



SPECIAL MEETING OF THE EMERGENCY SERVICES ADVISORY COMMITTEE

Thursday, November 29, 2018 at 12:30 p.m.
Los Osos Community Services District Office
2122 9th Street, Suite 106, Los Osos, CA

COMMITTEE MEMBERS

Vicki Milledge, Chairperson
Craig Baltimore, Member
Emily Miggins, Member
Bob Neumann, Member
Gary Orback, Member
Warren Sargent, Member

STAFF

Renee Osborne, General Manager
Greg Alex, North Coast Battalion Chief
Marti Brand, Administrative Clerk

AGENDA

1. **Opening – 10:00 a.m.**
Call to Order, Flag Salute, Roll Call
2. **Review of Weed Abatement Ordinance**
(Discussion and Recommendation)
Presented By: Vice President Ochylski
3. **Presentation Regarding the SLO County Sheriff's Role in the Community as Emergency Providers**
(No action required)
Presented By: Commander Manuele
4. **Approve ESAC Minutes of July 24, 2018**
(Recommend Committee Approval)
Presented By: Administrative Services Manager Kudart
5. **Discussion Regarding Ready, Set, Go! Program**
(Discussion and Recommendation)
Presented By: Battalion Chief Alex
6. **Update Regarding Fire Safe Council Grant**
(No action required)
Presented By: Battalion Chief Alex
7. **Review and Discussion Regarding Community Wildfire Protection Plan**
(Discussion and Recommendation)
Presented By: Battalion Chief Alex
8. **Public Comments on Items NOT on this Agenda:** At this time, the public may comment on items not on this agenda. Each commenter is limited to 3 minutes and shall address the Chairperson.
9. **Schedule Next ESAC Meeting**
10. **Closing Comments by ESAC Committee Members**
11. **Adjournment**

ITEM 2

REVIEW OF WEED ABATEMENT ORDINANCE



LAFCO - San Luis Obispo - Local Agency Formation Commission

SLO LAFCO - Serving the Area of San Luis Obispo County

TO: MEMBERS, FORMATION COMMISSION

**FROM: DAVID CHURCH, EXECUTIVE OFFICER
MIKE PRATER, SENIOR ANALYST**

DATE: JANUARY 18, 2018

**SUBJECT: ACTIVATION OF WEED ABATEMENT POWER FOR
THE SAN SIMEON COMMUNITY SERVICES DISTRICT
(RECOMMEND CONDITIONAL APPROVAL - FILE 1-E-17)**

Recommendation. It is respectfully recommended that the Commission activate the weed abatement power for the San Simeon Community Services District with the following condition:

1) The SSCSD shall adopt rules and regulations pertaining to weed abatement within the District. Upon adoption of such rules and regulations, the SSCSD shall be the authorized local agency to provide weed abatement services within the District's boundary.

Discussion. This is a request by the San Simeon Community Services District (SSCSD) to activate the weed abatement power. The authority to conduct weed abatement currently resides with CalFire under Public Resources Code 4291, which is limited to improved parcels only. There is no County-wide weed abatement ordinance that would allow the clearing of vacant lots.

Attachments

- A: Resolution of Application**
- B: Plan for Services**
- C: LAFCO Factors**
- D: Comments**
- E: CEQA Exemption**
- F: Draft Resolution**

On November 8, 2017, the Board of Directors of the San Simeon Community Services District (SSCSD) adopted a resolution of application requesting LAFCO to activate weed abatement as an active power. When the District was formed in 1961, the provision of weed abatement was not authorized by the Commission. This was documented in previously completed Sphere of Influence Updates and Municipal Service Reviews. The District currently has the authority to provide road maintenance, water, sewer, and street lighting services for its residents.

Any district wishing to activate a latent power is required to receive LAFCO approval prior to providing the service. The CKH Act also requires that the Protest Process be conducted.

