



April 2, 2009

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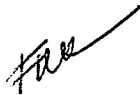
Utilities Manager

George J. Milanés

Fire Chief

Matt Jenkins

TO: Board of Directors

FROM: Mitch Cooney, Interim General Manager 

SUBJECT: Agenda Item 3A(3) – 4/2/09 Board Meeting
General Manager's Report

The Final EIR concerning the Wastewater Project is scheduled to be completed by the County on March 30, 2009, and is scheduled for consideration by the Planning Commission at their April 23, 2009, meeting. District staff will prepare a draft response for consideration by the Los Osos Community Services District Board of Directors for their meeting of April 16, 2009. Included with the draft response to the County Planning Commission will be a discussion on mitigation measures that should be taken to alleviate Dead-End Streets in the Community of Los Osos. Any member of the public having a comment or area of concern that they wish considered for inclusion in the Response to the Planning Commission should provide those comments in writing to the District's General Manager no later than April 5, 2009.



At the March 19, 2009, Board of Directors Meeting, the Board directed that the District Engineer obtain proposals for qualified firms to prepare an appraisal of the Mid-Town Property. Attached to the General Manager's Report is a meeting time schedule to have this process accomplished.

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CAL FIRE
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County Fire Department*



Matt Jenkins, Fire Chief

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March 23, 2009

Marshall Ochylski
Director-Emergency Services Advisory Committee Liaison
1458 4th Street
Los Osos, CA 93402

RE: ROAD IMPROVEMENT INFORMATION

Director Ochylski:

As requested, I am submitting a list of road closures, impassable streets, dead end streets and unpaved streets in the Los Osos Community. The information provided is by area and not necessarily in priority order.

BAYWOOD DISTRICT

Barrier Streets

10th between Ramona and San Luis
10th between Ramona and Pismo
9th between Pismo and Paso
12th between Pismo and Paso
8th between Santa Maria and Santa Ysabel
9th between Santa Maria and Santa Ysabel
17th between El Morro and Santa Maria
18th between El Morro and Santa Maria

Impassable Streets

San Luis from 6th to 9th
San Luis from 11th to 12th
Pismo from 4th to 7th
Pismo from 15th to 16th
Paso from 3rd to 8th
Santa Maria from 12th to 13th
Santa Maria from 15th to 16th

Passable, but Not Paved

Fairchild from Los Olivos to Santa Ynez

7th from Nipomo to San Luis
San Luis from 12th to 13th
Ramona from 16th to South Bay
Pismo from 11th to 15th
El Morro from 16th to 18th
18th from Pismo to Paso
Santa Maria from 13th to 15th
Santa Maria from 16th to 18th

SWEET SPRINGS

Impassable Streets

Broderson from LOVR to Binscarth
Rosina from Pine to Doris
Skyline from Fearn to Nancy
Sunny Hill from Binscarth to Garden
Donna from Binscarth to Lupine

Passable, but Not Paved

Doris from Rosina to Skyline
Skyline from Fearn to Pine
Skyline from Nancy to Pecho
North Court Street, South Court Street
Aspen from Skyline to Henrietta
Sunny Hill from Henrietta to Binscarth
Nancy from Binscarth to Garden
All of Garden
Doris from Binscarth to Mitchell
Loma from Pine to Broderson
Broderson from Ramona to the Preserve

BAYVIEW HEIGHTS

Impassable

All of Calle Cordoniz
All of Clelland

Passable, but Not Paved

All of Al Serano
All of Vista del Osos
Covey from BVHD to Vista del Osos
All of Quail
All of Sea Horse

CABRILLO ESTATES

Dead End

Alamo Drive needs Hammerhead or Cul de Sac
Travis Drive needs Hammerhead or Cul de Sac
Rodman Drive needs Hammerhead or Cul de Sac

Recommendation

Staff recommends that the LOCSD work with SLO County on the following:

- Pave or make all-weather passable all roads in the Los Osos area. Even if the road is unpaved but has an all-weather surface, staff believes that the most direct route to any incident can save valuable time during an emergency response, especially Fairchild between Los Olivos and Santa Ynez.
- Remove all road barricades if safe to do so, especially on 9th, 10th, 12th, 17th and 18th Streets.
- Improve San Luis Avenue, Pismo Avenue, and Paso Robles Avenue to be passable in all types of weather. If these roads were improved, especially west of 11th Street, emergency response time may be decreased into the Baywood District.
- Make Skyline Drive passable between Fearn Avenue and Nancy Avenue to improve access to residents and eucalyptus groves.
- Make Doris Avenue passable from Los Osos Valley Road to Skyline Drive. This would result in a more direct route, thus reducing emergency response time.
- Improve drainage and pave Ramona Avenue between 10th Street and 11th Street. If Ramona Avenue were passable in winter months it would create a more direct route from the east side of Baywood and alleviate the need to circumvent this entire area.
- Provide Hammerheads or Cul de Sacs so that fire engines and other large vehicles can turn around on Alamo Drive, Travis Drive and Rodman Drive. Currently, large vehicles have to back out approximately 200-300 feet and navigate through traffic and other obstacles to exit this area.

Staff believes that if the above recommendations were completed response time to emergency incidents may be increased, vehicle safety for all drivers would be increased, wear and tear on vehicles would be decreased and, in some cases, defensible space for homes and firefighters would be increased allowing a safe area for firefighters to fight vegetation, vehicle and structural fires.

Sincerely,



Phill Veneris
North Coast Battalion Chief
/San Luis Obispo County Fire Department

Cc: Matt Jenkins, Chief
Mitch Cooney, Interim General Manager

4/02/09 BOARD MEETING
PROCESS FOR OBTAINING APPRAISALS FOR MID-TOWN PROPERTY

At its March 19, 2009 meeting, the Los Osos Community Services District (District) Board approved the District Engineer to obtain proposals from qualified firms to prepare an appraisal of the Mid-Town Property. The following presents a proposed protocol for obtaining the appraisals.

- Staff presents draft Request for Proposal (RFP) for Real Estate Appraisal Services to District Board May 7, 2009

Along with the RFP, staff will include a listing of at least three (3) qualified appraisal firms to receive the RFP. These firms would:

- have not previously prepared an appraisal on the Mid-Town property; or
 - not currently provide services to the County of San Luis Obispo related to the County's wastewater project.
- RFP distributed to qualified firms May 11, 2009
 - Deadlines for Written Questions due to District May 29, 2009
 - Responses to Questions Posted on District's Website June 5, 2009
 - Proposals due to District June 25, 2009
 - Proposal Evaluations Completed by District and County of San Luis Obispo July 24, 2009

Both the District and the County would retain the right to exclude one firm from further consideration. The remaining firms would be evaluated based on the criteria presented in the RFP.

- District approves contract for real estate appraisal services August 6, 2009