control District, etc.).

## **3.3 Opinions of Cost**

Preliminary Construction Cost Opinions have been developed for each priority project which include construction costs, soft costs, and contingencies. Construction costs were derived using historical cost data from previous projects and escalated to current dollars using the 20-city Engineering News-Record (ENR) Construction Cost Index (CCI) May 2025, where applicable. The developed cost opinions meet Class 4 estimates as defined by the Association for the Advancement of Cost Engineering (AACE) International Recommended Practice No. 18R. Class 4 estimates are used during project feasibility level of design and fall within an expected accuracy range of -15% to -30% (low) and +20% to +50% (high).

A contingency allowance of 25% was applied to construction costs to account for additional costs not anticipated at the feasibility level. A contingency allowance of 10% was applied to the purchase of

equipment. As projects progress to a detailed design, and the level of project definition is refined, the contingency allowances would decrease.

A mobilization and demobilization allowance of 10% was included where applicable. This allowance covers items such as construction bonds, temporary office trailers, temporary utilities, and procurement and delivery of equipment and materials to the site.

Implementation costs, including engineering, project administration, and construction management, were accounted for as a percentage of the total construction costs, which also included mobilization and contingency allowances. An implementation cost allowance of 30% has been applied to each project that is anticipated to require design services (excluding Priority Project C-3), construction management, and significant project administration services, summarized as follows:

- Planning, Easements, Environmental Documentation, and Permits: 5%
- Engineering Design: 15%
- Project Administration and Construction Management: 10%

Due to the increased effort anticipated during planning, procurement of easements, environmental documentation, and permitting, the implementation allowance for the Pier Avenue Lift Station Replacement project has been increased to 40%, as summarized below:

- Planning, Easements, Environmental Documentation, and Permits: 15%
- Engineering Design: 15%
- Project Administration and Construction Management: 10%

Individual cost opinions for each Priority Project are presented in **Appendix F**, including the cost breakdown for each phase of the Pier Avenue Lift Station Replacement Project.

### 3.3.1 Opinion of Cost – Priority A Projects

Opinions of cost for Priority A projects are presented in **Table 3-1**.

Table 3-1: Opinion of Cost – Priority A Projects					
Project Number	Improvement	Construction/ Product Cost	Contingency Cost	Implementation Costs	Opinion of Cost <sup>(1,2)</sup>
A-1	Sewer Maintenance Equipment	\$300,000 (Used) \$600,000 (New)	\$30,000 (Used) \$60,000 (New)	N/A	<b>\$330,000 (Used)</b> <b>\$660,000 (New)</b>
A-2	Pier Avenue Lift Station Interim Improvements	\$299,000	\$75,000	\$113,000	<b>\$487,000</b>
A-3	Belridge Street Sewer Rehabilitation Project	\$235,000	\$59,000	\$89,000	<b>\$383,000</b>
A-4	Wilmar Avenue Sewer Rehabilitation Project	\$28,000	\$7,000	\$11,000	<b>\$46,000</b>
A-5	North Highway 1 Crossing Sewer Rehabilitation	\$61,000	\$16,000	\$39,000	<b>\$116,000</b>
A-6	CCTV Inspection – Phase 1 <sup>(3)</sup>	\$50,000	\$13,000	N/A	<b>\$63,000</b>
A-7	Lateral Replacement Project <sup>(4)</sup>	\$72,000	\$18,000	N/A	<b>\$90,000</b>
<b>Total</b>					<b>\$1,845,000<sup>(5)</sup></b>

**Notes:**

1. ENR CCI at time of cost estimate = 13838.59 (May 2025).
2. Values provided are in 2025 dollars and rounded up to the nearest \$1,000.
3. Assumes a two-week duration for CCTV inspection.
4. Lateral replacement costs may vary significantly depending on lateral location, length, depth of sewer connection, and other factors.
5. Value assumes purchase of new water jetting truck.

### 3.3.2 Opinion of Cost – Priority B Projects

Opinions of cost for Priority B projects are presented in **Table 3-2**.

<b>Table 3-2: Opinion of Cost – Priority B Projects</b>					
<b>Project Number</b>	<b>Improvement</b>	<b>Construction/Product Cost</b>	<b>Contingency Cost</b>	<b>Implementation Costs</b>	<b>Opinion of Cost<sup>(1,2)</sup></b>
B-1	Ocean Avenue and Fountain Avenue Sewer Rehabilitation	\$571,000	\$143,000	\$215,000	<b>\$929,000</b>
B-2	The Strand Sewer Rehabilitation	\$493,000	\$124,000	\$186,000	<b>\$803,000</b>
B-3	Railroad Crossing South	\$1,102,000	\$276,000	\$414,000	<b>\$1,792,000</b>
B-4	Cienaga and Beach Street FOG Project	\$33,000	\$9,000	N/A	<b>\$42,000</b>
B-5	Manhole Improvements – Phase 1	\$109,000	\$28,000	N/A	<b>\$137,000</b>
B-6	CCTV Inspection – Phase 2 <sup>(3)</sup>	\$50,000	\$13,000	N/A	<b>\$63,000</b>
B-7	Pier Avenue Lift Station Replacement Design	N/A	N/A	\$263,000	<b>\$263,000</b>
<b>Total</b>					<b>\$4,029,000</b>
<p><i>Notes:</i></p> <ol style="list-style-type: none"> <li><i>ENR CCI at time of cost estimate = 13838.59 (May 2025).</i></li> <li><i>Values provided are in 2025 dollars and rounded up to the nearest \$1,000.</i></li> <li><i>Assumes a two-week duration for CCTV inspection.</i></li> </ol>					

### 3.3.3 Opinion of Cost – Priority C Projects

Opinions of cost for Priority C projects are presented in **Table 3-3**.

<b>Table 3-3: Opinion of Cost – Priority C Projects</b>					
<b>Project Number</b>	<b>Improvement</b>	<b>Construction/Product Cost</b>	<b>Contingency Cost</b>	<b>Implementation Costs</b>	<b>Opinion of Cost<sup>(1,2)</sup></b>
C-1	20 <sup>th</sup> Street Sewer Rehabilitation	\$41,000	\$11,000	N/A	<b>\$52,000</b>
C-2	Holden Avenue Sewer Rehabilitation	\$29,000	\$8,000	N/A	<b>\$37,000</b>
C-3	Pier Avenue Lift Station Replacement Construction	\$698,000	\$175,000	\$87,000	<b>\$960,000</b>
C-4	CCTV Inspection – Phase 3 <sup>(3)</sup>	\$50,000	\$13,000	N/A	<b>\$63,000</b>
C-5	Manhole Improvements – Phase 2	\$60,000	\$15,000	N/A	<b>\$75,000</b>
C-6	District Standard Specifications and Drawings Update	\$60,000	\$15,000	N/A	<b>\$75,000</b>
<b>Total</b>					<b>\$1,262,000</b>
<i>Notes:</i>					
1. ENR CCI at time of cost estimate = 13838.59 (May 2025).					
2. Values provided are in 2025 dollars and rounded up to the nearest \$1,000.					
3. Assumes two-week duration for CCTV inspection.					

## 4.0 Project Funding Opportunities

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### 4.1 Project Funding Opportunities

Concurrent with development of the CIP, MKN's subconsultant Rincon Consultants, Inc., (Rincon) researched currently available Federal, State, regional, and private grants and low-cost financing for the anticipated projects to be included in the Sanitary Sewer CIP and provided a Funding Opportunity Memorandum outlining specifics of each potential funding source. The following funding sources were identified during this research:

- CA Infrastructure and Economic Development Bank (IBank) Infrastructure State Revolving Fund (ISRF) Program
- CA SWRCB Clean Water State Revolving Fund (CWSRF)
- U.S. Department of Agriculture (USDA) Water and Waste Disposal Loan & Grant Program
- USDA Community Facilities Direct Loan & Grant Program
- U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program
- U.S. Congressman Salud Carbajal FY26 Appropriations Request

An overview and summary of each funding source is presented in the following sections with the complete funding plan presented in **Appendix G**.

#### 4.1.1 CA IBank ISRF Program

The ISRF Program provides low-cost public financing to state and local government entities for a wide variety of public and economic development projects. Recent projects receiving low-cost loans through this program include replacement of a 40-year-old lift station by Stallion Springs Community Services District, sewer line upgrades and replacements by the City of Laguna Beach and County of Santa Cruz Sanitation District, and wastewater treatment plant rehabilitation and upgrades by the City of Laguna Beach and Las Gallinas Valley Sanitary District. Recent interest rates (since October 2022) have ranged from 4.04 to 4.78 percent.

#### 4.1.2 CA SWRCB CWSRF

The CWSRF is a financial assistance program established by the U.S. Environmental Protection Agency (USEPA) and administered in California by the SWRCB to support a wide range of water quality projects. Recent projects placed on the CWSRF Fundable List for FY2024-25 include South Tahoe Public Utility District's Bijou Wastewater Pump Station Rehabilitation project, the City of San Diego's Alvarado Trunk Sewer Phase IV project, Sunset Beach Sanitary District's Broadway Pump Station Sewer Bypass project, and the City of Oakland's Sanitary Sewer Rehabilitation (Sub-basin 82-005), Phase 2 project. The program primarily provides low-interest financing, but also offers a limited number of grants for certain priority categories, which include Small Community Wastewater Program grants for planning and construction.

### 4.1.3 USDA Water and Waste Disposal Loan & Grant Program

The Water and Waste Disposal Loan & Grant Program provides funding assistance for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas. Interest rates for the second quarter of FY2025 range from 2.500 to 4.125 percent and are based on the need for the project and the median household income of the area to be served. Projects in California recently receiving loans and grants through this program include Woodbridge Sanitary District's Wastewater Facilities Rehabilitation project, Willow Creek Community Services District's Septic System Collection and Treatment project, and the City of San Juan Bautista's Sewer Improvements projects.

### 4.1.4 USDA Community Facilities Direct Loan & Grant Program

The Community Facilities Direct Loan & Grant Program provides affordable funding to develop water and waste disposal facilities and essential community facilities in rural areas. Interest rates for the first quarter of FY2025 range from 2.500 to 4.125 percent and are based on the need for the project and the median household income of the area to be served. Projects in California recently receiving loans and grants through this program include the purchase of a vactor truck for sewer/stormwater cleaning; purchases of various vehicles and trucks for inspections, public works, fire protection services, and police protection services; purchases of mobile and stationary equipment such as backhoes and emergency generators; and the completion of building improvements such as roof repairs, heating, and ventilation.

### 4.1.5 U.S. Department of HUD CDBG Program

The CDBG Program provides annual grants to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people. Different programs are available under the block grant, such as the CDBG Entitlement Program, which provides grants to entitled cities and urban counties, or the CDBG State Program, which provides funds to states that then make awards to towns, cities, and counties not directly funded under the CDBG Entitlement Program. Although OCSD does not qualify as an eligible grantee, it may consider collaborating with the County of San Luis Obispo, which has received CDBG Entitlement Program funding since 2002 and has used its CDBG funding for activities such as improvements to water/sewer facilities, flood drainage, streets, and sidewalks. The County of San Luis Obispo has also previously allocated a portion of its CDBG funds to local participating cities (e.g., Arroyo Grande, Morro Bay, Paso Robles) for street and sidewalk improvements projects. Additional coordination with the County of San Luis Obispo would be necessary to determine whether OCSD would be considered an eligible subrecipient of CDBG Funds.

### 4.1.6 U.S. Congressman Salud Carbajal FY26 Appropriations Request

In March 2024, the District requested that an appropriations request be submitted to Congressman Carbajal for funding of a sewer improvement project incorporating Priority Projects A-3, A-4, and A-5 into one project. The appropriations request was submitted in April 2025. For the purposes of the CIP, these projects have been kept separate in case other funding pathways need to be explored.

U.S. Congressman Salud Carbajal of California's 24<sup>th</sup> Congressional District solicits Appropriations Request for Community Project funding, which are disbursed by various federal agencies including USDA, USEPA, the United States Bureau of Reclamation, and the Department of Homeland Security.

This process offers an alternative and more direct approach to accessing grant funding through federal grant programs (as opposed to traditional grant application processes). Recent projects in the 24<sup>th</sup> Congressional District receiving Community Project grants through this program include OCSD’s Water Resources Reliability Program, the City of Solvang’s Wastewater Treatment Plant Upgrade project, and the purchase of a new digester for the Goleta Sanitary District. OCSD’s Sanitary Sewer CIP projects are eligible for funding under two programs – the USDA Rural Water and Waste Disposal Grants program under the Agriculture Subcommittee and the USEPA State and Tribal Assistance Grants program under the Interior and Environment Subcommittee – which are the focus of this discussion.

## 4.2 Funding Summary

**Table 4-4** provides a summary of overall funding source recommendations. The complete Funding Plan is presented in **Appendix G**.

Table 4-4: Funding Sources Overview							
Project Identifier	Project Name	U.S Congressman Salud Carbajal FY26 Appropriations Request <sup>(1)</sup>	IBank Infrastructure State Revolving Fund Program	SWRCB Clean Water State Revolving Fund	USDA Water and Wastewater Disposal Loan & Grant Program	USDA Community Facilities Direct Loan & Grant Program	HUD Community Development Block Grant Program
A-1	Sewer Maintenance Equipment		○			○	
A-2	Pier Avenue Lift Station Interim Improvements		○	○	○	○	○
A-3	Belridge Street Sewer Rehabilitation	○	○	○	○	○	○
A-4	Wilmar Avenue Sewer Rehabilitation	○	○	○	○	○	○
A-5	North Highway 1 Crossing	○	○	○	○	○	○
A-6	CCTV Inspection – Phase 1						
A-7	Lateral Replacement		○	○	○	○	○
Application Cost (time/resources)		Low	Moderate	High	Moderate	Moderate	Unknown
Grant Request (value)		\$0.67M	\$1.81M	\$1.15M	\$1.15M	\$1.81M	\$1.15M
OCSD Competitiveness		Moderate	High	High	High	Moderate	Low
Recommendation		Yes	No	No	<b>Yes</b>	<b>Yes</b>	Consider
Notes:							
1. As stated in Section 4.1.6, an appropriations request was submitted to Congressman Carbajal’s office in April 2025.							



April 22, 2025  
 Rincon Project No. 24-16640

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**Subject: Funding Plan for Oceano Community Services District's 2025 Sanitary Sewer Capital Improvement Program, Oceano, San Luis Obispo County, California**

Dear Mr. Brown and Mr. Reichmuth:

Rincon Consultants, Inc. (Rincon) recommends use of this funding plan for Oceano Community Services District's (OCSD) 2025 Sanitary Sewer Capital Improvement Program (CIP), which will cover various improvements related to OCSD's wastewater collection system. This memorandum outlines known funding programs for the seven Priority A projects included in the Sanitary Sewer CIP, listed in Table 1.<sup>1</sup>

**Table 1 Sanitary Sewer CIP Priority A Projects**

Project Identifier	Project Name	Project Cost	Description
A-1	Sewer Maintenance Equipment	\$330,000 (Used) \$660,000 (New)	Purchase of a water jetting truck to clean pipelines with large amounts of debris and a self-leveling push camera, locator, and rodder for completing limited inspections in-house.
A-2	Pier Avenue Lift Station Interim Improvements	\$480,000	Upgrade of existing pumps, relocation of control and power panels to above grade, installation of a flood-proof access hatch, recoating of exposed portions of the dry well access riser, replumbing of sump discharge piping, purchase of a backup generator, installation of davit crane receiver and purchase of davit crane, and to address capacity, flood resiliency, and confined space access issues while improving operations of the Pier Avenue Lift Station.
A-3	Belridge Street Sewer Rehabilitation	\$381,000	Replacement of approximately 370 feet of pipeline along Belridge Street to address pipe sags, debris buildup, and flow backup within upstream piping.
A-4	Wilmar Avenue Sewer Rehabilitation	\$46,000	Conduct a point repair on approximately five feet of sewer pipeline to remove a fragment of polyvinyl chloride pipe lodged through a pipe joint and clear intruding roots from a service lateral along Wilmar Avenue.

<sup>1</sup> Priority B and C projects are mid- to long-term projects for which OCSD is not currently seeking funding.



Project Identifier	Project Name	Project Cost	Description
A-5	North Highway 1 Crossing	\$108,000	Rehabilitate approximately 320 linear-foot pipeline segment under Highway 1 with a cured-in-place liner, which is difficult to otherwise access for repairs/replacement due to its alignment under Highway 1 and between residential structures.
A-6	CCTV Inspection – Phase 1	\$57,000	Conduct closed circuit television (CCTV) inspections every two to three years until the complete sewer collection system has been captured to inform the District of potential pipe deficiencies and provide time to allocate funds for corrective measures.
A-7	Lower Lateral Replacements	\$135,000	Replace nine deficient sewer laterals between the point of cleanout to the sewer main.

The following sections provide details on six available federal and state grants and low-financing loans and provides recommendations on which Priority A projects align with each funding opportunity.

## 1. U.S Congressman Salud Carbajal FY26 Appropriations Request



Each year, U.S. Congressman Salud Carbajal of California’s 24<sup>th</sup> Congressional District solicits Appropriations Requests for Community Project funding, which is disbursed by various federal agencies including USDA, the United States Environmental Protection Agency (USEPA), the United States Bureau of Reclamation, and the Department of Homeland Security. This process offers an alternative and more direct approach to accessing grant funding through federal grant programs (as opposed to traditional grant application processes). Recent projects in the 24<sup>th</sup> Congressional District receiving Community Project grants through this program include OCSD’s Water Resources Reliability Program, the City of Solvang’s Wastewater Treatment Plant Upgrade Project, the City of Morro Bay’s Storm Drain Resiliency Project, and the purchase of a new digester for the Goleta Sanitary District. OCSD’s Sanitary Sewer CIP projects are eligible for funding under two programs – the USDA Rural Water and Waste Disposal Grants program under the Agriculture Subcommittee and the USEPA State and Tribal Assistance Grants program under the Interior and Environment Subcommittee – which are the focus of this discussion.