COMMISSIONERS

Chairman

MARSHALL OCHYLSKI
Special District Member

Vice-Chairman

ED WAAGE
City Member

DEBBIE ARNOLD

County Member

LYNN COMPTON

County Member

ROBERT ENNS

Special District Member

ROBERTA FONZI

City Member

TOM MURRAY

Public Member

ALTERNATES

ED EBY

Special District Member

ADAM HILL

County Member

JAMIE L. IRONS

City Member

HEATHER JENSEN

Public Member

STAFF

DAVID CHURCH

Executive Officer

RAYMOND A. BIERING

Legal Counsel

MIKE PRATER

Senior Analyst

DONNA J. BLOYD

Commission Clerk

A vote of the District's residents is not needed to activate a power, unless the Protest Process indicates a vote is required by the registered voters.

A copy of the SSCSD's Resolution of Application is attached for the Commission's information. This resolution includes background information (Attachment A) and a Plan for Services (Attachment B). The Background Information exhibit addresses existing providers of this service; the CSD's repealed Ordinance, which was found to be unenforceable, and the District request to provide this service for vacant lots within the service area. The Plan for Services discusses the costs of service, the level and range of services, and the benefits to San Simeon residents. The Principal Act for Community Service Districts provides for weed abatement as a power:

Per Section §61100(t) Abate weeds and rubbish pursuant to Part 5 (commencing Section 14875) of the Health and Safety Code. For that purpose, the board of directors shall be deemed to be a "board of supervisors" and district employees shall be deemed to be the "persons" designated by Section 14890 of the Health and Safety Code.

Subdivision (t) is based on §61100, and derived from Health & Safety Code §13879 for fire protection districts. The San Simeon Community Services District would not be the only district with weed abatement powers. Under the umbrella of fire protection, some districts may also initiate a limited weed abatement program. The Districts of Avila Beach, Cambria, Los Osos, Oceano, San Miguel, and Templeton are authorized to provide fire protection services and therefore could also initiate a limited weed abatement program consistent with Health & Safety Code §13879. Heritage Ranch Homeowners Association provides weed abatement for that community. However, this will be the first weed abatement power that LAFCO has been requested to activate.

Weed abatement would be provided in a limited form by the District staff. Annually, the staff would tour the District service area to identify those properties where the vegetation has grown to a level considered unsafe for fire prevention. When a property is determined to have reached this condition, District staff notifies the property owner. If the property owner does not address the problem in the time frame specified in the letter, abatement would be provided by the District after which costs will be submitted to the County for collection on the owner's property tax bill.

Summary - 56824.10 - 56824.14. The CKH Act directs that the Commission consider the following key information in reviewing a request to activate a new or additional function/class of service:

- 1) Whether the special district will have sufficient revenues to carry out the proposed new or different functions of class of services;

- 2) Whether another local agency already provides substantially similar services or facilities to the territory where the District proposes to exercise that latent power;
- 3) The Plan for Services to provide a new or different function or class of services.

With the exception of the County of San Luis Obispo, there is no other agency that can provide this service. In addition, the area is not included within the sphere of influence of any other city or special district that currently provide this service. The Plan for Services indicates the costs will be the responsibility of the landowners who fail to clear their parcels in accordance with the District's abatement requirements. It should also be noted the San Simeon Community Services District staff has experience in managing such programs.

Plan for Services. Attachment B includes the Plan for Services provided by the District. Government Code section 56824.12 states the Plan for Services should include the following:

1. Total estimated cost to provide the new or different function or class of services.

The Plan for Services indicates there are approximately 22 vacant parcels that require the District to determine the condition of the property. Based on past implementation of weed abatement services the District estimates the costs each year would be under \$750. There would be no increase in fees charged to owners of improved parcels or of vacant unimproved parcels. The vacant parcel landowners will be solely responsible for all costs associated with the abatement of their parcels. The SSCSD will assess an administration fee of \$100, if necessary, for enforcement purposes.

2. Estimated cost of the new or different function or class of services to customers within the District's boundaries.

The vacant parcel landowners will be solely responsible for all costs associated with the abatement of their parcels. The cost on average is approximately \$200 for the District to hire a contractor. The SSCSD will assess an administration fee of \$100 as required. This fee will be used to support the cost of reimbursing the contractor for the work performed and to reimburse the general fund for the cost of administration to perform this service. Generally, the landowners' cost would be less if they hire directly or resolve the abatement on their own. This is most often how an abatement problem is resolved.

3. Identification of existing providers, if any and the potential fiscal impact to the customers of those existing providers.

There are no existing weed abatement providers for vacant parcels. CalFire currently implements weed abatement on improved parcels only. Weed abatement power would be given to the San Simeon Community Services District for the entire district boundary and they can coordinate services with CalFire.

4. Summary of whether the new or different function or class of services will be within all or part of the jurisdictional boundaries.

The activation of the weed abatement power would follow the current service boundaries of the District. The District has identified 22 vacant unimproved parcels that would be subject to the weed abatement. LAFCO is recommending the weed abatement power be authorized for the entire service area boundary. This would allow the District to adopt an ordinance that specifically identifies the vacant parcels. If, in the future, additional abatement services are needed, the District can adopt rules to address these needs without having to seek LAFCO's approval.

5. A plan for financing the establishment of the new or different function or class of services.

The San Simeon Community Services District maintains a sufficient cash reserve to create and implement a weed abatement program. The costs each year would be under \$750. Cash reserves are available to maintain the program. The vacant parcel landowners will be solely responsible for all costs associated with the abatement of their parcels. If the District is required to hire a contractor the costs will be submitted to the County for collection on the owner's property tax bill.

6. Alternatives for the establishment of the new or different function or class of services.

The County would need to adopt an Ordinance and provide this service.

LAFCO Factors Government Code 56668. Government Code Section 56668 identifies a number of factors that are to be considered by LAFCO in reviewing a proposal. These factors are addressed in Attachment C of this Staff Report. Each factor is listed and a Staff Response is provided for LAFCO's consideration. The factors are intended to provide the Commission with information about certain topics that are often relevant to a change in organization. The factors include information on:

- | | | |
|--|--|--|
| <ul style="list-style-type: none">• Population and Land Use• Commission Policies• Consistency with General Plans and Reg.• Ability to provide services• Comments from landowner, voters or residents | <ul style="list-style-type: none">• Need for Services• Agricultural Lands• Sphere of Influence• Availability of water supplies• Existing information about existing land use | <ul style="list-style-type: none">• Impact on Adjacent Areas• Definite Boundaries• Other Agency Comments• Housing• Environmental Justice |
|--|--|--|

Other Agencies

County Planning Department Comments: The County Department of Planning and Building supports the activation of weed abatement power.

CalFire: CalFire indicates there are no significant concerns regarding this proposal.

Air Pollution Control District (APCD): The APCD did not comment regarding this proposal.

County Public Works Comments: The County Department of Public Works indicates there are no significant concerns regarding this proposal.

Environmental Determination. The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by LAFCO and to comply with the California Environmental Quality Act (CEQA). In this case it has been found to be exempt from CEQA under General Rule Exemption under CEQA Regulation Section 15061(b)(3) of the State Guidelines (Attachment D). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. There are no land use changes or environmental impacts created because landowners either abate their property currently each year, or the weed abatement program would authorize the District to perform the service. The same services have been provided to the community.

Public Noticing. A 21-day public notice was sent to the required affected agencies and interested parties. A 21-day Notice of Hearing and public review period was published in a newspaper of general distribution (The Tribune) as required by the CKH Act. Notice was also mailed directly to landowners. LAFCO staff has also coordinated with District representatives regarding the activation process. The documents were also mailed directly to the District, interested parties and agencies. The documents are also available at the San Luis Obispo LAFCO website, www.slolafco.com.

Protest Process. If the activation of weed abatement power is approved by LAFCO, then the registered voters and landowners in the area would be notified about LAFCO's decision and when a Conducting Authority Hearing (Protest Hearing) would be held. The change of organization shall be approved if less than 25% of the registered voters or property owners file written protests. Section 57075 states if the protests are between 25% but less than 50% of the registered voters in the area the change of organization will be subject to a vote of the registered voters within the area. If 50% or more of the registered voters file a written protest the action is terminated. If at least 25% of the property owners who own at least 25% of the assessed value of land protest, then change of organization shall be subject to a vote of the registered voters. The CKH Act provides specific guidance regarding noticing and holding the protest hearing. As allowed under CKH Act and local policies, the Commission has delegated the completion of the Protest Process to the Executive Officer.