**Funding Entity:** various federal agencies, including USDA and USEPA

**Funding Entity Type:** federal

**Type:** grants

**Eligible Applicants:** For the USDA Rural Water and Waste Disposal Grants, eligible applicants include rural areas and towns with a population of 10,000. For the USEPA State and Tribal Assistance Grants program, eligible applicants include public agencies and non-profit entities (on a limited basis).

**Available Funds:** vary from year to year and are determined by the federal budget – generally 0.5 percent of discretionary spending

### Relevant Eligible Project Types

- Acquisition, construction, or improvement of sewer collection, transmission, treatment, and disposal (USDA Rural Water and Waste Disposal Grants)
- Local wastewater infrastructure projects, including new, expanded, or upgraded wastewater treatment plants, collector sewers, interceptor sewers, sewer pipes, combined sewer overflow control, and sanitary sewer overflow control (USEPA State and Tribal Assistance Grants)



**Average Funds Awarded per Project:** generally \$45,000 to \$5 million

**Cost Sharing Requirements:** 25 percent for USDA Rural Water and Waste Disposal Grants, 20 percent for USEPA State and Tribal Assistance Grants

**Typical Application Timing:** Appropriations requests deadlines vary based on the House Appropriations Subcommittee from which the applicant is seeking funding and are typically in the spring. FY26 requests are due April 18, 2025 for the Agriculture Subcommittee and May 2, 2025 for the Interior and Environment Subcommittee.

**Application Submittal Requirements:** Applicants must complete a Google Form with information on project characteristics, costs, and benefits. A minimum of two letters of community support is required.

**Key Evaluation Criteria:** Demonstrated community support is strongly weighted, and applications must include evidence such as letters of support from elected community leaders, press articles, local/county/state government resolutions, planning documents, and local newspaper editorial boards. For the USDA Rural Water and Waste Disposal Grants program, information on the number of households and businesses served and the details of the exact work to be completed are strongly encouraged. For the USEPA State and Tribal Assistance Grants program, projects listed on the State’s most recent Intended Use Plan for the State Revolving Fund programs (e.g., CWSRF) and that help meet or maintain Clean Water Act/Safe Drinking Water Act standards are most competitive. In order to be listed on the CWSRF Intended Use Plan, submittal of a full CWSRF application package would be required.

**Website Link:** <https://carbajal.house.gov/constituent-services/fy26-appropriations-requests.htm>

**Recommended Projects:** Rincon recommends pursuit of this funding source for projects A-3 through A-5. We recommend bundling these projects into one application to maximize competitiveness and the amount of the potential funding allocation.

- A-3 Belridge Street Sewer Rehabilitation
- A-4 Wilmar Avenue Sewer Rehabilitation
- A-5 North Highway 1 Crossing

**Key Insights:** OCSD is likely to be most successful in submitting an appropriations request to the USDA Rural Water and Waste Disposal Grants program because the UESPA State and Tribal Assistance Grants program is highly competitive and OCSD’s projects are not listed in the State’s current CWSRF Intended Use Plan.

**Critical Path Next Steps:** Acquisition of evidence of community support from a variety of interested parties and beneficiaries will be crucial for the application.

## 2. Infrastructure State Revolving Fund Program



The Infrastructure State Revolving Fund (ISRF) Program provides low-cost public financing to state and local government entities for a wide variety of public and economic development projects. Recent projects receiving low-cost loans through this program include replacement of a 40-year-old lift station by Stallion Springs Community Services District, sewer line upgrades and replacements by the City of Laguna Beach and County of Santa Cruz Sanitation District, and wastewater treatment plant rehabilitation and upgrades by the City of Laguna Beach and Las Gallinas Valley Sanitary District. Recent interest rates (since October 2022) have ranged from 4.04 to 4.78 percent.



**Funding Entity:** California Infrastructure and Economic Development Bank (IBank)

**Funding Entity Type:** state

**Type:** low-cost financing

**Eligible Applicants:** local government entities in California

**Available Funds:** data not available; the program continuously accepts applications and is not generally restricted in funding availability because IBank issues its own bonds to generate funds

**Average Funds Awarded per Project:** ranges from \$1 million to \$65 million

**Loan Terms:** useful life of the project up to a maximum of 30 years

**Cost Sharing Requirements:** none – ISRF financing can serve as matching funds for other grants/loans

**Typical Application Timing:** ongoing – operates on a first-come, first-serve basis

**Application Submittal Requirements:** Requires documentation demonstrating commitment(s) for project funding sources other than IBank, such as resolutions, commitment letters, grant agreements, loan agreements, contracts, etc. Requires complete copies of the five most recent fiscal year-end audited financial statements as well as applicable revenue projections and cash flows. Requires current CIP. Requires an origination fee of the greater of \$25,000 or one percent of the original loan amount.

**Key Evaluation Criteria:** no scoring mechanism; if approved, loans are provided on a first-come, first-serve basis

**Website Link:** <https://www.ibank.ca.gov/loans/infrastructure-loans/>

**Recommended Projects:** Rincon recommends pursuit of this funding source for the following projects. We recommend bundling these projects into one application so as to avoid paying multiple origination fees:

- A-1 Sewer Maintenance Equipment
- A-2 Pier Avenue Lift Station Interim Improvements
- A-3 Belridge Street Sewer Rehabilitation
- A-4 Wilmar Avenue Sewer Rehabilitation
- A-5 North Highway 1 Crossing
- A-7 Lateral Replacement

**Key Insights:** ISRF has recently provided loans to local public agencies for similar types of wastewater conveyance upgrade, replacement, and rehabilitation projects as those proposed by OCSD. In addition, ISRF specifically indicates maintenance vehicles are eligible for financing.

**Critical Path Next Steps:** ISRF requires submittal of a study, plan, or other report featuring a detailed project description with the application submittal, along with a complete CIP and a five year financial audit.

**Relevant Eligible Project Types**

- Wastewater infrastructure (conveyance, treatment, pumping)
- Maintenance vehicles
- Levee improvement and monitoring to reduce flood risk and increase recreational access for disadvantaged communities
- Design and installation of community centers and visitor centers/kiosks that promote environmental education in disadvantaged communities



### 3. Clean Water State Revolving Fund



**State Water Resources Control Board**

The Clean Water State Revolving Fund (CWSRF) is a financial assistance program established by the United States Environmental Protection Agency (USEPA) and administered in California by the California State Water Resource Control Board (SWRCB) to support a wide range of water quality projects.

Recent projects placed on the CWSRF Fundable List for FY2024-25 include South Tahoe Public Utility District’s Bijou Wastewater Pump Station Rehabilitation project, the City of San Diego’s Alvarado Trunk Sewer Phase IV project, Sunset Beach Sanitary District’s Broadway Pump Station Sewer Bypass project, and City of Oakland’s Sanitary Sewer Rehabilitation (Sub-basin 82-005) Phase 2 project. The program primarily provides low-interest financing, but also offers a limited number of grants for certain priority categories, which include Small Community Wastewater Program grants for planning and construction.

**Funding Entity:** USEPA through SWRCB

**Funding Entity Type:** federal administered through state

**Type:** low-interest financing and grants

**Eligible Applicants:** cities, towns, special districts, state agencies, and certain Native American tribal governments and organizations

**Available Funds:** \$850 million over the next five years for low-interest loans, \$181 million available in Fundable Year 2024-25 for grants through the Small Community Wastewater Program

**Average Funds Awarded per Project:** funding ranges from <\$1 million to >\$100 million with an average award of \$3,580,000

**Loan Terms:** 30 years or the useful life of the project

**Cost Sharing Requirements:** none

**Typical Application Timing:** ongoing – operates on a first-come, first-serve basis

**Application Submittal Requirements:** Applicants must submit several packages, including general, technical, environmental, and financial security packages. Technical package must include a detailed Project Report, signed and stamped by a registered Professional Engineer, that meets SWRCB requirements, including a characterization of the existing wastewater system, treatment objectives, a project alternatives analysis, and implementation information for the recommendation project alternative.<sup>2</sup> Other key components of the various application packages include the Climate Change Worksheet, California Environmental Quality Act documentation with federal environmental cross-cutter analysis (that may include separate biological and cultural resources reports), audited financial statements for the most recent three years and projected budgets for the next two years, and the Tax Questionnaire and Reimbursement Resolution. While incomplete applications can be submitted,

#### Relevant Eligible Project Types

Construction of publicly-owned treatment facilities, including:

- Wastewater treatment facilities
- Local sewers
- Sewer interceptors
- Water reclamation and distribution facilities
- Stormwater treatment facilities
- Combined sewers
- Landfill leachate treatment facilities

<sup>2</sup> See Attachment T1 for SWRCB Project Report requirements - [https://www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans/srf/docs/forms/application\\_technical\\_package.pdf](https://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/docs/forms/application_technical_package.pdf)



complete applications are prioritized for review and receive a higher score. Applicants must also submit a final budget approval package to receive a finalized agreement after bid opening.

**Key Evaluation Criteria:** Projects from applicants that qualify as a small severely disadvantaged community or a small, disadvantaged community (such as OCSD) or that are public health projects are automatically added to the Fundable List. Otherwise, projects are assigned a priority score based on various factors, which affects whether the project is placed on the Fundable List in the CWSRF Intended Use Plan.<sup>3</sup> For Fundable Year 2024-25, the Fundable List Cut-off Score was 12 out of a maximum of 16 points. Projects seeking grants specifically from the Small Community Wastewater Program are prioritized for funding based on whether they address violations of waste discharge requirements for National Pollutant Discharge Elimination System (NPDES) permits, connect previously unsewered areas, or join communities to regional wastewater treatment works.

**Website Link:** [https://www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans/srf/](https://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/)

**Recommended Projects:** Rincon recommends pursuit of this funding source for the following projects. We recommend bundling these projects into one application because of the significant level of effort required for application packages:

- A-2 Pier Avenue Lift Station Interim Improvements
- A-3 Belridge Street Sewer Rehabilitation
- A-4 Wilmar Avenue Sewer Rehabilitation
- A-5 North Highway 1 Crossing
- A-7 Lateral Replacement

**Key Insights:** CWSRF has recently provided loans to local public agencies for similar types of wastewater conveyance rehabilitation projects as those proposed by OCSD. In recent years, CWSRF has been impacted by a high volume of applications, which makes this funding source highly competitive. However, OCSD qualifies as a small, disadvantaged community, so its projects would be automatically added to the Fundable List for low-cost financing. On the other hand, OCSD's projects are not strongly aligned with the priorities of the Small Community Wastewater Program, so it would be more challenging to receive grants from this program.

It is important to note that the current federal administration recently proposed a significant reduction to the Drinking and Clean Water State Revolving Fund programs. The President's FY2026 Budget Request submitted to the Senate Appropriates Commitment Chair on May 2, 2025 suggests a \$2.4 billion cut to nationwide Drinking and Clean Water State Revolving Fund program funds, reducing total funding from \$2.7 billion to \$305 million. This is an initial step in the budget process and is likely to undergo a series of negotiations; as a result, it is not certain what effect, if any, this recommendation may have on future funding levels for the State Revolving Fund programs.

**Critical Path Next Steps:** The application must be supported by several key items including detailed Project Report meeting SWRCB projects, completed CEQA documents, and three years of audited financial statements in order to be prioritized for review.

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<sup>3</sup> CWSRF Priority Score Estimate Worksheet - [https://www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans/srf/docs/forms/priority\\_score\\_estimation\\_worksheet.pdf](https://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/docs/forms/priority_score_estimation_worksheet.pdf)





- A-3 Belridge Street Sewer Rehabilitation
- A-4 Wilmar Avenue Sewer Rehabilitation
- A-5 North Highway 1 Crossing
- A-7 Lateral Replacement

**Key Insights:** This USDA program provides broad low-cost financing for infrastructure improvements as well as related services like engineering design. USDA has recently provided loans to local public agencies for similar types of wastewater conveyance rehabilitation and improvements projects as those proposed by OCSD.

**Critical Path Next Steps:** USDA requires submittal of a Preliminary Engineering Report meeting USDA requirements and a USDA Environmental Report as part of the application.

## 5. Community Facilities Direct Loan & Grant Program



The Community Facilities Direct Loan & Grant Program provides affordable funding to develop water and waste disposal facilities and essential community

facilities in rural areas. Interest rates for the first quarter of FY 2025 range from 2.500 to 4.125 percent and are based on the need for the project and the median household income of the area to be served. Projects in California recently receiving loans and grants through this program include the purchase of a vactor truck for sewer/stormwater cleaning; purchases of various vehicles and trucks for inspections, public works, fire protection services, and police protection services; purchases of mobile and stationary equipment such as backhoes and emergency generators; and the completion of building improvements such as roof repairs and heating, ventilation, and air conditioning upgrades.

**Funding Entity:** USDA

**Funding Entity Type:** federal

**Type:** low-interest financing and grants

**Eligible Applicants:** public bodies, community-based non-profit organizations, and federally-recognized Tribes serving rural areas including cities, villages, townships, and towns with no more than 20,000 residents, including Federally Recognized Tribal Lands, based on the latest United States Census data

### Relevant Eligible Project Types

- Construction, enlargement, extension, or otherwise improvement of waste disposal facilities, including those for sanitary sewerage and stormwater
- Public works vehicles and equipment

**Available Funds:** data not available

**Average Funds Awarded per Project:** data not available

**Loan Terms:** up to 40 years, based on the useful life of facilities financed

**Cost Sharing Requirements:** none for low-interest financing; ranges from 25 to 85 percent for grants, based on population size and median household income of the proposed service area

**Typical Application Timing:** accepted year round

**Application Submittal Requirements:** Applicants must complete RD Form 1942-40 (Processing Checklist for Public Bodies) prior to application submittal.<sup>4</sup> Required materials to secure an agreement

<sup>4</sup> RD Form 1942-40 - <https://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD1942-40.PDF>



include a project summary, environmental compliance documents, operating budget, balance sheet, final plans and specifications, and various other forms and financial information. A Preliminary Engineering Report meeting USDA requirements must be prepared as well. Applicants must be unable to finance the project from their own resources and/or through commercial credit at reasonable rates and terms, and projects must demonstrate substantial community support. In addition, environmental review must be completed/acceptable to USDA.

**Key Evaluation Criteria:** Applications are scored using a point system with priority given to small communities with a population of 5,500 or less and low-income communities with a median household income below 80 percent of the state non-metropolitan median household income.

**Website Link:** <https://www.rd.usda.gov/programs-services/community-facilities/community-facilities-direct-loan-grant-program-11>

**Recommended Projects:** Rincon recommends pursuit of this funding source for the following projects. We recommend bundling these projects into one application to achieve efficiencies in preparing the Preliminary Engineering Report and USDA Environmental Report:

- A-1 Sewer Maintenance Equipment
- A-2 Pier Avenue Lift Station Interim Improvements
- A-3 Belridge Street Sewer Rehabilitation
- A-4 Wilmar Avenue Sewer Rehabilitation
- A-5 North Highway 1 Crossing
- A-7 Lateral Replacement

**Key Insights:** Projects A-1 and A-2 are the most clearly aligned with the public health priorities and past funding awards for this program, which has recently provided loans and grants for a vector truck for sewer/stormwater cleaning and back-up generators. However, projects A-3 through A-5 and A-7 also align with the eligible project types, which include improvement of sanitary sewer facilities.

**Critical Path Next Steps:** USDA requires submittal of a Preliminary Engineering Report meeting USDA requirements and a USDA Environmental Report as part of the application.

## 6. Community Development Block Grant Program



The Community Development Block Grant (CDBG) Program provides annual grants to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people. Different programs are available under the block grant, such as the CDBG Entitlement Program, which provides grants to entitled cities and urban counties, or the CDBG State Program, which provides funds to states that then make awards to towns, cities, and counties not directly funded under the CDBG Entitlement Program. Although OCSD does not qualify as an eligible grantee, it may consider collaborating with the County of San Luis Obispo, which has received CDBG Entitlement Program funding since 2002 and has used its CDBG funding for activities such as improvements to water/sewer facilities, flood drainage, streets, and sidewalks. The County of San Luis Obispo has also previously allocated a portion of its CDBG funds to local participating cities (e.g., Arroyo Grande, Morro Bay, Paso Robles) for street and sidewalk improvements projects. Additional coordination with the County of San Luis Obispo would be necessary to determine whether OCSD would be considered an eligible subrecipient of CDBG funds.



**Funding Entity:** United States Department of Housing and Urban Development

**Funding Entity Type:** federal; federal administered through state; federal administered through county

**Type:** grant

**Eligible Grantees (for CDBG Entitlement Program):** principal cities of Metropolitan Statistical Areas, other metropolitan cities with populations of at least 50,000, and qualified urban counties with populations of at least 200,000

**Relevant Eligible Project Types**

- Construction of public facilities and improvements, including wastewater systems
- Associated activities such as acquisition of real property and relocation/demolition activities

**Available Funds:** varies year to year - in 2024, allocated funds to the County of San Luis Obispo from the CDBG program totaled approximately \$1.8 million

**Average Funds Awarded per Project:** range from \$300,000 to \$22 million depending on population, poverty, housing overcrowding, and age of housing

**Cost Sharing Requirements:** none

**Typical Application Timing:** fall to winter of each year

**Application Submittal Requirements:** Because OCSD is not an eligible grantee, it would not be able to directly submit an application to this program. Further coordination with the County of San Luis Obispo would be necessary to determine what materials from OCSD may be required to support consideration for funds. Typically, grant recipients must meet specific community engagement requirements, such as holding public meetings and hearings.