Conclusion. The activation of the weed abatement power for the San Simeon Community Services District requires approval by LAFCO prior to providing the service. The District wishes to exercise the latent power and has provided a Resolution of Application and a feasible Plan for Services that indicates a sufficient revenue source to carry out the added power. The recommendation is to activate the weed abatement power for the entire San Simeon Community Services District boundary with a condition to adopt rules and regulations.

Attachment A
San Simeon CSD
Resolution of Application

**6. DISCUSSION ACTION ITEM
PUBLIC HEARING**

- A. Consideration of Adoption of Resolution NO. 17-393 requesting weed abatement authority of vacant unimproved parcels from LAFCO.**

6. DISCUSSION/ACTION ITEM
PUBLIC HEARING
November 8, 2017

A. Consideration of Adoption of Resolution NO. 17-393 requesting weed abatement authority of vacant unimproved parcels from LAFCO.

At the beginning of 2017 District Counsel determined that the SSCSD did not have the proper authority to require the removal of weeds from vacant unimproved parcels. On September 13, 2017, the District Board of Directors adopted Ordinance No. 118 which repealed Ordinance No. 93. This left the District without the ability to abate weeds, dead trees and other debris that can accumulate on private property. At that time, the Board of Directors also directed staff to move forward with obtaining weed abatement authority on vacant unimproved parcels from the Local Agency Formation Commission (LAFCO).

Attached is the Resolution No. 17-393. This resolution will be presented to the LAFCO Board, and requests that the San Simeon CSD be given approval for authority of weed abatement on vacant parcels. To ensure that the District has the ability to protect the community from additional fire hazards, staff recommends the approval of this resolution.

RESOLUTION NO. 17-393

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SAN SIMEON COMMUNITY SERVICES DISTRICT
FOR APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION TO
ESTABLISH WEED ABATEMENT AUTHORITY OF VACANT PARCELS FOR THE
SAN SIMEON COMMUNITY SERVICES DISTRICT**

WHEREAS, the San Simeon Community Services District (“District”) is a community services district duly formed under Government Code Section 61000 et seq. to provide community services within the District’s service area, including water, sewer, services and streets; and

WHEREAS, the District has previously conducted weed abatement on vacant unimproved parcels in San Simeon based upon an Ordinance that current staff and District Counsel have determined was unenforceable and has subsequently been repealed, leaving the community of San Simeon without any enforceable weed abatement authority for vacant unimproved parcels; and

WHEREAS, the agency that has fire authority in San Simeon is Cal Fire and currently, there is no County-wide weed abatement ordinance that would allow Cal Fire to clear vacant lots since Cal Fire currently operates under Public Resources Code Section 4291, which is limited to improved parcels only; and

WHEREAS, the SSCSD Board of Directors desires to activate its latent power to conduct weed abatement pursuant to Government Code Section 61100(t) for the vacant unimproved parcels located within its current boundaries, and

WHEREAS, the current service boundaries of the District are to be included in this proposal, as further set forth in Exhibit A and the Plan for Services, and Exhibits B and B-1, which show the District’s service boundaries and the vacant parcels that will be subject to weed abatement; and

WHEREAS, in order to establish the authority to provide for weed abatement authority, it is necessary, in accordance with Government Code Sections 56824.10 et. seq. to submit a Resolution of Application to be filed with the Executive Officer of the Local Agency Formation Commission (LAFCO) for the purpose of scheduling a hearing by LAFCO to consider the activation of the District’s Weed Abatement authority; and

WHEREAS, in accordance with Government Code Section 56823.12, a noticed public hearing was held on November 8, 2017 by the District, and at that meeting there was the opportunity for public comment regarding this Resolution; and

WHEREAS, the District is not in the sphere of influence of another city or special district that currently provides weed abatement services; and

WHEREAS, the District further finds that this Resolution was adopted at a duly noticed public hearing on November 8, 2017, pursuant to Government Code Section 56824.12(c).

NOW, THEREFORE, BE IT RESOLVED by the San Simeon Community Services District Board of Directors as follows:

1. The foregoing recitals are true and correct and are incorporated herein and constitute findings in support of this Resolution.
2. The provision of weed abatement authority will result in assurance of the public's safety.
3. Exhibit A, the Plan for Services, and Exhibits B and B-1 showing the District's service boundaries and the vacant parcels that will be subject to weed abatement, attached hereto and incorporated herein by reference, is approved for filing with the Executive Officer of the San Luis Obispo LAFCO.
4. The Executive Officer of LAFCO is requested to set the matter for a public hearing by the Commission pursuant to Government Code Section 56824.14 and the rules and regulations of LAFCO.
5. LAFCO is requested to approve the proposal of the San Simeon Community Services District to provide its residents with weed abatement services pursuant to Government Code Section 61100(t) and 56000 et al.

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

AYES: 5

NOES: 0

ABSTAIN: 0

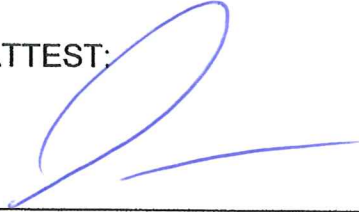
ABSENT: 0

The foregoing Resolution is hereby adopted this 8th day of November 2017.



Daniel Williams, Chairperson
Board of Directors

ATTEST:



Charles Grace
Secretary/General Manager

Attachment:

Exhibit "A" – Plan of Services is approved for filing with the Executive Officer of the San Luis Obispo LAFCO.

Exhibit "B" – List of parcels to be included as part of this service.

Exhibit "B1" Map of parcels to be included as part of this service.

Attachment B
San Simeon CSD
Plan for Services

Exhibit A

Background

The San Simeon Community Services District (SSCSD) is located on Highway One in north San Luis Obispo County, California. The San Simeon Acres Service District was formed pursuant to an election and Resolution of the San Luis Obispo County Board of Supervisors on May 8, 1961. The name of the District was later changed to San Simeon Community Services District.

The SSCSD is organized under California Government Code Section 61000 et al, Community Service District law. The SSCSD is currently empowered by its authorizing statutes and pursuant Code Section 61100 to provide the following services: road maintenance, water, sewer and street lighting

Five members living within the boundaries of the SSCSD serve as elected board members. The regular meetings of the Board are on the second Wednesday of the month at the Cavalier Banquet Room at 250 San Simeon Ave., San Simeon. The Board employs Grace Environmental Services to run the day to day operations and maintenance of the SSCSD. These includes a general manager, office manager, plant superintendent, and water operator.

Funding

The SSCSD is funded through water and wastewater revenues and property tax revenue from San Luis Obispo County.

Weed Abatement Power (Unimproved Parcels)

On February 9, 2000 the SSCSD Board of Directors approved District Ordinance No. 93. This ordinance contained language regarding weeds, dead trees, and other debris that could create a risk of fire or safety hazards within the SSCSD boundaries. This Ordinance was used to create an enforceable weed abatement program for the community of San Simeon.

Our records indicate that yearly weed abatement notices were mailed to the owners of vacant unimproved parcels in San Simeon. This notices referenced the authority of the SSCSD to require abatement under Ordinance No. 93.

In early 2017, current staff and District counsel determined that this ordinance was actually unenforceable. Staff became concerned about the potential liability for the District if they continued the weed abatement program under the guise of Ordinance No. 93. Over the course of several Board meetings this item was discussed. In September 2017 the Board voted to repeal Ordinance No. 93. This leaves the community of San Simeon without any enforceable weed abatement authority for vacant unimproved parcels. There are currently 18 vacant unimproved parcels in San Simeon. The size of these parcels varies, but all are larger than 5,000 square feet.

The agency that has fire authority in San Simeon is Cal Fire. Currently, there is no County-wide weed abatement ordinance that would allow Cal Fire to clear vacant lots. Cal Fire currently operates under Public Resources Code Section 4291, which is limited to improved parcels only. The lack of a County-wide weed abatement ordinance means Cal Fire cannot enforce weed abatement on vacant lots.

The SSCSD Board desires to activate its latent power to obtain weed abatement authority pursuant to Government Code Section 61100(t) for the vacant unimproved parcels located within our current boundaries pursuant to Health and Safety Code Section 14875-14922.

There is currently no agency responsible for weed abatement authority of vacant unimproved parcels in the community of San Simeon.