**Key Evaluation Criteria:** Because OCSD is not an eligible grantee, it would not be able to directly submit an application to this program. Further coordination with the County of San Luis Obispo would be necessary to determine how a funding request from OCSD would be evaluated. Typically, points are awarded to grant applicants based on community need data, capacity and knowledge, cost sharing ability, and additional community engagement beyond the minimum requirements, among other factors.

**Website Links:**

- Federal: <https://www.hudexchange.info/programs/cdbg-entitlement/>
- County: <https://www.slocounty.ca.gov/departments/social-services/homeless-services-division/community-development>

**Recommended Projects:** Rincon recommends pursuit of this funding source for the following projects. We recommend bundling these projects into one application to increase competitiveness for funding by presenting a comprehensive public infrastructure upgrade program:

- A-2 Pier Avenue Lift Station Interim Improvements
- A-3 Belridge Street Sewer Rehabilitation
- A-4 Wilmar Avenue Sewer Rehabilitation
- A-5 North Highway 1 Crossing
- A-7 Lateral Replacement



**Key Insights:** OCSD cannot apply directly to this program but may be able to partner with the County of San Luis Obispo as a subrecipient. Projects benefiting low-to-moderate income areas or enhancing community health and environmental safety are strong fits, especially those with visible impact or that reduce risk.

**Critical Path Next Steps:** Coordination with County of San Luis Obispo is necessary to determine whether OCSD can access this funding source and what materials OCSD would need to provide. At a minimum, Rincon expects OCSD will be required to demonstrate its community engagement process for the Sanitary Sewer CIP and provide CEQA documentation.

## 7. Summary

Table 2 on the following page presents a summary of our overall recommendations, showing which Sanitary Sewer CIP projects can be bundled under the various funding programs. Based on our evaluation of OCSD’s Sanitary Sewer CIP projects, available funding programs to address those project types, the relative cost of the application submittal processes, and the anticipated level of competitiveness for each program, Rincon recommends OCSD complete the following:

- Prepare and submit an FY26 appropriations request to U.S. Congressman Salud Carbajal’s Office for Projects A-3 through A-5 (which was completed on April 18, 2025).
- Prepare and submit applications to both USDA funding programs for a bundled suite of Projects A-2 through A-5 and A-7 (plus A-1 for the Community Facilities Direct Loan and Grant Program) because both programs require a similar set of application materials.
- Coordinate with the County of San Luis Obispo to determine whether OCSD has the opportunity to access a portion of the County’s Community Development Block Grant Program funding.

If you have any questions regarding this Funding Plan, please contact Annaliese Torres at 657-999-8337 or [atorres@rinconconsultants.com](mailto:atorres@rinconconsultants.com).

Sincerely,  
**Rincon Consultants, Inc.**

Annaliese Torres  
Supervising Environmental Planner

Rosalyn Prickett  
Principal



**Table 2 Summary of Funding Plan Recommendations**

Project Identifier	Project Name	U.S Congressman Salud Carbajal FY26 Appropriations Request	IBank Infrastructure State Revolving Fund Program	SWRCB Clean Water State Revolving Fund	USDA Water and Wastewater Disposal Loan & Grant Program	USDA Community Facilities Direct Loan & Grant Program	HUD Community Development Block Grant Program
A-1	Sewer Maintenance Equipment		0			0	
A-2	Pier Avenue Lift Station Interim Improvements		0	0	0	0	0
A-3	Belridge Street Sewer Rehabilitation	0	0	0	0	0	0
A-4	Wilmar Avenue Sewer Rehabilitation	0	0	0	0	0	0
A-5	North Highway 1 Crossing	0	0	0	0	0	0
A-6	CCTV Inspection – Phase 1						
A-7	Lateral Replacement		0	0	0	0	0
<b>Application Cost (time/resources)</b>		Low	Moderate	High	Moderate	Moderate	Unknown
<b>Grant Request (value)</b>		\$0.67M	\$1.81M	\$1.15M	\$1.15M	\$1.81M	\$1.15M
<b>OCS D Competitiveness</b>		Moderate	High	High	High	Moderate	Low
<b>Recommendation</b>		Yes	No	No	Yes	Yes	Consider



354 Pacific Street  
San Luis Obispo, CA 93401  
805.329.4773 [PHONE](#)  
805.904.6532 [FAX](#)

September 10, 2025

Mr. Peter Brown  
General Manager  
Oceano Community Services District  
Submitted via email: [peter@oceanocsed.org](mailto:peter@oceanocsed.org)

**Subject: Sanitary Sewer Capital Improvement Plan- August Project Status Report**

Dear Peter,

The following is a status report for work completed during the month of August 2025.

**Work Performed this Invoice:**

We performed the following services during this billing period:

**Tasks 4.4-4.7 – Engineering Analysis and Recommendation Report**

- Finalized CIP Draft report.
- Presented CIP project and findings to the CIP Committee.

**Tasks 6.1-6.2 Project Management and QA/QC**

- Performed general project management tasks.
- QA/QC of Draft Report

**Next Steps:**

The following next steps are anticipated for the project:

- Provide presentation to Board in October.
- Finalize CIP Report following Board adoption.



**Project Budget Status:**

Oceano CSD Sanitary Sewer CIP Budget Summary November 2024 to August 2025						
	Base Contract	Approved Budget Amount	Previous Charges	Charges 8/2/25 to 8/29/25	Total Amount Charged to Date	Remaining Budget
Task 1.1 CIP Kickoff/Workshop Meeting	\$ 2,976	\$ 2,976	\$ 2,926.25		\$ 2,926.25	\$ 49.75
Task 1.2 Data Review	\$ 3,064	\$ 3,064	\$ 3,016.25		\$ 3,016.25	\$ 47.75
Task 1.3 Funding Opportunity Memorandum	\$ 7,920	\$ 7,920	\$ 7,889.96		\$ 7,889.96	\$ 30.04
Task 2.1a CCTV Inspections of Sewers- MKN	\$ 4,458	\$ 4,458	\$ 4,441.50		\$ 4,441.50	\$ 16.50
Task 2.1 b CCTV Inspections of Sewers- NPS	\$ 53,350	\$ 53,350	\$ 48,283.13		\$ 48,283.13	\$ 5,066.87
Task 2.2 Sanitary Sewer Manhole Inspections	\$ 3,986	\$ 3,986	\$ 3,897.50		\$ 3,897.50	\$ 88.50
Task 2.3 Pier Avenue Lift Station Improvement Plan	\$ 10,354	\$ 10,354	\$ 10,315.25		\$ 10,315.25	\$ 38.75
Task 3.1 Draft High Priority Project List and Map	\$ 11,042	\$ 11,042	\$ 11,079.25		\$ 11,079.25	\$ (37.25)
Task 3.2 Priority Project Workshop	\$ 1,968	\$ 1,968	\$ 1,787.50		\$ 1,787.50	\$ 180.50
Task 3.3 Final High Priority Project List and Map	\$ 4,482	\$ 4,482	\$ 4,446.75		\$ 4,446.75	\$ 35.25
Task 3.4 GIS-Based Project Priority Map	\$ 6,448	\$ 6,448	\$ 6,194.00		\$ 6,411.50	\$ 36.50
Task 4.1 Capital Improvement Plan	\$ 5,312	\$ 5,312	\$ 5,283.00		\$ 5,283.00	\$ 29.00
Task 4.2a Funding Source Identification and Plan- MKN	\$ 1,648	\$ 1,648	\$ 1,641.25		\$ 1,641.25	\$ 6.75
Task 4.2b Funding Source Identification and Plan- Rincon	\$ 12,537	\$ 12,537	\$ 8,410.05		\$ 8,410.05	\$ 4,126.95
Task 4.3 Administrative Draft Engineering Report	\$ 9,049	\$ 9,049	\$ 7,620.50		\$ 9,531.75	\$ (482.75)
Task 4.4 Administrative Draft Report Workshop	\$ 824	\$ 824	\$ -	\$ -	\$ 808.75	\$ 15.25
Task 4.5 Draft Engineering Report	\$ 5,895	\$ 5,895	\$ -	\$ 4,975.00	\$ 6,019.25	\$ (124.25)
Task 4.6 Board Presentation	\$ 1,206	\$ 1,206	\$ -	\$ 686.75	\$ 1,470.00	\$ (264.00)
Task 4.7 Final Draft Report	\$ 2,684	\$ 2,684	\$ -		\$ -	\$ 2,684.00
Task 5.1 Project Information Sheets	\$ 8,144	\$ 8,144	\$ 5,979.75		\$ 8,041.00	\$ 103.00
Task 6.1 Project Management	\$ 6,172	\$ 6,172	\$ 4,993.75	\$ 122.50	\$ 6,096.25	\$ 75.75
Task 6.2 QA/QC	\$ 4,032	\$ 4,032	\$ 1,168.75	\$ 275.00	\$ 3,416.25	\$ 615.75
Task 7.1 Design Services	\$ 20,007	\$ 20,007	\$ -		\$ -	\$ 20,007.00
Task 8.1a CWRSRF Planning/Design Application- MKN	\$ 4,440	\$ 4,440	\$ -		\$ -	\$ 4,440.00
Task 8.1b CWRSRF Planning/Design Application- Rincon	\$ 15,445	\$ 15,445	\$ -		\$ -	\$ 15,445.00
Task 8.2a USDA Grant Program Application- MKN	\$ 10,676	\$ 10,676	\$ -		\$ -	\$ 10,676.00
Task 8.2b USDA Grant Program Application- Rincon	\$ 23,213	\$ 23,213	\$ -		\$ -	\$ 23,213.00
<b>TOTAL BUDGET</b>	<b>\$ 241,332</b>	<b>\$ 241,332.00</b>	<b>\$ 139,374.39</b>	<b>\$ 6,059.25</b>	<b>\$ 155,212.39</b>	<b>\$ 86,119.61</b>

Please let me know if you have any questions or require additional information.

Sincerely,

JJ Reichmuth, PE  
Project Manager



# Oceano Community Services District

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

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

[www.oceanocsd.org](http://www.oceanocsd.org)

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**Date:** October 8, 2025

**To:** Board of Directors

**From:** Carey Casciola, Business and Accounting Manager  
Peter Brown, General Manager

**Subject:** **Agenda Item #8(B): Consideration and approval of an Agreement between the District and The County of San Luis Obispo to accept and implement \$93,444 in Public Education Government (PEG) Funds for audio-visual improvements to the District Board Chambers**

## Recommendation

It is recommended that the Oceano Community Services District Board of Directors approve an Agreement between the District and The County of San Luis Obispo to accept and implement Public Education Government (PEG) Funds for audio-visual improvements to the District Board Chambers.

## Discussion

Unlike many other local governments, the District lacks modern audio/visual equipment which is customary for Board presentations, Zoom/Teams meetings, and ease of use to see and hear what is happening in our public meetings whether staff, customers or consultants are attending meetings remotely or in person. Staff and District Legal Counsel have been in discussions with Bill Gains Audio Inc. services and the San Luis Obispo County for several months in attempt to cost out and implement, using PEG grant funds, significant improvements to our Board room.

The purpose of PEG funds under the Federal Communications Act is to support public, educational and governmental channels. These funds are collected via a system of franchise fees and must be used to provide programming that is available to the general public, educational institutions, and local governments. The funds are derived from cable companies' revenues and are used to fund PEG stations, which are essential for community programming and services. The PEG funds are not mandated by federal law but are a right given to the franchising authority, which may choose to exercise this right. The funds are collected and distributed by San Luis Obispo County Support Services Division of Public Works and are crucial for maintaining the availability of community programming and services, especially in times of crisis or when local governments need to engage with the public.

The use of PEG funds is based on Section 622(g)(2)(C) of the Federal Communications Act. The relevant provision limits the use of PEG fees to those "capital costs which are required by the franchise to be incurred by the cable operator for public, educational, or governmental access facilities." This



statutory language has been interpreted by the FCC and the federal court in Alliance Community Media v. FCC, 529 F. 3d 763 (2008). FCC Order 621 concludes that installation costs for such facilities are a capital expenditure because it is a long-term asset meant to deliver the programming. In addition, the federal court case interpreted "capital costs" to include the construction of PEG access facilities, including equipment for the PEG facility such as our Board chambers.

## **Other Agency Involvement**

San Luis Obispo County Public Works Department

## **Other Financial Considerations**

Staff and Legal Counsel's proactive approach to seeking grant funds for District benefit enables capital improvements to District facilities, enhanced and improved public participation, and maintains the lowest possible costs to rate payers and customers by preserving District enterprise funds.

## **Results**

Participating in and accepting PEG funding promotes public participation and improves audio/visual equipment for use by staff, consultants, and members of the public.

## **Attachments:**

1. Agreement for County PEG Grant Funds
2. OCSD PEG Fund Application
3. Bill Gains Audio Proposal





**IN WITNESS WHEREOF** the parties have executed this Agreement as of the day and year first above written.

**COUNTY OF SAN LUIS OBISPO**

\_\_\_\_\_  
Chairperson of the Board of Supervisors  
County of San Luis Obispo

ATTEST:

MATTHEW PONTES  
Ex-Officio Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:

JON ANSOLABEHERE  
County Counsel

By: *Daniel Solish*  
Chief Deputy County Counsel

Grantee: OCEANO COMMUNITY SERVICES DISTRICT

By: \_\_\_\_\_ Dated: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: General Manager

[https://o365gcoslo.sharepoint.com/sites/PW-SupportServices/Document Request/522-Government PEG Agreement/Government PEG Agreement.docx](https://o365gcoslo.sharepoint.com/sites/PW-SupportServices/Document%20Request/522-Government%20PEG%20Agreement/Government%20PEG%20Agreement.docx)



**COUNTY OF SAN LUIS OBISPO**  
**Department of Public Works**  
*John Diodati, Director*

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May 1, 2025

Subject: PEG Grant Distribution

Dear Agency Representatives,

The County of San Luis Obispo Public Works Department is proposing to distribute the Government portion of the Public-Education-Government Funds (PEG) collected by Charter Cable to Special Districts within the County.

Consistent with the adopted Board of Supervisors policy, Attachment A, the County requests that your organization work with the other special districts listed under your Charter Region found in Attachment B and come to a consensus as to the use of the funds. Once you have reached a consensus, you will be required to submit a request outlining the use of funds and the amount needed for each special district entity. PEG Trust Funds can only be used for capital costs, such as equipment, relating to the use of public, educational, or governmental channel capacity; funds cannot be used for staff time or production contracts.

Consensus must be reached within forty-five (45) days from the date of this letter. Once consensus is reached, please return Attachment C to me at the address identified in the letterhead or the email provided. If Attachment C is not received from a special district within 45 days, the nonresponsive district will forfeit its right to receive any funds from this distribution round.

After receiving all requests, the County will contact you to discuss your proposal and possible execution of a PEG Grant agreement.

If you have any questions, I can be reached at (805) 788-5295 or [whall@co.slo.ca.us](mailto:whall@co.slo.ca.us).

Sincerely,

A handwritten signature in black ink that reads "W Hall".

WENDY MARIE C. HALL  
Support Services Department Administrator

Attachments: A: 2002 Board Approved PEG Policy  
B: Special Districts and Contacts PEG Proposal  
C: PEG Proposal

File: Government PEG Distribution

**San Luis Obispo County PEG Trust Funds**

**Policies on the Utilization of the Education  
and Government Portions of the PEG Trust Funds**

**Policy on the Utilization of the Education Portion of the PEG Trust Funds**

The San Luis Obispo County Office of Education shall be utilized for the Educational Access portion of the PEG Trust Funds under the following criteria:

- A. The funds must be used for specific cable TV access/telecommunications purposes that promote educational needs programs.
- B. These funds shall not be used to supplant existing funding.
- C. Where possible, partnerships with the government and public access constituents should be developed for joint benefit.
- D. Specific use of the PEG Trust Funds must be reviewed by an appropriate education advisory committee before the annual budgeting of these funds is considered by the County Board of Education.

**Policy on the Utilization of the Government Portion of the PEG Trust Funds**

The Special Districts shall be utilized for the Governmental Access portion of the PEG Trust Funds with the following criteria:

- A. The Government Access portion of the PEG Trust Funds be allocated to the Special District(s) in the communities from which the funds were collected.
- B. If a particular community has multiple Special Districts, then those districts must build a consensus on how to share or utilize the funds before the money is distributed.
- C. Where possible, partnerships with the educational community and public access should be developed for joint benefit.