Benefits to San Simeon CSD Residents

The main benefit of this request is to help protect homes and businesses located in our community in the event of a fire. The community needs the ability to help mitigate potential fires in the community. The vacant lots are located sporadically throughout San Simeon. Large unabated lots hinder neighboring parcels ability to secure defensible space around improved properties. The removal of overgrown weeds, dead trees and other flammable material from vacant parcels will reduce the amount of damage that could incur from a fire in our community.

This power is very much needed to help ensure the safety of our community members.

The following is a summary of Board of Directors meetings during which weed abatement authority and obtaining this power from LAFCO were discussed.

- July 12, 2017, Board meeting to discuss ordinance no. 93 and weed abatement procedures in our community.
- August 9, 2017, Board meeting to discuss obtaining weed abatement authority from LAFCO. Captain Tony Gomes from Cal Fire was present to answer questions from the Board and members of the public.
- September 13, 2017, Board meeting to discuss activation of weed abatement authority from LAFCO.

Plan for Services

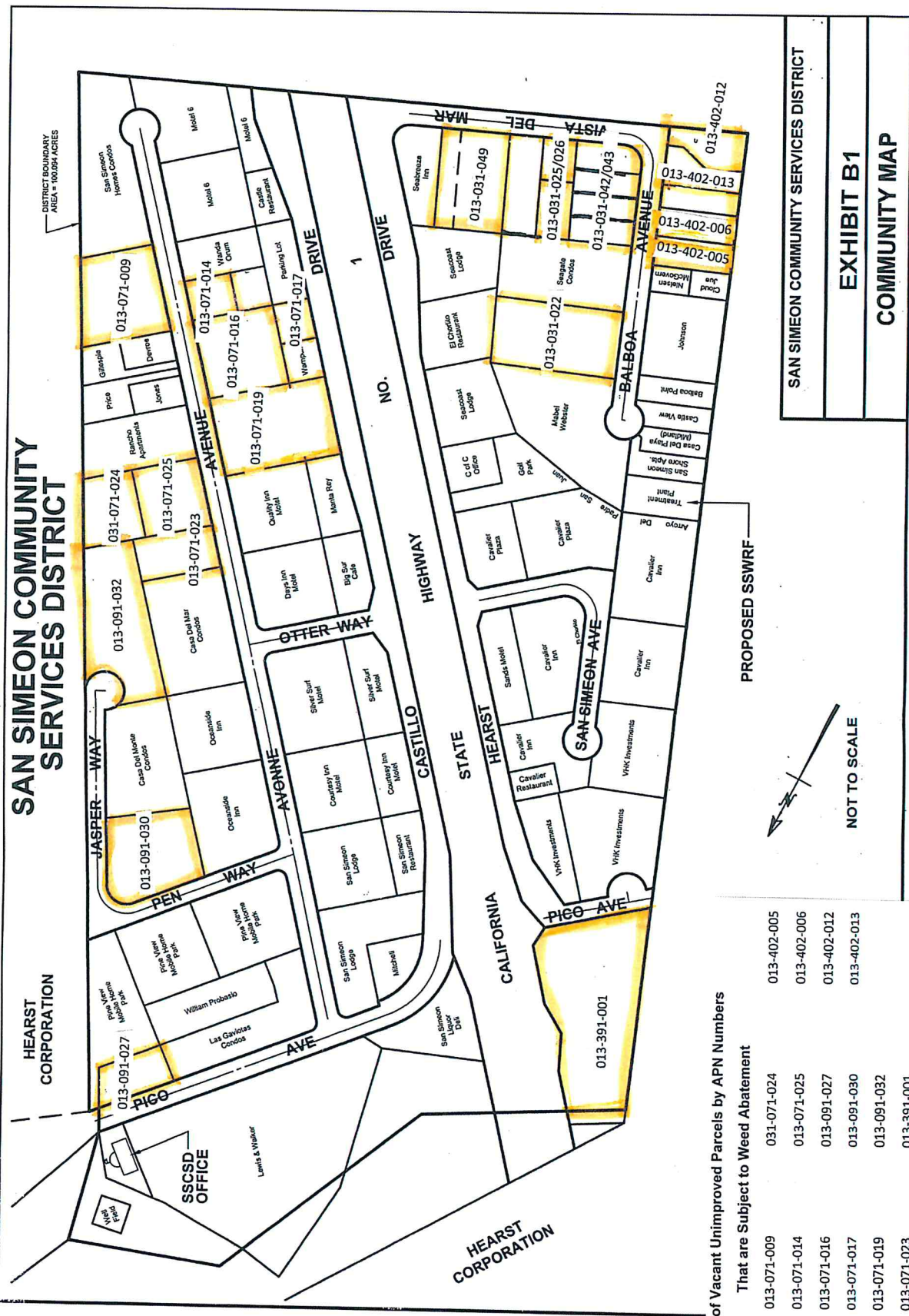
1. Service Level. The same level of service that has been performed for weed abatement since 2001 is proposed.
2. Service Area. The current service boundaries of the SSCSD are to be included in this proposal. A map of the current vacant parcels to be included in this agreement area is attached as Exhibits B and B-1.
3. Service Fees. There will be no increase in fees charged to owners of improved parcels or of vacant unimproved parcels. Vacant lot owners who fail to clear their lots within the timeline designated by the Board of Directors of the SSCSD, will be subject to abatement fees. Any fees assessed to vacant parcels will be based actual costs associated with lot clearings. Additionally, the SSCSD will assess an administration fee in the amount of \$100.00. This fee will be used to support the cost of reimbursing the contractor for the work performed, and to reimburse the general fund for the cost of administration to perform this service.
4. Service Financing. The SSCSD maintains sufficient cash reserves to create and implement this program. Costs associated with implementing this program each year are under \$750.00. Any additional costs incurred by the District to abate a vacant unimproved parcel shall be passed on to the owner of this parcel. The District will work with the San Luis Obispo County Tax Collector to add these charges onto the lot owner's property tax bill, should these owners fail to pay charges.
5. Service Management. The General Manager of the SSCSD and office staff serve full-time and perform the administration and management of all SSCSD business.
6. Service Regulations. The SSCSD maintains a Code of Ordinances that provides for rules and regulation related to District services. The District will pass a new ordinance to include weed abatement services.