Exhibit "A"

15  
E-1

# Attachment B

Charter Region	Organization	Address	Contact	Email
Arroyo Grande	Arroyo Grande Cemetery District	895 El Camino Real, Arroyo Grande, CA 93420	Michael Marsalek	agcemetery@sbcglobal.net
Atascadero	Atascadero Cemetery District	PO Box 425, Atascadero, CA 93423	Gilbert Cabrera	gilbert.a.cabrera@gmail.com
Avila Beach	Avila Beach CSD	100 San Luis Street, Avila Beach, CA 93424	Bradley Hageman	hagemann.associates@gmail.com
Avila Beach	CSA 12 Lopez Water	Lopez Water, CA		publicworks@co.slo.ca.us
Avila Beach	Port San Luis Harbor District	3950 Avila Beach Drive, Avila Beach, CA 93424	Suzy Watkins	suzyw@portsanluis.com
Avila Beach	Squire Canyon CSD	1 Squire Canyon Road, San Luis Obispo, CA 93401	Brad Hagemann	hagemann.associates@gmail.com
Avila Beach	Coastal San Luis Resource Conservation District	1203 Main Street, Suite B, Morro Bay, CA 93442	Jackie Crabb	cslrccd@coastalrcd.org
Cambria	Cambria Cemetery District	PO Box 1086, Cambria, CA 93428	Tim Burre	info@cambriacemetery.com
Cambria	Cambria CSD	1316 Tamsen Street, Suite 201, Cambria, CA 93428	Matthew McElhenie	mmcelhenie@cambriacsd.org
Cambria	Cambria Healthcare District	2535 Main Street, Cambria, CA 93428	Timothy Benes	operations@cambria-healthcare.org
Cambria	Upper Salinas-Las Tablas Resource Conservation District	9481 El Camino Real, Atascadero, CA 93422	Devin Best	devin@us-ltrcd.org
Cayucos	Cayucos Sanitary District	200 Ash Avenue, Cayucos, CA 93430	Rick Koon	rkoon@cayucoscd.org
Cayucos	Cayucos-Morro Bay Cemetery District	PO Box 752, Cayucos, CA 93430	Dale Guerra	cmbcemetery0959@att.net
Cayucos	CSA 10 Cayucos	Cayucos, CA		publicworks@co.slo.ca.us
Cayucos	Upper Salinas-Las Tablas Resource Conservation District	9481 El Camino Real, Atascadero, CA 93422	Devin Best	devin@us-ltrcd.org
Country Club	CSA 18 San Luis Obispo Country Club	San Luis Obispo Country Club, CA		publicworks@co.slo.ca.us
Country Club	Upper Salinas-Las Tablas Resource Conservation District	9481 El Camino Real, Atascadero, CA 93422	Devin Best	devin@us-ltrcd.org
Los Osos	Coastal San Luis Resource Conservation District	1203 Main Street, Suite B, Morro Bay, CA 93442	Jackie Crabb	cslrccd@coastalrcd.org
Los Osos	CSA 9 Los Osos	Los Osos, CA		publicworks@co.slo.ca.us
Los Osos	Los Osos CSD	2122 9th Street, Suite 110, Los Osos, CA 93402	Ron Munds	rmunds@losososcd.org
Nipomo	CSA 1 Nipomo	Nipomo, CA		publicworks@co.slo.ca.us
Nipomo	Nipomo CSD	148 South Wilson Street, Nipomo, CA 93444	Ray Dienzo	rdienzo@ncsd.ca.gov
Nipomo	Coastal San Luis Resource Conservation District	1203 Main Street, Suite B, Morro Bay, CA 93442	Jackie Crabb	cslrccd@coastalrcd.org
Oceano	Oceano CSD	1655 Front Street, Oceano, CA 93445	Peter Brown	Peter@oceanocsd.org
Oceano	South San Luis Obispo County Sanitation District	1600 Aloha Place, Oceano, CA 93445	Jeremy Gent	jeremy@sslscsd.us
Oceano	Coastal San Luis Resource Conservation District	1203 Main Street, Suite B, Morro Bay, CA 93442	Jackie Crabb	cslrccd@coastalrcd.org
Paso Robles	Adelaida Cemetery District	9980 Adelaida Road, Paso Robles, CA 93446	Tobey Osgood	osgood.tobey@gmail.com
Paso Robles	Paso Robles Cemetery District	PO Box 1706, Paso Robles, CA 93447	Tom Flynn	tomflynn@pasocemetery.com
Estrella-El Pomar-Creston	Estrella-El Palomar-Creston Water District	PO Box 1499, Paso Robles, CA 93447	Laurie Gage	lg@epc wd.org
Ground Squirrel Hollow	Ground Squirrel Hollow CSD	5915 Silverado Place, Paso Robles, CA 93446	Dan Gilmore	gm@groundsquirrelhollowcsd.org
Heritage Ranch	CSA 7 Oak Shores	Oak Shores, CA		publicworks@co.slo.ca.us
Heritage Ranch	Heritage Ranch CSD	4870 Heritage Road, Paso Robles, CA 93446	Scott Duffield	scott@heritageranchcsd.ca.gov
Heritage Ranch	Upper Salinas-Las Tablas Resource Conservation District	9481 El Camino Real, Atascadero, CA 93422	Devin Best	devin@us-ltrcd.org
Jardine Road	Upper Salinas-Las Tablas Resource Conservation District	9481 El Camino Real, Atascadero, CA 93422	Devin Best	devin@us-ltrcd.org
Linne	Linne CSD	6115 Wildhorse Place, Paso Robles, CA 93446	N/A	LinneCSD2020@gmail.com
San Miguel	Independence Ranch CSD	6289 Hawk Ridge Place, San Miguel, CA 93451	Kerry Davenport	kldpr04@aol.com
San Miguel	Pleasant Valley Estrella Cemetery District	PO Box 148, San Miguel, CA 93451	Susan Velasquez	p.v.e.cemeterydistrict@gmail.com
San Miguel	San Miguel Cemetery District	9405 Cemetery Road, San Miguel, CA 93451	Denise Morales	sanmigueldistrictcemetery@gmail.com
San Miguel	San Miguel CSD	1150 Mission Street, San Miguel, CA 93451	Kelly Dodds	kelly.dodds@sanmiguelcsd.org
San Miguel	Upper Salinas-Las Tablas Resource Conservation District	9481 El Camino Real, Atascadero, CA 93422	Devin Best	devin@us-ltrcd.org
San Simeon	San Simeon CSD	111 Pico Avenue, San Simeon, CA 93452	Patrick Faverty	patrick@sansimeoncsd.org
Santa Margarita	CSA 23 Santa Margarita	Santa Margarita, CA		publicworks@co.slo.ca.us
Santa Margarita	Garden Farms Water District	17005 Walnut Ave, Atascadero, CA 93422	Marica Joyce	manager@gfwd.org
Santa Margarita	Santa Margarita Cemetery District	PO Box 606 Highway 58, Santa Margarita, CA 93453	Sue Molle	smhistory1889@gmail.com
Santa Margarita	Santa Margarita Fire Protection District	22375 El Camino Real, Santa Margarita, CA 93453	Robert Murach	smv7801@gmail.com
Santa Margarita	Upper Salinas-Las Tablas Resource Conservation District	9481 El Camino Real, Atascadero, CA 93422	Devin Best	devin@us-ltrcd.org
California Valley	California Valley CSD	13080 Soda Lake Road, Santa Margarita, CA 93453	Karina Sanchez	karina@californiavalley.org
Shandon	CSA 16 Shandon	Shandon, CA		publicworks@co.slo.ca.us
Shandon	Shandon Cemetery District	PO Box 336, Shandon, CA 93461	Kate Twisselman	katetwisselman@yahoo.com
Shandon	Shandon-San Juan Water District	PO Box 150, Shandon, CA 93461	Stephanie Bertoux	admin@sjswd.org
Templeton	Templeton Cemetery District	100 Templeton Cemetery Road, Paso Robles, CA 93446	Sandy Cowell	scowelltcd@att.net
Templeton	Templeton CSD	420 Crocker Street, Templeton, CA 93465	Jeff Britz	jbriltz@templetoncsd.org
Templeton	Upper Salinas-Las Tablas Resource Conservation District	9481 El Camino Real, Atascadero, CA 93422	Devin Best	devin@us-ltrcd.org

Agenda Item 5B

October 8, 2025 Page 116 of 104

Attachment 2 PEG Application

Attachment C

If your Special District is interested in PEG Funds, please complete this form and return to:

**County of San Luis Obispo**  
**Department of Public Works**  
**Wendy Marie C. Hall, Department Administrator**  
**976 Osos Street, Room 206**  
**San Luis Obispo CA, 93408**  
**Email: [whall@co.slo.ca.us](mailto:whall@co.slo.ca.us)**

Name of Special District: \_\_\_\_\_

Contact information: \_\_\_\_\_  
\_\_\_\_\_

Proposed use of PEG funds:

Proposed amount of PEG funds required: \$ \_\_\_\_\_ (please attach quote)

Was consensus reached with other Special Districts in your territory, as found in Attachment A of the PEG Grant Distribution proposal?

**YES**      **NO**

Is your proposal collaborative with another Special District or an individual request?

**Collaborative**      **Individual**



PROFESSIONAL AUDIO  
ENTERTAINMENT LIGHTING  
VIDEO SYSTEMS  
RENTALS  
INSTALLATIONS

805.545.8366

SAN LUIS OBISPO, CA

## Board Room AV Modernization

A Proposal For:

### **Oceano Community Services District**

Oceano Community Services District

[carey@oceanocsd.org](mailto:carey@oceanocsd.org)

(805) 481-6730

1655 Front Street, Oceano, CA 93445

4/24/2025

Est. #24372

Bill Gaines Audio Inc.

(805) 545-8366

San Luis Obispo, CA

Prepared By:

Conor Vache

Proposals and pricing  
valid for 1 week

# Scope of Work

## Demolition

Demolition Services Include:

- Removal of old AV equipment that will no longer be used
- BGA will remove these items for a small fee (not included), or leave with the Client
- BGA can attempt to resell some valuable equipment through our consignment process.

## Audio

Audio Services Include:

- Installation of overhead speaker system
- Installation of wired gooseneck mic at each dais location
- Installation of wireless mic system with 2 handhelds and 1 gooseneck (for podium)
- Installation of automated mixing and remote conference system
  - Controlled by touch panel. Allows for hybrid (Zoom type) meetings. Connect to system with laptop (USB)
  - Fully automated audio mixing and user friendly audio adjustments
  - Touch screen to live on dais.

## Video

Video Services Include:

- Installation of ceiling mounted laser projector and projection screen
- Installation of video monitors at each dais location
- HDMI plug-in at dais
- Wireless video system for plug-in at podium
- Installation of 3 robotic cameras
- Installation of remote conference system.
  - Controlled by touch panel. Allows for hybrid (Zoom type) meetings. Connect to system with laptop (USB and HDMI)
  - Semi-Automated Video adjustments with user friendly control system for switching inputs
  - Presets for picking video shots.

## Programming

Programming Services Include:

- Programming of all installed equipment
- Integration of equipment

## Training

Training Services Include:

- Complimentary System Training (up to 2 hours)

## Electrical

Electrical Services include:

- Please note that NO Electrical services are included. An outlet will be needed at the projector, and at each seat on the dais.

NOTES:

- BGA does NOT patch or paint. Any drywall repair is not included.



-Full system support is included for 1 year. Continued service contracts are available.

## Audio

1)		8 EA	Sonance PS-C63RT Sonance PS-C63RT Pro Series 6.5" Round In-Ceiling Speaker, White: Each	\$185.71	<b>\$1,485.68</b>
2)		1	LEA Professional CONNECT 352 2 Channel x 350 watt @ 40hm, 80hm, 70V and 100V pe	\$1,161.09	<b>\$1,161.09</b>
3)		9 EA	Shure MX418D/C Cardioid-18" Desktop Gooseneck Condenser Microphone, Attached 10 XLR Cable, Logic Functions, Programmable Switch and LED Indicator, Attached Desktop Base	\$317.87	<b>\$2,860.83</b>
4)		1 EA	Shure MXWAPT4--Z11 4-CH ACCESS POINT TRANSCEIVER	\$2,742.46	<b>\$2,742.46</b>
5)		2 EA	Shure MXW2/SM58--Z11 Handheld Transmitter with SM58 Microphone (Includes one SB902 Battery)	\$567.91	<b>\$1,135.82</b>
6)		1 EA	Shure MXW8--Z11 DESKTOP BASE TRANSCEIVER	\$605.15	<b>\$605.15</b>
7)		1 EA	Shure MX410LP/C 10" Shock-Mounted Gooseneck, Cardioid, less Preamplifier	\$234.08	<b>\$234.08</b>
8)		1 EA	Shure MX415LPDF/C 15" Shock-Mounted Gooseneck, Green/Red LED Ring at bottom, Less Preamplifier, Dual Flexible, Cardioid	\$271.60	<b>\$271.60</b>
9)		2 EA	Shure MXWNCS2 2-CH NETWORKED CHARGING STATION	\$605.15	<b>\$1,210.30</b>
				Audio:	\$11,707.01

## Video

10)		1 ea	Da-Lite 79014L COSMO Projector Screen: 133D 65X116NPA MW	\$1,918.15	<b>\$1,918.15</b>
11)		1 EA	Epson L520U Epson L520U PowerLite WUXGA 3LCD Full HD Long-Throw Laser Projector, 5200 Lumens	\$2,549.00	<b>\$2,549.00</b>
12)		1 EA	Chief RPAUW Universal RPA white	\$238.34	<b>\$238.34</b>
13)		1 EA	Chief CMS018W FIXED PIPE 18" WHITE	\$45.75	<b>\$45.75</b>
14)		1 EA	CMA385 Internal Joist Mount	\$158.00	<b>\$158.00</b>

15)		8 EA	19HD7M 19" Rackmount 1920x1080 Display. HDMI, VGA, BNC, RCA inputs	\$645.88	<b>\$5,167.04</b>
16)		2	QSC NC-12x80 12x Optical Zoom 80 Horizontal Field of View, PTZ Network Camera, PoE, with HDMI and SDI output. Includes PTZ-WMB1 wall mount bracket	\$3,692.68	<b>\$7,385.36</b>
17)		2 EA	QSC PTZ-CMB1 Accessory Ceiling Mount Bracket for PTZ Camera, NC-12x80 and NC-20x60.	\$123.69	<b>\$247.38</b>
18)		1 EA	QSC Q-SYS NC-20x60 20x Optical Zoom 60 Horizontal Field of View, PTZ Network Camera, PoE, with HDMI and SDI output. Includes PTZ-WMB1 wall mount bracket.	\$4,424.91	<b>\$4,424.91</b>
19)		3 EA	QSC PTZ-CMB1 Accessory Ceiling Mount Bracket for PTZ Camera, NC-12x80 and NC-20x60.	\$123.69	<b>\$371.07</b>
20)		1 EA	Atlona AT-AVA-EX70C-BP-KIT Avance HDMI Transmitter and Receiver Set with RS-232, IR pass-through, and bi-directional power	\$883.00	<b>\$883.00</b>
21)		1 EA	Barco Clickshare Gen 2 C-10 Clickshare Gen 2 C-10, C-10 Base, 1 Gen4 Button. BYOD Wireless Audio Video System	\$1,387.06	<b>\$1,387.06</b>
				Video:	\$24,775.06

### Control/Infrastructure

22)		1 EA	QSC Q-SYS CORE 110f-v2 Unified Core with 24 local audio I/O cha	\$3,811.27	<b>\$3,811.27</b>
23)		1 EA	QSC Q-SYS SLMST-110-P Q-SYS Core 110 license for Microsoft Teams Room software features, enables both Q-SYS Scripting and UCI Deployment, Perpetual	\$633.80	<b>\$633.80</b>
24)		1 EA	QSC QIO-ML4i Network audio I/O expander for Q-SYS with Four (4) mic/line inputs	\$660.85	<b>\$660.85</b>
25)		2	QSC Q-SYS QIO-GP8x8 Network audio I/O expander for Q-SYS with Eight (8) logic inputs and eight (8) logic outputs	\$411.55	<b>\$823.10</b>
26)		1	QSC NV-32-H (Core Capable) 4K60 4:4:4 Network Video Endpoint for the Q-SYS Ecosystem, software configurable as Encoder or Decoder. 3 HDMI 2.0 Inputs, 2 HDMI 2.0 Outputs, on-board AV Bridging. Supports optional stand-alone Q-SYS Core Mode" operation for audio DSP with local video switching (no encoding or decoding) and AV Bridging.	\$3,769.01	<b>\$3,769.01</b>
27)		1 EA	Netgear M4250-26G4F-PoE+ PoE+ 24x1G PoE+ 300W 2x1G and 4xSFP Managed Switch (GSM4230P)	\$2,704.23	<b>\$2,704.23</b>
28)		1	Middle Atlantic PDS-620R 6 OUTLET 20AMP POWER STRIP	\$605.15	<b>\$605.15</b>
29)		1 EA	Middle Atlantic UPS-S1000R Middle Atlantic UPS-S1000R Select Series UPS Backup power, 1RU, 1000VA	\$823.27	<b>\$823.27</b>

30)		1 EA	QSC QIO-RMK Rack mount tray and blanking panels to mount up to four QIO units in a 1U 19" standard rack format.	\$156.34	<b>\$156.34</b>
31)		1 EA	Middle Atlantic SRSR-4-12 SRSR Slide Out Rotating Rack System	\$953.08	<b>\$953.08</b>
32)		1 EA	Blackmagic Design CONVCMIC/HS03G/WPSU Blackmagic Micro Converter - HDMI to SDI	\$65.00	<b>\$65.00</b>
33)		1	QSC TSC-710t-G3 Table top mounting accessory for TSC-70-G3 and TSC-101-G3.	\$415.49	<b>\$415.49</b>
34)		1	QSC TSC-101-G3 Q-SYS 10.1 PoE Touch Screen Controller for In-Wall Mounting. Color - Black only	\$2,869.01	<b>\$2,869.01</b>
35)		1 EA	Netgear WAX610Y-100NAS 1PT BUSINESS WIFI 6 2+2 AP	\$353.78	<b>\$353.78</b>
36)		1	Misc Parts/Consumables Materials/Consumables as necessary	\$500.00	<b>\$500.00</b>
				Control/Infrastructure:	\$19,143.38

### Labor/Other

37)		1000 feet	Leviton LANMARK-6-CMP LANmark-1000 Enhanced Cat 6 Plenum 4-Pair UTP Cable	\$0.55	<b>\$550.00</b>
38)		100 feet	Leviton LM-10G-FTP-Y LANmark-10G, Cat 6a, F/UTP, 23 AWG, Riser, 4-Pair, Cable, YELLOW	\$0.86	<b>\$86.00</b>
39)		100 feet	Belden 1694A Belden 1694A 007Z1000 75 Ohm SDI Coax, RG-6, 18 AWG, Solid BC, 1000', Foil 95% TC Braid, PVC Jacket, CMR, Violet	\$1.81	<b>\$181.00</b>
40)		200 feet	West Penn Wire 25225 1P 16G STRD USHLD CMP 16/2	\$0.29	<b>\$58.00</b>
41)		1	Freight Ground Shipping	\$1,000.00	<b>\$1,000.00</b>
42)		1 EA	Installation	\$25,000.00	<b>\$25,000.00</b>
43)		1 EA	Programming	\$5,000.00	<b>\$5,000.00</b>
44)		1 EA	Training Training Services		
				Labor/Other:	\$31,875.00

### Project Summary

Parts Subtotal:	\$57,500.45
Labor Subtotal:	\$30,000.00



Oceano Community Services District - Board  
Room AV Modernization  
Rev# 1  
1655 Front Street  
Oceano, CA 93445

Sales Tax: \$3,943.78  
Total: \$91,444.23



## INSTALLATION CONTRACT TERMS AND CONDITIONS

Agreement made 4/24/2025, by and between Bill Gaines Audio, Inc., (hereinafter referred to as the "Contractor") and Oceano Community Services District, (hereinafter referred to as the "Client") for the purpose of contracting audio-visual installation services between the undersigned parties at the following location, 1655 Front Street, Oceano, CA 93445 (hereinafter referred to the "Work Address").

### SCOPE OF WORK:

The Work includes and only includes the installation, integration, programming and training of the AV system laid out in the Proposal "Board Room AV Modernization - Rev# 1".

The Contractor has overall responsibility for and shall provide and furnish all materials, equipment, tools and labor as necessary or reasonably inferable to complete the Work, or any phase of the Work, in accordance with the Contract Documents.

### EXCLUSIONS:

The following are expressly excluded from the scope of work and this contract unless otherwise noted:

- Painting
- Drywall repair

### PAYMENT TERMS:

100% Equipment/Materials total due within 7 days of material delivery. Remaining total (Labor+Change Orders) due no more than 30 days after project completion. If project extends more than one month time, monthly labor payments will be required and are to be paid within 14 days of billing date. Payment may be made by cash, check or credit card. A 3.5% service charge will be applied to all contracts paid with credit card. Please make checks payable to Bill Gaines Audio, Inc., and mail to 840 Capitolio Way Suite A San Luis Obispo, CA 93401; please include your invoice number in the memo line. Please note all special order equipment & product sales are final. Payment may not be made in the form of a cashier's check.



	<b>Payment Schedule</b>	<b>%</b>	<b>Amount</b>	<b>Est Due Date</b>
1	Parts	67%	\$61,441.38	
2	Labor	33%	\$30,002.85	
	<b>Total Payments</b>		<b>\$91,444.23</b>	

**EXPIRATION:**

The contract and prices quoted are valid until the end of business hours (5:00 P.M.) 30 days after the quote is issued, except in cases where tariffs or other government-imposed duties impact costs. In such cases, prices are valid for seven (7) days from the date of the proposal. If not ratified by this time, the contract will be considered Expired. Any orders placed after the applicable validity period are subject to price adjustments reflecting current market conditions.

**CONFIRMATION:**

The installation will be considered confirmed once the contract is ratified, signed and the equipment total is received. Electronic & facsimile signatures will be accepted as original signatures and part of the whole agreement.

**SECURITY, ACCESS, & PARKING:**

Client shall make all needed security arrangements, passes and/or clearance arrangements for Contractor employees and equipment. Client agrees they are responsible for any equipment not directly supervised by Contractor staff and damage or replacement costs incurred for any reason other than negligence by the Contractor, its employees, its agents or subcontractors while the equipment is on the site. Client shall supply direct truck access to loading entrance, as well as secured parking for all vehicles & trucks and access to work area at all times. Client hereby agrees to pay an additional \$75 administrative fee to settle parking tickets received due to the Client's failure to provide Contractor with appropriate passes and access for contractor vehicles.

Client agrees to provide access to the work area for the entire length of the job (at least 8 hours/day/40 hours week). If work area will be unavailable during normal business hours, Contractor must be notified at least 2 business days prior. Failure to notify Contractor of unavailability may result in additional labor charges.

If work area must be fully vacated (cleaned of tools and materials) for any reason more than twice during the installation period, additional fees may apply.

**CHANGES & ADDITIONS:**

Changes to scope will be addressed via a separate document (Change Order) and must be signed and agreed to by both parties. Contractor reserves the right to make changes of how a specific task is accomplished without changing the scope of work. It is up to Contractor to determine the proper installation method and equipment to be used to complete the scope of work.

#### CONDITIONS BEYOND OUR CONTROL:

On-site changes the client or their agents make which fall outside the scope of the work, causing Contractor to work longer than the hours indicated under the scope of work will result in additional labor charges. Contractor will endeavor to discuss these additional charges with the on-site client representative named above at the time the change made.

#### LABOR PROVISIONS:

This contract is billed as FLAT RATE for labor and assumes all the following labor provisions will be followed. Any labor hours required over the estimated amount will be the sole responsibility of the Contractor.

- 1) Unless otherwise noted, contract is designed for 8 hour work days and 40 hour work weeks. **No overtime, travel time or nonbusiness work time is included in any contract by default.** Any overtime or nonbusiness work will incur additional charges.
- 2) The first 8 hours of a workday are billed at straight time (1x). Hours 8 to 10 are billed at time and half (1.5x), and all hours after 10 hours are billed at double time (2x).
- 3) A 15-minute on the clock rest period is required every 2 hours.
- 4) A meal break is required no earlier than the 3rd hour and no later than the end of the 5th hour. Meal breaks are required every 5 hours thereafter. There is a 2-hour minimum after returning from a 1-hour meal break.
- 5) If above meal break conditions are not met, the crew will incur a meal penalty of 1-hour minimum straight time (1x) for each hour or part thereof until given a qualifying meal break or until the shift is cut.
- 6) Our workweek is Monday-Friday 9am-5pm.
- 7) An 8-hour turnaround is required to begin a new workday, between calendar days. If there is less than an 8-hour turnaround, the crew for that day is billed starting at time and half (1.5x) and will proceed into double time (2x) after the eighth hour.
- 8) Any night or weekend work outside of normal workweek hours will be billed starting at time and a half (1.5x) and will proceed into double time (2x) after the eighth hour.
- 9) Parking charges are not included in any rates. Any parking charges incurred are the responsibility of the client. If not validated or otherwise paid for onsite, parking charges incurred will be included on the final invoice.
- 10) Locations outside of our normal coverage area are subject to additional drive time and travel charges. This is defined as anywhere beyond 45 miles from the Contractor headquarters and will be assessed on a case by case basis.
- 11) Contractor does not staff installations on Federal Holidays. Holiday work is not included in this contract. -Any holiday work is additional and will be billed starting at double time (2x).

#### USE OF MEDIA:

Contractor's employees or agents may take photographs or videos at any time during an installation. Contractor may use such media for any purpose including promotional or marketing purposes unless client informs Contractor in writing that photography is prohibited at the site.

**LIABILITY:**

Client shall supply adequate security measures to prevent theft and loss, tampering and/or damage to Contractor's tools and/or equipment that is used in the installation process, and left on client premises overnight. In the case of such loss, theft or damage, the Client agrees to be liable for the full list price of the item(s), and a reasonable rental charge for that item(s) incurred daily until it is replaced or compensation is paid by the client. This rental charge is in addition to the cost for replacement. Client is responsible and liable for any damages or loss suffered by Contractor resulting from actions of the client, its agents, other contractors, guests, or volunteers. By signing this document, you certify that the organization that this contract has been prepared for, as well as its agents and vendors that Contractor may work in conjunction with, hold liability insurance coverage issued by an existing insurance company.

**LATE PAYMENTS & COSTS OF COLLECTION:**

Client agrees that all payments not made on time as stated above and agreed to will be subject to penalties and late fees. There is a 3.5% service fee on all Credit Card Payments. All past due balances shall be subject to an interest charge of 10% per month (2.5% weekly); all discounts will be forfeited on accounts not paid according to the contract terms, accrued daily beginning the day after invoice due date. A \$25 charge will be applied to all returned checks. The Client agrees to pay all costs incurred by Contractor in collecting the amounts due to Contractor, including, but not limited to postage for certified letters, attorney's fees of 30% of the total contract amount, court costs and other costs of collection. If Client becomes bankrupt or insolvent, or if a petition in bankruptcy is filed by or against the Client or if a receiver is appointed for the Client, Contractor may refuse to make further delivery and may terminate this contract without prejudice to the rights of Contractor. If the Client's financial condition becomes unsatisfactory to Contractor, the balance of the contracted price may be required to be deposited in escrow or the Client may be required to provide sufficient proof of its ability to pay the balance of the contract price. Client is not entitled to recover incidental or consequential damages in connection with any breach of this contract.

**MAINTAINING SAFE CONDITIONS:**

Client agrees that Contractor, its employees, agents and subcontractors retain the exclusive right and sole discretion, in cases of hazards, inclement weather, or unsafe environments or similar situations, to halt work, or terminate Contractors obligations in this contract without liability for damages or lost revenue to client, venue, artists, or any related event contractors or agents. In cases of such actions taken by Contractor, Client agrees to indemnify and hold harmless Contractor for the action.

**WARRANTY OF WORKMANSHIP:**

Workmanship for the installation is herewith warranted to be free from defects for a period of 1 year from the date of completion.

Warranty is subject to the following:

- Contractor has been paid in full for the workmanship according to contract documents.
- This Warranty does not cover any damage to a person or property arising from the use of any



of the products or materials furnished or any methods employed in connection with the work.

The following exclusions are not covered under this warranty:

- Damage caused by negligence, intentional misuse, or failure to properly maintain the work.
- Damage is caused by conditions beyond our control, such as, but not limited to, acts of God (floods, lightning, etc.), war, civil unrest, or governmental regulation.
- Any changes or modifications to the work performed by anyone other than the Contractor's authorized representatives.

**By e-signing this contract, I fully understand and agree to comply with all terms and conditions set forth in the above “Bill Gaines Audio, Inc., Installation Contract Terms and Conditions”. I also state that I have the given authority to make such decisions on behalf of the company and/or Individual listed in the preceding contract.**



# 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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**Date:** October 8, 2025

**To:** Board of Directors

**From:** Peter Brown, General Manger

**Subject: Agenda Item #8(C):** Authorization of a Change Order for pavement restoration and authorize Emergency Work to Replace an inoperable valve cluster on Railroad and Air Park Drive in coordination with the Waterline Replacement Project

## Recommendation

It is recommended that the Oceano Community Services District Board authorize and direct the General Manager to:

1. Approve a change order not to exceed \$72,622 dollars to meet County pavement restoration standards and other unforeseen construction work and use project contingency to fund the work.
2. Approve emergency work to build a temporary bypass and replace up to 6 broken valves to enable the completion of the waterline replacement construction project and authorize a budget transfer from water reserves to the project in an amount not to exceed \$120,000.

## Discussion

Over the past few years, the District has been developing the Water Resource Reliability Program (WRRP). The program has been funded by Proposition 84 and Proposition 1 grant funding obtained from the State's Integrated Regional Water Management (IRWM) program.

[https://www.slocounty.ca.gov/departments/public-works/forms-documents/committees-programs/integrated-regional-water-management-\(irwm\)/irwm-plan/2019-irwm-plan/2019-irwm-plan](https://www.slocounty.ca.gov/departments/public-works/forms-documents/committees-programs/integrated-regional-water-management-(irwm)/irwm-plan/2019-irwm-plan/2019-irwm-plan)

The District applied for and was awarded \$600,000 through the Prop 1 Round 2 IRWM Grant to construct the top five most needed capital improvement projects from the WRRP (projects 1-4, 1-5, 1-7, 1-8, 1-10). The District went out to [bid](#) on February 12, 2025 and awarded the contract to the lowest responsible bidder JF Will Company on April 9, 2025. The project is actively replacing several aged watermains, connections and valves west of Hwy 1 on Truman, Mendel, Utah, Strand and Railroad St. On Railroad Street where several water mains of various diameters come together, there is a cluster of valves that are no longer operable and must be replaced to safely shut down the system, minimize impacts to customers, and reconnect the newly installed infrastructure.

While staff were operating multiple valves for shutdowns, several valves broke and became inoperable, necessitating replacement. After meeting with operations staff, the contractor, and the construction manager, it has become clear additional emergency work is required to build a temporary



bypass, replace the cluster of inoperable valves on Railroad, and avoid shutting down water service for the entire west side of the District, including the South San Luis Obispo Sanitation District.

Due to the critical nature of the required repairs, the work cannot be delayed and needs to be completed as soon as possible to not only replace broken infrastructure but also to connect newly installed watermains and make certain the community and SSLOSD is not without water. California Public Contract Code 22050 authorizes a public agency's governing body, by a four-fifths vote, to take emergency actions like repairing or replacing public facilities and procuring necessary equipment and services without formal bidding processes, provided it first makes a finding that an immediate response is required to an emergency that prohibits the delay caused by competitive bidding. The agency must set forth substantial evidence of the emergency in its meeting minutes.

To avoid potential loss of water service for an extended period to hundreds of customers, and to minimize impacts to the operations of the wastewater treatment plant, the emergency work may need to be performed at night. The State Water Board will need to be notified if system pressure is lost for the entire repair, but it is possible to create a temporary bypass to avoid a loss in water pressure and prevent backflow intrusion into the system.

### **Other Agency Involvement**

The State Water Board will need to be involved if setting up a bypass is not possible to avoid loss of system pressure. The County of San Luis Obispo issues the blanket encroachment permit (EP) to the District and has also issued a separate EP to the contractor for this project since the work is being completed in County right-of-way.

### **Financial Considerations**

The Board authorized \$637,556 for the project, which includes a 15% contingency totaling \$83,159. The contract with Cannon for construction management and PEI was approved on August 13, 2025, for \$49,178 allocating \$11,314 of the project contingencies, leaving \$71,845 remaining of the project budget. The proposed Railroad Ave cluster of valve replacements and temporary water bypass work is estimated to be no more than \$120,000, which will be allocated out of Water Fund Reserves. By approving this work, the Board also approves a budget transfer from the Water Reserve fund in the amount of \$120,000 to the project to cover all needed expenditures. The water reserves fund currently has \$2,398,366 dollars, and after the transfer the new balance will be \$2,278,366.

### **Results**

Pursuing grant revenues and project implementation supports a well-governed, and livable community. Of the total project costs once completed (current estimate is \$768,005), \$600,000 of this project will be grant funded which preserves District resources and helps maintain low water rates.



# Oceano Community Services District

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

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

[www.oceanocsd.org](http://www.oceanocsd.org)

---

**Date:** October 8, 2025

**To:** Board of Directors

**From:** Peter Brown, General Manager

**Subject:** **Agenda Item #8(D): Consideration and approval of the Special District Alternate Member for the Local Agency Formation Commission; Candidate Vote; Submittal of Vote**

## Recommendation

It is recommended that the Oceano Community Services District Board of Directors vote for one of the candidates listed on the Official Ballot for the Local Agency Formation Commission (LAFCO) Special District alternate member and direct staff to submit the District's vote to the LAFCO before November 3, 2025.

## Discussion

LAFCO is a regional planning and regulatory agency with county-wide jurisdiction, established by State Law to encourage orderly and efficient provision of governmental services, such as land use, water, sewer, fire protection, etc. San Luis Obispo LAFCO is a state-mandated agency and is independent of county or city government. LAFCOs are responsible for coordinating logical and timely changes in local governmental agencies service boundaries, conducting special studies that review ways to reorganize, simplify, and streamline governmental structure and preparing a sphere of influence for each city and special district within each county. The Commission's efforts are directed toward seeing that services are provided efficiently and economically. There is a LAFCO in each county in California.

LAFCO meets every third Thursday of each month at 9am in the Board of Supervisors Chambers. Attached are candidate information sheets and statements for individuals running for the Special District Alternate Member on LAFCO:

- Owen Davis San Miguel CSD
- John Joyce of Nipomo CSD
- Justin Smith of Cayucos CSD

## Other Agency Involvement

The commission is an eleven-member Commission comprised of three city council members, three county supervisor members, three special district members and two public members.



**Other Financial Considerations**

N/A

**Results**

Participating in LAFCO promotes inter-agency collaboration.

Attachment 1: Candidate Information & Statements



San Luis Obispo Local Agency Formation Commission  
*Serving the Area of San Luis Obispo County*

**TO: INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE**  
**FROM: ROB FITZROY, EXECUTIVE OFFICER**  
**DATE: SEPTEMBER 2, 2025**  
**RE: ELECTION FOR LAFCO SPECIAL DISTRICT ALTERNATE MEMBER**

**Summary.** A nomination period for one vacant LAFCO Alternate Member Special District seat ran from June 23, 2025, to August 22, 2025. The seat is for the term January 1, 2026, to December 31, 2030. A total of three nominations were received. As such, an election is required. The candidates are as follows, with resumes and statements of interest attached:

- Owen Davis, San Miguel Community Services District
- John Joyce, Nipomo Community Services District
- Justin Smith, Cayucos Sanitary District

**Instructions.** Each district may submit a total of one ballot. See the attached ballot for your use. The election period will commence on September 2, 2025, and end on November 3, 2025. **BALLOTS ARE DUE NOVEMBER 3, 2025, at 5:00 PM.** If your District wishes to submit a ballot, please place this item on the agenda at a meeting of your Board of Directors as soon as possible, or if you have already been delegated by your Board, you may submit a ballot on behalf of your district.

Ballots will be tallied at the end of the voting period within 7 days. Eighteen ballots are required for a quorum. If a quorum is not met, the Executive Officer must extend the balloting for 60 days. If a quorum is not met after the extension period, the Executive Officer may extend the balloting period again or may use alternative methods.

The completed ballot forms may be submitted to the LAFCO office via mail or e-mail: [mmorris@slo.lafco.ca.gov](mailto:mmorris@slo.lafco.ca.gov). Please make sure the form is signed by the Board President or General Manager.

Thank you, and please contact us with any questions.

**Attachments:** Ballot & Supplemental Nominee Information

cc. Holly Whatley, LAFCO Legal Counsel

**COMMISSIONERS**

Chairperson  
STEVE GREGORY  
City Member

Vice-Chair  
HEATHER MORENO  
County Member

DAWN ORTIZ-LEGG  
County Member

ED WAAGE  
City Member

ED EBY  
Special District Member

NAVID FARDANESH  
Special District Member

DAVID WATSON  
Public Member

**ALTERNATES**  
BRUCE GIBSON  
County Member

CARLA WIXOM  
City Member

VACANT  
Special District Member

MICHAEL DRAZE  
Public Member

**STAFF**  
ROB FITZROY  
Executive Officer

IMELDA MARQUEZ-VAWTER  
Senior Analyst

MORGAN BING  
Analyst

MELISSA MORRIS  
Commission Clerk

HOLLY WHATLEY  
Legal Counsel



**San Luis Obispo  
Local Agency Formation Commission**

1042 Pacific Street, Suite A, San Luis Obispo, CA 93401

Tel: (805) 781-5795 | [www.slo.lafco.ca.gov](http://www.slo.lafco.ca.gov)

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**BALLOT FOR LAFCO  
SPECIAL DISTRICT ALTERNATE MEMBER ELECTION  
FOR SEAT TERM THROUGH DECEMBER 2030**

The \_\_\_\_\_  
(Insert Name of Special District)

hereby selects the following individual for the Special District Alternate Member seat term through December 2030 on the San Luis Obispo Local Agency Formation Commission (choose one):

- Owen Davis, San Miguel Community Services District
- John Joyce, Nipomo Community Services District
- Justin Smith, Cayucos Sanitary District

The Board of Directors' action was taken on an agenda item on:

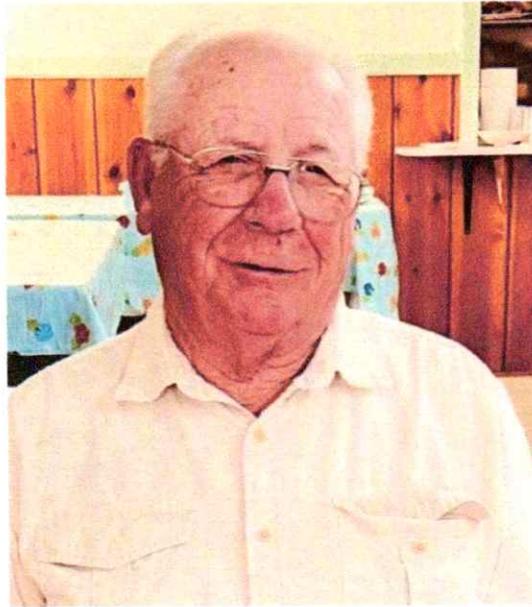
\_\_\_\_\_  
Insert Date of Board Agenda and Action Item

\_\_\_\_\_  
General Manager or Chairman/President Signature

\_\_\_\_\_  
Date

# Owen Davis

## Nominee for LAFCO Special District Member Alternate



### Statement of Interest and Background

I am very interested in gaining a seat on LAFCO Special District. I feel I could add very much with my vast experience in agriculture, irrigation, design, building and farm management.

I served in the US Army from December 1963 to December 1966 and in Korea as a tanker from June 1964 to July 1965.

I have been a Director on the San Miguel CSD Board from December 2022 to current. My goal has been to control what I feel is unnecessary and out of control spending of the people of San Miguel's money.

Thank you,

A handwritten signature in blue ink that reads "Owen Davis". The signature is written in a cursive, flowing style.

Owen Davis  
PO BOX 391  
San Miguel, CA 93451  
(805) 674-5429

[owen.davis@sanmiguelcsd.org](mailto:owen.davis@sanmiguelcsd.org)

**John Joyce, Director**

**Director Joyce earned a Bachelor of Science degree in Environmental Engineering from Purdue University and earned several post-graduate certificates from UCLA and the IEEE. He was employed with the Indiana Department of Water Resources as the State Lake Inspector and promoted to Water Resource Manager. After moving to California, he worked for Glendale Water and Power for two years. Next came 32 years of varied experience with Burbank Water and Power as a Commercial Utility Auditor, Planning Engineer, Rate Manager and Senior Key Account Manager before retirement.**

**He has expertise in managing complex projects, fostering engagement, a strong commitment to environmental stewardship and ensuring sustainable development. This background makes him well suited for the important decisions and needed staff direction made by the Nipomo Community Service District while striving to preserve Nipomo's rural charm, water quality and reliability.**

# Justin T. Smith

## *Nominee For LAFCO Special District Member Alternate*

### Statement of interests and Background

I'm Interested in the available LAFCO Special District Alternate seat to serve San Luis Obispo County service areas, cities, and special districts. I hope to become an alternate so I can better understand the challenges faced by communities throughout the county. I am grateful for my fellow Cayucos Sanitary District Directors nomination for this position. As a member I would like to be a representative to ensure that the complex issues faced by communities are properly addressed. My 20 years of experience in the water industry have given me the unique opportunity to become versed in water rights and Title 22 of the California Code of Regulations. I have seen firsthand how water issues can affect community in the long term. Water is on the forefront of issues facing several communities within the county and most coastal communities and communities within the Paso ground water basin will be facing water related issues during future annexations. As an alternate member I would like to put that knowledge to use by making sure that long-term water availability, infrastructure reliability and funding are considered as part of the annexation projects brought before the commission.

Thank you for considering me as an alternate member, allowing me the opportunity to safeguard the future of our county for the next generation of residents.



# 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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**Date:** October 8, 2025

**To:** Board of Directors

**From:** Peter Brown, General Manager

**Subject:** **Agenda Item #8(E):** Discussion and consideration of the Oceano Capital Improvement Project Committee Member

## Recommendation

It is recommended that the Oceano Community Services Board discuss and consider appointing a Board Member to the Oceano Capital Improvement Project Committee.

## Discussion

At the March 12, 2025 meeting the Board established the Capital Improvement Project (CIP) Committee with [Resolution 2025-05](#). The committee was created to advise the Board on its capital improvement projects and plans, related fiscal issues, the future of the OCSD administrative offices, and grants to support infrastructure projects. The committee has held two successful meetings and is seeking a new Board member to take the place of President Gibson, who has requested to step down. Attached are the current 2025 committee assignments.

## Other Agency Involvement

N/A

## Financial Considerations

The Board's [bylaws](#) allow for Board members to collect a \$50 stipend for each committee meeting.

## Results

Establishing duties, governing policies, and procedures for the Oceano Capital Improvement Project Committee promotes a well-governed community.

## Attachments:

1. 2025 Committee Assignments

# 2025 COMMITTEE & SUBJECT MATTER ASSIGNMENTS

COMMITTEE ASSIGNMENTS TO OTHER AGENCY BOARDS AND COMMITTEES				Subject Matter Assignments / Expertise
SSLOCSO	Austin	Gibson	1 <sup>st</sup> Wed / 6:00 PM <b>Mar-Jun / City of Arroyo Grande</b> City Council Chamber 215 E. Branch, Arroyo Grande <b>July-Oct / Oceano CSD</b> Board Room 1655 Front St., Oceano <b>Nov-Feb / City of Grover Beach</b> City Council Chamber 154 S. 8 <sup>th</sup> Street, Grover Beach	Wastewater
Water Resource Advisory Comm. (WRAC)	Villa	General Manager	1 <sup>st</sup> Wed / 1:30 PM SLO City Council Chamber 990 Palm St. San Luis Obispo, CA 93401	Regional Water Programs
Regional Water Mgt. Group (RWMG – IRWMP)	General Manager	Rose	1 <sup>st</sup> Wed / 10:00 AM SLO County New Government Center, Room 161/162 1055 Monterey Street, San Luis Obispo, CA 93401	Regional Water Programs
Zone 3 (Lopez Water)	Gibson	Joyce-Sunesson	3 <sup>rd</sup> Thurs Odd/6:30 PM Varies	Water Supply Contracts
State Water Subcontractors	General Manager	Rose	Varies	Water Supply Contracts
Parks & Recreation Advisory Committee	Joyce-Sunesson	Villa	Varies	Parks & Recreation
Capital Improvement Program Advisory Committee	Gibson	Austin	Varies	Capital Improvement Projects
LIAISON AND SUBJECT MATTER ASSIGNMENTS				
Airport Land Use		Rose	3 <sup>rd</sup> Wed / 1:30 PM County Government Center Board of Supervisors Chamber 1055 Monterey St Room D170 San Luis Obispo, CA 93401 (Currently Held Virtually)	
CA Special District's Association (Local)		Joyce-Sunesson	Varies (Usually Noon Fri) every other month	
Zone 1/1A		Austin	3 <sup>rd</sup> Tues Odd / 3:00 PM Sheriff South Patrol Station 1681 Front St. (Highway 1) Oceano, CA 93445	
LAFCO		Villa	3 <sup>rd</sup> Thur / 9:00 AM County Government Center Board of Supervisors Chamber 1055 Monterey St San Luis Obispo, CA 93401 (Currently Held Virtually)	
RWQCB		Gibson	Odd Months/Varies	
NCMA		General Manager	Monthly, Subject Matter Assignment Adjudicated Groundwater Basin	

COMMITTEE ASSIGNMENTS IN GREEN ARE ELIGIBLE FOR OCSO COMPENSATION PER GOV'T CODE 61047



# 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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**Date:** October 8, 2025

**To:** Board of Directors

**From:** Peter Brown, General Manager  
Carey Casciola, Business and Accounting Manager

**Agenda Item #8(F):** Discussion and consideration of the Oceano Parks and Recreation Committee (OPARC ) FY 2025-26 budget with Board direction as deemed appropriate.

## Recommendation

It is recommended that the Board discuss and consider the Oceano Parks and Recreation Committee (OPARC ) FY 2025-26 budget with Board direction to consider:

1. No changes to the OPARC budget through the end of the 2026 fiscal year June 30, 2026.
2. Provide staff direction on changes to the OPARC funding during the current fiscal year.

## Discussion

At the August 13, 2025, Board meeting, two Board members requested the Oceano Parks and Recreation Budget as a future agenda item. The last three District budgets (FY 2023-24, FY 2024-25 and FY 2025-26) allocated general fund dollars for Parks and Recreation and the Board created the Parks and Recreation Committee (OPARC) including formalization of committee Bylaws including duties, policies and procedures, and membership.

Attachment #1 includes the FY 2025-26 Parks and Recreation Budget as of the first quarter (September 30, 2025) and the estimated second quarter (December 31, 2025). In the first quarter, \$750 was spent on T-shirts for the Oceano Elementary Track event and \$3,051 in Administrative Cost Allocation. In the second quarter, the remaining costs for the Field Trips to Parks and Beaches through the Parks CA grant encumbered from the previous year of \$1,346 are expected to be issued to the program.

In terms of remaining OPARC budget during the current fiscal year, \$6,101 remains in general funds in the Administrative Cost Allocation to conduct OPARC meetings, prepare meeting agendas and minutes, and comply with Brown Act requirements. Approximately \$3,537 remains unallocated in the OPARC budget, which means that a total of \$9,638 in general funds OPARC budget are anticipated to remain in the OPARC budget at the end of the calendar year in December of 2026.

Lastly, as mentioned to the Board in past budget presentations, with divestiture from Five Cities Fire Authority and elimination of County transfer to OCSD of general fund revenues save a small 3.85% budgeted for maintenance of the Street Light System, no ongoing revenue source is currently in place to fund OPARC meetings



## Oceano Community Services District

Board of Directors Meeting

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and activities beyond the current fiscal year. Utility and enterprise funds for sewer and water systems are not eligible sources of funding for non-enterprise activities.

### **Other Agency Involvement**

Lucia Mar Unified School District, Oceano Elementary School Parent Teachers Association, and a Regional Advisory Committee representing the community of Oceano.

### **Financial Considerations**

The adopted FY 2025-26 budget allocates \$16,489 of General Fund Reserves to Parks and Recreation. As of December 31, 2025, the Parks and Recreation Fund is estimated to use \$6,851 of General Fund Reserves.

### **Results**

Reviewing, discussing, and providing direction to staff on management of OPARC efforts and expenditures promotes a livable and well-governed community.

Attachments:

Attachment #1 – FY 2025-26 OPARC Budget estimates as of September 30, 2025 and December 31, 2025



**OCEANO COMMUNITY SERVICES DISTRICT  
FUND LEVEL ANALYSIS  
PARKS & RECREATION - GENERAL FUND - FUND 01**

ACCOUNT NO.	GENERAL FUND (GF) PARKS & RECREATION - 01	FINAL BUDGET FY 2025/26	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 9/30/2025	ESTIMATED AT 12/31/2025	2025/2026 EST. BUDGET VARIANCE	
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
<b>SOURCES OF FUNDS</b>									
<b>REVENUES</b>									
Total Revenues		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>OTHER SOURCES OF FUNDS</b>									
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Sources of Funds</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>USES OF FUNDS</b>									
<b>PERSONNEL SERVICES</b>									
<b>SALARIES &amp; WAGES</b>									
01-5-4850-010	Salaries & Wages	0	0	0	0	0	0	0	
Total Salaries & Wages		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>BENEFITS</b>									
01-5-4850-377	Operating Crew Benefits Allocation	0	0	0	0	0	0	0	
Total Benefits		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Personnel Services</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>SERVICES &amp; SUPPLIES</b>									
	Oceano Parks & Recreation	4,287	4,287		4,287	750	17%	750	3,537
Total Services & Supplies		\$4,287	\$4,287	\$0	\$4,287	\$750	17%	\$750	\$3,537
<b>CAPITAL OUTLAY</b>									
Total Capital Outlay		\$0	\$0	\$0	\$0	\$0		\$0	\$0
<b>ADMINISTRATIVE COST ALLOCATION</b>									
01-5-4850-376	Administrative Cost Allocation	12,202	12,202		12,202	3,051	25%	6,101	6,101
Total Administrative Cost Allocation		\$12,202	\$12,202	\$0	\$12,202	\$3,051	25%	\$6,101	\$6,101
<b>Total Expenditures</b>		<b>\$16,489</b>	<b>\$16,489</b>	<b>\$0</b>	<b>\$16,489</b>	<b>\$3,801</b>	<b>23%</b>	<b>\$6,851</b>	<b>\$9,638</b>
<b>OPERATING SURPLUS/(DEFICIT)</b>		<b>(\$16,489)</b>	<b>(\$16,489)</b>	<b>\$0</b>	<b>(\$16,489)</b>	<b>(\$3,801)</b>		<b>(\$6,851)</b>	<b>\$9,638</b>
<b>TRANSFERS &amp; ENCUMBRANCES</b>									
	Transfers In - Property Taxes	20,335	20,335		20,335	0		8,197	(12,138)
	(Transfers Out)	0	0		0	0		0	0
	Encumbrances - Sources of Funding	0	0		0	0		0	0
	Encumbrances - (Designated)	(3,846)	(3,846)		(3,846)	0		(1,346)	2,500
<b>NET TRANSFERS &amp; ENCUMBRANCES</b>		<b>\$16,489</b>	<b>\$16,489</b>	<b>\$0</b>	<b>\$16,489</b>	<b>\$0</b>		<b>\$6,851</b>	<b>(\$9,638)</b>



*Oceano  
Community Services District*

DATE: September 25, 2025

TO: Board of Directors and General Manager

FROM: Robert Schultz, Interim District Counsel

SUBJECT: Legal Review of the District's Ability to Reduce Connection Fees

---

This Memorandum provides a legal analysis of the Board's recent decision to reduce connection fees at 1900 Front Street and whether such a reduction constitutes a gift of public funds.

**Background**

The District levies water and sewer connection fees on new developments or expanded connections to the water and sewer systems. These charges are levied as a condition of approval for a change in use and are designed to recover the cost of connecting infrastructure and assets required to facilitate new development. Connection charges are one-time fees, paid up-front as a condition of new development related to system expansion. Connection charges are separate from the District's bi-monthly base and volumetric rates for water and wastewater service. Owners of new developments begin paying for the District's water and wastewater rates after they have paid their connection charge and become ongoing customers.

California law allows the District to impose charges upon new development projects that will result in an impact on the service facilities or systems operated by the District. These charges are known as development impact fees and include connection fees. Connection fees cover the physical facilities required for system expansion related to a water connection or sewer connection, including, but not limited to, meters, pipelines, and the estimated reasonable cost of labor and materials for installation and inspection. A portion of the fee is allocated to the cost of future capital improvements and infrastructure expansions necessary to serve new customers. However, connection fees cannot be used for routine operations and maintenance (O&M) or to pay for past capital investments. This ensures that new development contributes to the need for expanded infrastructure caused by the addition of water/sewer services.

### **The Mitigation Fee Act**

The Mitigation Fee Act, formally codified as California Government Code Section 66000 et seq., was enacted to ensure that fees imposed by public agencies on development projects are reasonable, transparent, and directly related to the system impacts created by new development. The Act aims to prevent arbitrary or excessive fees and to establish a clear framework for calculating, collecting, and using these funds.

Among the requirements applicable to development impact fees is that a relationship must be established between the charge and the nature of the use of the facilities or system burdened by the development project. The amount of the charge must bear a reasonable relationship to the actual cost the development will impose upon the system or facilities for which the charge is being imposed. Such charges cannot exceed the reasonable cost of service. In establishing the foregoing relationships and nexus, the California State Legislature has placed the burden of demonstrating compliance with these criteria upon the public agency.

The Mitigation Fee Act requires connection fees to be fair, clear, and proportional. In particular, fees should closely match the actual cost of providing new connections, including both direct and indirect expenses. The Act also requires that calculation methods and rationales be made available to affected parties.

To address proportionality, the Mitigation Fee Act empowers regulatory bodies or relevant authorities to reduce or adjust connection fees when they are found to exceed the actual cost of providing the service, or where standard fee calculation methods are not commensurate with anticipated infrastructure expenses. This mechanism enables fees that may not be proportional to be brought into alignment, allowing private parties to seek redress through established channels such as appeals to elected governing bodies (OCSD Code of Ordinances 6.06.030 Relief of Application).

Recently, Assembly Bill 2536 passed, which added additional specific provisions that clarify that agencies must evaluate the amount of such fee or charge and that the “evaluation” must include evidence to support that the connection fee or capacity charge does not exceed the reasonable cost of service.

### **Board Decision Regarding Water Connection Fees at 1900 Front Street**

Based on the above legal analysis, standard industry practice, and District Code 6.06.030, the District Board of Directors has the authority to review and adjust fees to ensure compliance with state law and constitutional requirements. Reducing fees to align with proportionality requirements is not only permissible but required to avoid the imposition of unlawful charges. Such detailed review and analysis ensure that the District’s fee structure reflects the actual cost of providing services, consistent with legal mandates.

Regarding the 1900 Front Street Project, the Board determined after holding an agenda item, reviewing a staff report and presentation, and receiving public comment,

## Reduction in Connection Fees

September 23, 2025

Page 3 of 4

that the following unique and compelling circumstances specific to the 1900 Front Street property warranted a partial reduction in connection fees:

- The property possesses atypical dimensions, with a long frontage and narrow width not commonly found in similar parcels, with approximately 627 feet on Front Street (U.S. Highway 1), a Union Pacific Railroad at the rear, and a basin that restricts development on part of the property. The partial fee reduction was based on adjusting the \$81.60 per front footage cost, which is most appropriate for standard-shaped parcels.
- The proposed project includes only two restrooms and an irrigation system, and is paying connection fees based upon commercial project requirements. This commercial project requires a 1 “ meter, which has a four single-family residence (4 SFR) equivalency, which totals \$16,320. The Board determined that there was no justification for reducing any other portion of the initial fees, aside from this portion of the frontage fees.
- The District does not currently have any plans for water system expansion in this area along Front Street, and the existing system has the capacity to accommodate the proposed development.
- The Mitigation Fee Act requires connection fees to be fair, clear, and proportional and must match the actual cost of providing new connections.
- The District's standard connection fee for this project does not reflect the unique conditions of the property, and the connection fee may exceed the proportional share of costs attributable to the property's use or development.
- The District's standard connection fee for this project does not reflect the unique conditions of the property, and without a reduction, the financial burden on the property owner could become prohibitively high.
- The District is being consistent with past practice and has waived connection fees for a previous development based upon the unique conditions of the property.
- To address proportionality and comply with the Mitigation Fee Act, the District partially reduced the connection fees based on the connection fee exceeding the actual cost of providing the service.
- The partial reduction in the connection fee is consistent with industry practice, this Board's past practice under unique circumstances, and maintains fair, effective, and sustainable funding for essential infrastructure and system expansion while supporting equitable development.

### **Gift of Public Funds**

Members of the public raised the issue of whether fee reductions might be viewed as a gift of public funds, which is generally prohibited under state constitutions (e.g., California Constitution, Article XVI, Section 6). The doctrine prohibits public agencies from making gratuitous transfers of public resources to private parties without adequate consideration or a corresponding public benefit or purpose. This principle is designed to ensure that public resources are not used for individual or private gain, but instead serve the community as a whole.

However, partially reducing front footage connection fees does not constitute a gift of public funds. Instead, it corrects an overcharge for a fee that lacks a factual basis related to system expansion, ensuring compliance with the law. There is no gratuitous benefit as the fee has been recalibrated to match the cost of service. The District is not conferring a benefit beyond what is legally required but rather fulfilling its obligation to avoid unlawful exactions. Since the fee was not justified by an identified cost or impact in the first place, reducing it simply aligns the fee with legal requirements and fair practice.

Courts have consistently upheld that adjustments to fees for compliance with proportionality do not trigger the prohibition against the gift of public funds because the public agency is not giving away resources. For example, the California Supreme Court in *Lundberg v. County of Alameda* and *County of Alameda v. Carleson* addressed whether waiving permit fees constituted an unlawful gift of public funds. The court in both cases held that the waiver was not a gift, emphasizing that fees are generally imposed to recover the justifiable costs of governmental services, not to raise revenue or make a profit. Accordingly, the decision to waive such fees is merely a choice not to collect reimbursement, not a transfer of public resources. In addition, in *County of San Diego v. State of California*, the California Supreme Court explained that, in the context of fee reductions, if the original fee lacks legal justification (i.e., no nexus), eliminating or reducing it upholds the law rather than conferring a gratuitous benefit.

### **Conclusion**

The District's reduction in connection fees for 1900 Front Street was legal and ensures compliance with the Mitigation Fee Act. By reducing the connection fees, the District has maintained fair, effective, and sustainable funding for essential infrastructure while supporting equitable development.

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**Fw: Planning mandate for new \$300 mil wastewater plant**

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**From** Peter Brown <peter@oceanocsd.org>

**Date** Wed 10/1/2025 8:17 AM

**To** Charles Varni <charles@varni.org>

**Cc** Jeremy Ghent <jeremy@sslocsd.us>; Carey Casciola <carey@oceanocsd.org>; Robert Schultz <attorneyinslo@gmail.com>

**Bcc** Board Members 2024 <BoardMembers2024@oceanocsd.org>; Angela Ford <arford@co.slo.ca.us>; Courtney Howard <choward@co.slo.ca.us>

 1 attachment (106 KB)

SSLOCSD Coastal Commission CDP 2017 Special Conditions.pdf;

Mr. Varni (OCSD Board Bcc),

Thank you for your email. I want to offer a few points of clarification:

1. SLO County Public Works and consultants are aware of the CPD and complexities/potential benefits of evaluating desal at various sites. They are also aware that as part of any desalination (desal) feasibility study, all other potential water sources need to be evaluated, including recycled water, prior to any desalination plans or funding being approved. I know this because we have discussed it several times at desal feasibility scoping meetings. I assume it wasn't mentioned at the recent public meeting because the focus of the public outreach meeting was boosting awareness of the feasibility study and to seek public feedback, rather than specific permit condition details of the SSLOCSD CDP for the redundancy project.
2. The CDP requires the SSLOCSD to plan, develop, and implement long-term solutions to flooding and coastal hazard threats, including "expansion to protect the existing WWTP from coastal hazard risks" and evaluation of the eventual relocation of the plant to an area that is safe from coastal hazards." The "mandate" as you put it, is to provide 10-year progress reports in 2027, 2037, and 2047 on **cost/benefits of potential relocation** of the treatment plant. There is no mandate to relocate the WWTP at present. The SSLOCSD also has the option, as stated in the CDP, to "...request to the CCC prior to the expiration of the CDP to extend the expiration date of this CDP as necessary to retain the approved development in its current location."
3. The Desal feasibility study will stand on its own as to whether or not desal is currently feasible in our county or whether sufficient alternative water sources exist and must be fully explored prior to desal.

I disagree that the CDP is being *little recognized or respected by local agencies and elected officials* or that now is the time to start informing rate payers of looming financial burdens. The SSLOCSD staff and Board are well aware of the details of the CDP requirements and all south county agencies are carefully evaluating short- and long-term rate implications to sewer and water systems. In fact, OCSD and SSLOCSD recently adopted new five-year rates to help provide existing services, meet capital needs and build more robust reserves for the future. I know that other south county agencies have rate studies forthcoming.

When he is ready, and if the OCSD Board requests such, Jeremy Ghent has a standing invite to come a Board meeting and provide an update prior to his May 2027 submittal to the CCC Executive Director requesting a determination "whether significant and diligent progress has been made on meeting the terms and conditions of this CDP."

Sincerely,

Peter

**Peter Brown**

General Manager

[peter@oceanocsd.org](mailto:peter@oceanocsd.org)

Oceano Community Services District  
1655 Front St., PO Box 599  
Oceano, CA. 93475  
Office (805) 481-6730  
Fax (805) 481-6836

<http://oceanocsd.org/main/>



---

**From:** Charles Varni <charles@varni.org>

**Sent:** Tuesday, September 30, 2025 11:30 AM

**To:** Director Joyce-Suneson <directorjoyce-suneson@oceanocsd.org>; Linda Austin <hguiton@aol.com>; Director Gibson <directorgibson@oceanocsd.org>; Director Villa <directorvilla@oceanocsd.org>; Director Rose <directorrose@oceanocsd.org>

**Cc:** Peter Brown <peter@oceanocsd.org>

**Subject:** Fwd: Planning mandate for new \$300 mil wastewater plant

Dear OCSD Directors

I am writing to you as a resident who is very interested in long term regional water management. This is a critical and current issue throughout the County and especially in South County. Desalination is a hot topic with the recent September 15 public engagement meeting as is Lopez water management for endangered species.

Overarching all of these discussions is a State mandate for massive municipal water management and recycling which was presented to the South County Sanitation District in May of 2017 by the Coastal Commission. The CCC approved a CDP for the SSLOCSD to expand its facilities to include a treatment redundancy project and required them to begin a series of in depth studies on what it would take to find new land safe from flood and sea level rise, plan and design a state of the art facility which treated and recycled ALL waste water from Pismo, GB, AG, and Oceano, demolish the current facility, restore habitat to a natural state, and build new distribution systems and infrastructure as needed. The first ten year progress report from SSLOCSD to CCC is due May 2027. In the current economy such a project would certainly be in the \$300 million range, even more in the future.

What is of serious concern to me is that this mandate seems to be little recognized or respected by local agencies and elected officials. For example, on Sept 15 the County presented a big show on plans for a desalination project which, if the relocation of SSLOCSD operations and recycling of all wastewater does happen, would probably make it unnecessary. There was not one mention of the CCC mandate.

At minimum, it is time for local agencies to start informing their ratepayers of this looming potential financial burden. I hope you would schedule this as an agenda topic and invite the SSLOCSD to make a presentation. Please see the attached document and the Special Conditions section starting on page 7.

Please include this in the October 8 agenda packet.

Sincerely,

Charles Varni  
Past Director, Santa Maria Valley Water Conservation District  
Past Director and President, Oceano Community Services District  
Past President, Oceano Advisory Council

**CALIFORNIA COASTAL COMMISSION**

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**W37a**

ADOPTED
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CDP approved:	5/10/2017
Staff report prepared by:	Daniel Robinson
Staff report date:	5/19/2017
Hearing date:	6/7/2017

**REVISED FINDINGS**

<b>Application Number:</b>	<b>3-16-0233</b>
<b>Applicant:</b>	<b>South San Luis Obispo County Sanitation District</b>
<b>Project Location:</b>	1600 Aloha Place, Oceano, San Luis Obispo County.
<b>Project Description:</b>	Installation of redundancy/backup infrastructure and other improvements, including minor flood-proofing, and recognition of after-the-fact development at the District's Oceano Wastewater Treatment Plant.
<b>Commission Action:</b>	Approved with Conditions (May 10, 2017)
<b>Staff Recommendation:</b>	Adopt Revised Findings

**STAFF NOTE**

On May 10, 2017, the Coastal Commission unanimously approved a coastal development permit (CDP) with conditions for the South San Luis Obispo County Sanitation District's wastewater treatment plant improvements. At that time, the Commission modified the staff recommendation to allow a 30-year term for the CDP, subject to verification of progress towards meeting the terms and conditions of the CDP at 10-year intervals. Because the Commission-approved project substantially differed from staff's recommendation (i.e., staff had recommended a 10-year term for the CDP), this report contains revisions reflecting the Commission's deliberations and action on this matter. Commissioners who are eligible to vote on the revised findings are those from the prevailing side at the May 10, 2017 hearing (i.e., Commissioners Bochco, Brownsey, Cox, Groom, Howell, Luévano, Peskin, Shallenberger, Sundberg, Turnbull-Sanders, Uranga, and Vargas).

## SUMMARY OF COMMISSION ACTION

The South San Luis Obispo County Sanitation District (SSLOCSD) (“the District”) owns and operates a wastewater treatment plant (WWTP) that is permitted under National Pollutant Discharge Elimination System (NPDES) Permit No. CA0048003 and Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements Order No. R3-2009-0046. The existing plant provides secondary treatment with disinfection to treat wastewater through the use of a system of mechanical screens, primary clarifiers, fixed film reactors, one secondary clarifier, and chlorination. The plant is designed and permitted to treat a peak dry weather flow of 5.0 million gallons per day (mgd).

Currently, the existing treatment plant cannot meet effluent limits at the permitted design flow if the fixed film reactors or the secondary clarifier are out of service because there is no backup, or redundant, system for either process. To address this issue, RWQCB Order R3-2009-0046 anticipated the addition of redundancy infrastructure to be installed at this WWTP so that major wastewater facility components can be removed from service for routine maintenance or repairs, or be shut down in case of mechanical failure or emergency, without risking violation of effluent permit limits. The addition of redundancy infrastructure does not add capacity to handle higher flows than currently permitted, and no additional treatment capacity is intended to be pursued by the District based on current plans and policies adopted by the member agencies and within the service area. The project also includes other new development scheduled to be constructed in 2017,<sup>1</sup> as well as after-the-fact (ATF) recognition of development that has previously occurred at the WWTP site without proper authorization through a coastal development permit (CDP).<sup>2</sup> Finally, to ensure certain critical components of the WWTP are safe from potential flooding in the near-term, the project also improves/raises four existing critical components above the 100-year flood elevation level. All proposed redundancy components, the ATF and the new proposed development (including the flood-proofing improvements) will be, or have been, installed within the existing plant site on property that has been previously disturbed. No sensitive species or sensitive habitat is found on the site, which is enclosed by chain link fencing on all sides.

The Commission believes the redundancy infrastructure is necessary and warranted in the near term and critical to avoiding potential water quality problems, and notes that it is also anticipated by the RWQCB. The other new proposed development and ATF development is minor and provides needed improvements to ensure a functioning facility and one that helps to protect human health and the environment and prevent sewage spills due to aging infrastructure. Finally, the flood-proofing work ensures certain critical components are above the 100-year flood elevation. These are all appropriate approvals in the near-term.

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<sup>1</sup> In terms of other new development proposed, the project includes installation of a new biosolids concrete slab and improvements to the headworks facility building.

<sup>2</sup> Violations of the Coastal Act exist on the subject property including, but not limited to a) installation of a new chlorine contact chamber, including a new concrete basin tank and pump station completed in 2004; b) installation of a replacement floodwall and new flood gates to protect the headworks building completed in 2006; c) installation of a new dewatered sludge conveyor system completed in 2014; and d) installation of a new grit removal system completed in 2016. Approval of this application pursuant to the staff recommendation, issuance of the permit, and the Applicant’s subsequent compliance with all terms and conditions of the permit will result in resolution of the above described violations.

However, the Commission believes adding new infrastructure to the site in the long term would be inappropriate and inconsistent with Coastal Act Section 30253, which requires new development to minimize risk to life and property from flooding. This project does not minimize risk, but substantially adds risk by placing new infrastructure in a high flood hazard area. Staff, including the Commission's senior coastal engineer and sea level rise team, has concluded (based on an analysis of submitted reports) that the WWTP is already impacted by flooding and that flooding impacts to the WWTP are likely to become even more frequent in the future at this location. The site is in a low-lying location, located between Arroyo Grande Creek, the Meadow Creek Lagoon complex and the Pacific Ocean. A range of flooding events has occurred in this area in the past, some of which have impacted the District's WWTP (including a major event in 2010). These flooding events are more likely to occur in the future because of changes in climate.

Thus, in order to find consistency with Section 30253, the Commission approves a limited-30-year temporary authorization, with two 10-year Executive Director reevaluation requirements (see below), to both address shorter-term water quality and flood-proofing issues that require immediate attention, but also require a thorough evaluation of a long-term relocation option, to ensure minimized risk occurs in the long term. To better understand flooding and sea level rise impacts over time and to inform the 10-year reevaluations as part of the 30-year authorization provided here, the District is required to submit a Coastal Hazards Monitoring Plan within six months of approval (i.e., by November 10, 2017). In addition, the District is required to submit a Life Expectancy Analysis within two years (i.e., by May 10, 2019) in order to provide information on the expected costs of maintaining and upgrading the existing plant over time relative to the life expectancy of individual components and the plant as a whole. Finally, the District is also required to submit a Coastal Hazards Response Plan within five years (i.e., by May 10, 2022) to expand on prior work done by the District to study alternative site locations and feasibility issues and costs related to eventual total plant relocation.<sup>3</sup>

To ensure that the District makes adequate progress towards meeting the terms and conditions of this approval, including with respect to the aforementioned plans and analyses, the Executive Director is tasked with verifying that significant and diligent progress has been made on meeting the terms and conditions of this approval, with formal evaluations at 10-year intervals (i.e., May 10, 2027 and May 10, 2037). If the Executive Director is satisfied with the progress made towards such compliance at these intervals, then the authorization will continue. If the Executive Director is not satisfied with the progress, then the matter will be brought to the Commission for consideration and potential action, which may include, but not be limited to, changes to the CDP authorization duration.

Additional conditions, including final plans, a construction plan, visual conditions to ensure new infrastructure is less visible from Highway 1, and an indemnity provision, all combine to result in an approvable project at this location for the specified term (thirty years), consistent with the

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<sup>3</sup> The District has provided a preliminary analysis of three alternative locations and some preliminary information on projected relocation costs.

3-16-0233 (SSLOCSD WWTP Redundancy and Improvements)

Coastal Act. Therefore, as conditioned, the Commission-approved project is consistent with the Coastal Act.

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### APPENDICES

Appendix A – Substantive File Documents

Appendix B – Staff Contact with Agencies and Groups

### EXHIBITS

Exhibit 1 – Project Location Maps

Exhibit 2 – Project Site Photos

Exhibit 3 – Project Site Plan, dated March 2017

Exhibit 4 – San Luis Obispo County LCP Flood Hazard Map

Exhibit 5 – 2015 Preliminary FEMA FIRM Map

Exhibit 6 – San Luis Obispo County Applicable LCP Hazard Policies

Exhibit 7 – Kennedy/Jenks Technical Memorandum, dated September 6, 2016

Exhibit 8 – MKN Technical Memorandum, dated September 9, 2016

Exhibit 9 – View of WWTP from Highway 1

### CORRESPONDENCE

## I. MOTION AND RESOLUTION

Staff recommends a **YES** vote on the motion below. Passage of this motion will result in adoption of revised findings as set forth in this report. The motion requires a majority vote of the members of the prevailing side present at the revised findings hearing, with at least three of the prevailing members voting. Only those Commissioners on the prevailing side of the Commission's action are eligible to vote on the revised findings. The Commissioners eligible to vote are Commissioners Bochco, Brownsey, Cox, Groom, Howell, Luévano, Peskin, Shallenberger, Sundberg, Turnbull-Sanders, Uranga, and Vargas.

***Motion:** I move that the Commission adopt the revised findings in support of the Commission's action on May 10, 2017 approving Coastal Development Permit Number 3-16-0233, and I recommend a yes vote.*

***Resolution:** The Commission hereby adopts the revised findings set forth below for Coastal Development Permit Number 3-16-0233 on the grounds that the findings support the Commission's decision made on May 10, 2017, and accurately reflect the reasons for it.*

## II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

- 1. Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
- 2. Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
- 3. Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
- 4. Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
- 5. Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

- 1. Approved Project.** This CDP authorizes: installation of South San Luis Obispo County Sanitation District (SSLOCSD) redundancy equipment and other related development, including flood-proofing, some of which is being authorized after the fact, all as described and shown on the plans titled “Site Plan – Proposed Development” prepared by Kennedy/Jenks Consultants dated March 2017 and dated received in the Central Coast District Office on March 22, 2017 (see **Exhibit 3**).

By acceptance of this CDP, the Permittee acknowledges and agrees that the intent of this approval is an interim, and thus temporary, authorization for the Approved Project in order to allow for the continued operation and function of the SSLOCSD wastewater treatment plant (WWTP) in the shorter term, including to protect water quality and public health, while simultaneously allowing time to plan and consider alternatives for future WWTP relocation away from coastal hazard risks in the longer term. Thus, this approval represents the appropriate amount and duration of development at this time, but which necessarily requires planning for long-term adaptation to coastal hazard risks, including future WWTP relocation, while also providing for continued function and operation of the WWTP in the short term. This approval additionally recognizes limited additional measures to ensure continuing function of the WWTP in the shorter term as may be necessary, including measures to address flooding and other coastal hazards (including as these hazards may be exacerbated by sea level rise) upon determination by the Executive Director that the limited additional measures fall within the scope of authorized development of this CDP or do not require a CDP amendment.

Any such additional measures shall be the minimum necessary to abate the identified problem, and only be allowed if they are required to ensure the continuous operation of the WWTP to protect water quality and public health, and shall be removed and the affected area restored to its pre-construction state or better upon WWTP relocation or expiration of this CDP. By acceptance of this CDP, the Permittee agrees to waive any rights that it may have under Coastal Act section 30235, the County’s LCP, or other applicable laws, to shoreline protection to protect the development authorized by this permit.

- 2. Duration of Authorization.** The Approved Project identified in Special Condition 1 is authorized for 30 years from the date of approval (i.e., through May 10, 2047, the expiration date of this CDP). By acceptance of this CDP, the Permittee acknowledges and agrees that the project authorized pursuant to this CDP is thus interim and temporary, and is-permitted for the time frame identified in order to provide a reasonable period of time for the Permittee to plan, develop, consider, and implement a long-term solution to address flooding and related coastal hazard threats to the SSLOCSD WWTP, and to address coastal resource impacts associated with maintaining the WWTP at this location (e.g., impacts associated with any coastal hazards protection measures, including potentially lagoon management or creek levee maintenance or expansion to protect the existing WWTP from coastal hazards risk, etc.). The long-term solution must include evaluation of the eventual relocation of the plant to an area that is safe from these and other coastal hazards, and to an area that does not

require protective devices or substantial alterations of rivers and streams, including lagoon breaching and other lagoon management.

In early 2027 and early 2037 (and in no event later than May 10, 2027 and May 10, 2037, respectively) the Permittee shall request a determination from the Executive Director about whether significant and diligent progress has been made on meeting the terms and conditions of this CDP. At that time, the Permittee shall submit to the Executive Director documentation specified in the CDP that the Permittee or the Executive Director deems necessary or appropriate to evaluate and demonstrate compliance in this regard. If the Executive Director is satisfied with the progress made towards such compliance at these intervals, then the Executive Director shall notify the Permittee of this determination, and the authorization will continue. If the Executive Director reasonably concludes that the Permittee is not making significant and diligent progress with respect to the terms and conditions of this CDP, then the Executive Director shall notify the Permittee of this determination, and the matter will be brought to the Commission for consideration and potential action, which may include but not be limited to changes to the CDP authorization duration.

The Permittee also acknowledges and agrees that it shall remove the approved development in its entirety and restore the affected areas to their pre-development condition or better within one year of the expiration date of this CDP or submit a complete (i.e., including all necessary information identified by Commission staff as required for filing purposes) CDP amendment request to the Commission prior to the expiration date of this CDP (i.e., before May 10, 2047) to extend the expiration date of this CDP as necessary to retain the approved development in its current location as part of that request. Any CDP amendment that includes retention of the approved development in its current location may not be approved without a showing of significant and diligent action taken in furtherance of the proposals recommended in the approved Coastal Hazards Response Plan (see **Special Condition 6**), and not just reliance on an expectation of long-term operation of the WWTP at the present location.

- 3. Redundancy Project Plans.** PRIOR TO ISSUANCE OF THE CDP, the Permittee shall submit two full-scale sets of Redundancy Project Plans to the Executive Director for review and approval. The Redundancy Project Plans shall be substantially in conformance with the overall site plan submitted to the Coastal Commission, dated March 2017 by Kennedy/Jencks Consultants and received in the Coastal Commission's Central Coast District office on March 22, 2017. The Redundancy Project Plans shall include site plans, elevations, grading plans, drainage plans, and plans showing how all new and after-the-fact infrastructure (tanks, buildings, equipment, etc.), and all other WWTP components if possible (e.g., such as the white "digester" tanks), that will be (or is) visible from Highway 1 will be painted or stained green or an earth-tone color to minimize visibility from Highway 1 and to blend into its surroundings. The Permittee shall undertake development in accordance with the approved Redundancy Project Plans. Minor adjustments to the approved Redundancy Project Plans may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.
- 4. Coastal Hazards Monitoring Plan.** WITHIN SIX MONTHS OF THE DATE OF THE APPROVAL OF THIS CDP (i.e., no later than November 10, 2017), the Permittee shall submit two copies of a Coastal Hazards Monitoring Plan to the Executive Director for review and approval. The Monitoring Plan shall establish the framework and parameters for: (1)

regularly monitoring flood and other coastal hazards at the site and management responses to those hazards both on and off-site (e.g., lagoon management, levee expansion, etc.); (2) identifying how those hazards are impacting and affecting the operations of the wastewater treatment plant; (3) identifying changes necessary to allow continued appropriate and required functioning of the plant; and (4) identifying flood/hazard ‘triggers’ to establish when actions (such as retrofits, upgrades, and including plant relocation) need to be pursued in response to specific flood/hazard events or flood management activities. At a minimum, the Monitoring Plan shall include metrics for assessing site conditions and potential responses related to flooding of the site from Arroyo Grande Creek as it may be influenced by coastal flooding and sea level rise during both typical and extreme storm events, including in relation to emergency effluent discharge, violations of effluent discharge limits, emergency response measures (e.g., lagoon management, levee expansion, etc.), use of redundancy equipment, flood-required repairs, incidents where prior flood-proofing failed, and other appropriate evaluation metrics. Upon Executive Director approval of the Monitoring Plan, the Permittee shall implement the monitoring and other measures identified in the Plan, and shall submit monitoring reports as established in the Plan at least annually for Executive Director review and approval, with the first monitoring report due by no later than May 10, 2019. Each such report shall include and describe changes since the prior year’s report, as well as cumulatively describing changes over time. Extension to the six-month deadline for submittal of the Coastal Hazards Monitoring Plan may be granted by the Executive Director for good cause.

- 5. Life Expectancy Analysis.** WITHIN TWO YEARS OF THE DATE OF THE APPROVAL OF THIS CDP (i.e., no later than May 10, 2019), the Permittee shall submit two copies of a Life Expectancy Analysis to the Executive Director for review and approval. The Analysis shall include an evaluation of the annual and long-term costs of maintaining the existing plant at its current location (including repairing/maintaining and replacing existing components, upgrading existing components to meet regulatory (RWQCB or other) requirements/specifications, and responding to coastal hazards risk (including flood-proofing existing and new components over time (including in relation to offsite flood-proofing mechanisms such as lagoon management and expansion of the Arroyo Grande Creek Levee), etc.). The primary purpose of such Analysis is to help determine when the plant cannot function without substantial investment in new infrastructure and protective measures, all serving to help define the point at a future date when it might be appropriate to relocate the existing WWTP.

The Analysis shall, at a minimum, include information on each component at the WWTP (e.g., headworks, clarifiers, digesters, etc.), the installation date of each component, upgraded component dates and the current condition of that equipment, major upgrade events, the expected lifespan and repair/maintenance and replacement costs of each component based on industry accepted sources, manufacturers’ information, and the reports of other municipalities with similarly sized facilities, and remaining years for each component and the overall WWTP. The Analysis shall include costs of anticipated habitat mitigation requirements for impacts from potential flood control projects, and conclusions must be included regarding the expected point in time when investments in infrastructure (included continued flood protection measures) at the current plant location outweigh investing in a relocated plant at a location that is safe from flooding and other coastal hazards. All

conclusions shall be supported by clear supporting documentation and evidence. Extension to the two-year deadline for submittal of the Life Expectancy Analysis may be granted by the Executive Director for good cause.

- 6. Coastal Hazards Response Plan.** WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL OF THIS CDP (i.e., no later than May 10, 2022), the Permittee shall submit two copies of a Coastal Hazards Response Plan to the Executive Director for review and approval. The Response Plan shall build upon the work completed to date as described in the document titled “Technical Memorandum” (by MKN dated September 9, 2016 and received in the Central Coast District Office on September 12, 2016 – see **Exhibit 8**), all of which shall be expanded to build upon the provisions of the approved Coastal Hazards Monitoring Plan (**Special Condition 4**) and the Life Expectancy Analysis (**Special Condition 5**), to provide a clear long-term plan for addressing flooding and other coastal hazards as well as coastal resource impacts at the WWTP over the long-term. The Response Plan shall, at a minimum, include a detailed cost-benefit analysis comparing the costs and benefits of maintaining the plant at the present location (via **Special Condition 5** above) versus relocating the plant to an area safe from flooding and other coastal hazards at defined times (e.g., 2027, 2037, 2047, etc.) or in response to defined triggers (e.g., as identified in the approved Coastal Hazards Monitoring Plan (**Special Condition 4**)). Expected costs of purchasing land for a relocated plant must be included, as must expected costs to decommission the existing plant and to restore the site to its natural state, and costs to upgrade the plant (including a relocated plant) to full tertiary treatment (or better) and water recycling (including addressing the potential for joint satellite facilities and/or collaborations with nearby communities for water recycling). Any costs associated with new pumps or lift stations necessary (including rerouting of sewer pipes to the relocated plant, etc.) shall also be included. The Response Plan shall include a timeline of potential major relocation events, including expected timeframes for land acquisition, planning, permitting, design, construction and eventual operation, of a relocated plant. Extension to the five-year deadline for submittal of the Coastal Hazards Response Plan may be granted by the Executive Director for good cause.
- 7. Construction Plan.** PRIOR TO ISSUANCE OF THE CDP, the Permittee shall submit two sets of a Construction Plan to the Executive Director for review and approval. The Construction Plan shall, at a minimum, include the following:

  - (a) Construction Areas.** The Construction Plan shall identify the specific location of all construction areas, all staging areas, all storage areas, and all construction access corridors (to the construction site and staging areas). All such areas within which construction activities and/or staging are to take place shall be minimized in order to have the least impact on public views and other coastal resources.
  - (b) Construction Methods and Timing.** The Construction Plan shall specify the construction methods to be used, including all methods to be used to keep the construction areas separated from adjacent sensitive habitats, including all methods to be used to protect adjacent waterbodies, such as Meadow Creek, Arroyo Grande Creek and the Pacific Ocean. All erosion control/water quality best management practices to be implemented during construction and their location shall be noted. These measures shall be designed to prevent erosion, sedimentation, and the discharge of pollutants during

construction to the maximum degree feasible, and shall be selected and designed in accordance with the California Storm Water Best Management Practices Handbook.

**(c) Construction Requirements.** The Construction Plan shall include the following construction requirements specified by written notes on the Construction Plan. Minor adjustments to the following construction requirements may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.

- All work shall take place during daylight hours (i.e., from one hour before sunrise to one hour after sunset). Nighttime work and lighting of the work area are prohibited.
- Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
- Any equipment washing, servicing, and refueling activities on the site shall be located at least 50 feet from the perimeter fence, and shall only be allowed at designated locations as noted on the Plan. Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place during these activities.
- The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain, including covering exposed piles of soil and wastes; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the site; etc.).
- All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. At a minimum, silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from entering into adjacent riparian areas and wetlands.
- The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office at least three working days in advance of commencement of construction or maintenance activities, and immediately upon completion of construction or maintenance activities.

All requirements above and all requirements of the approved Construction Plan shall be enforceable components of this CDP. The Permittee shall undertake development in accordance with this condition and the approved Construction Plan. Minor adjustments to the above construction requirements may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.

**8. Construction Site Documents & Construction Coordinator. DURING ALL CONSTRUCTION:**

(a) **Construction Site Documents.** Copies of the signed CDP and the approved Construction Plan shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the CDP and the approved Construction Plan, and the public review requirements applicable to them, prior to commencement of construction.

(b) **Construction Coordinator.** A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and the coordinator's contact information (i.e., address, phone numbers, email address, etc.) including, at a minimum, a telephone number and email address that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas while still protecting public views as much as possible, along with an indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

9. **Public View Camouflage Verification.** IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION OF THE APPROVED PROJECT, the Permittee shall submit photographic and any other appropriate evidence demonstrating that all new and after-the-fact infrastructure (tanks, buildings, equipment, etc.) and all other WWTP components if possible (e.g., such as the white "digester" tanks) that will be (or are) visible from Highway 1 has been painted or stained green or an earth-tone color as directed by **Special Condition 3** above.

10. **Assumption of Risk, Waiver of Liability, and Indemnity Agreement.** By acceptance of this CDP, the Permittee acknowledges and agrees on behalf of itself and all successors and assigns:

(a) **Coastal Hazards.** That the site is subject to extreme coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, coastal flooding, landslides, bluff and geologic instability, and the interaction of same;

(b) **Assume Risks.** To assume the risks to the Permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development;

(c) **Waive Liability.** To unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards;

(d) **Indemnification.** To indemnify and hold harmless the Coastal Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred

in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; and,

- (e) **Property Owner Responsible.** That any adverse effects to property caused by the permitted project shall be fully the responsibility of the property owner.

**11. Indemnification by Permittee/Liability for Costs and Attorneys' Fees.** By acceptance of this CDP, the Permittee agrees to reimburse the Coastal Commission in full for all Coastal Commission costs and attorneys' fees (including (1) those charged by the Office of the Attorney General, and (2) any court costs and attorneys' fees that the Coastal Commission may be required by a court to pay) that the Coastal Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Coastal Commission, its officers, employees, agents, successors and assigns challenging the approval or issuance of this CDP. The Coastal Commission retains complete authority to conduct and direct the Commission's defense of any such action against the Coastal Commission.

Dear Board President

RECEIVED

SEP 29 2025

I live in Oceanic & am surprised to hear about the cost & wastefulness of the litigation regarding Lopez Lake & native Steelhead. I am an avid fisherman & it means a lot to me to have a beautiful & resilient species in AG creek. Why am I forced to pay for your litigation, which you will lose, instead of settling? The enhanced winter flows will not sacrifice our water. In most years, there is enough for us & the fish. And adaptive management ensures that we will be okay. I urge you guys to save my (and your) money & settle.

Reach out w/ any questions & concerns,

Quentin McCalla

Quot McCalla

qrm321@gmail.com