Terms and Conditions for the weed abatement power

1. Upon adoption of this resolution by LAFCO, the San Simeon Community Services District shall be the authorized local agency to provide weed abatement services within the San Simeon Community Services District boundaries.

Exhibit B
List of Vacant Unimproved Parcels by APN Numbers
Subject to Weed Abatement

013-031-022	013-031-049	013-071-019	013-091-030	013-402-012
013-031-025	013-071-009	013-071-023	013-091-032	013-402-013
013-031-026	013-071-014	031-071-024	013-391-001	
013-031-042	013-071-016	013-071-025	013-402-005	
013-031-043	013-071-017	013-091-027	013-402-006	



SAN SIMEON COMMUNITY SERVICES DISTRICT

DISTRICT BOUNDARY AREA = 100.04 ACRES

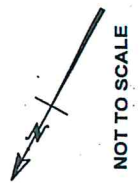
List of Vacant Unimproved Parcels by APN Numbers
That are Subject to Weed Abatement

013-031-022	013-071-009	031-071-024	013-402-005
013-031-025	013-071-014	013-071-025	013-402-006
013-031-026	013-071-016	013-091-027	013-402-012
013-031-042	013-071-017	013-091-030	013-402-013
013-031-043	013-071-019	013-091-032	
013-031-049	013-071-023	013-391-001	

SAN SIMEON COMMUNITY SERVICES DISTRICT

EXHIBIT B1

COMMUNITY MAP



Attachment C

LAFCO Factors GC 56668

Attachment C

LAFCO Proposal Review Factors - Government Code 56668

Activation of Weed Abatement Power for San Simeon CSD 1-E-17

The Cortese-Knox Hertzberg Act requires that the following factors be considered by LAFCO in its decision making process. No one factor is to be considered more highly than another; however one factor may be more important depending on the circumstances of a proposal. These factors are to be “considered” by the Commission and weighed and balanced in the decision-making process.

Factor (a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response. The service area of the San Simeon Community Service District will not change. The proposal request is for activation of the weed abatement power to the District. The District provided this service under Ordinance No.93 which has been determined to be unenforceable and since repealed. Activation of the weed abatement power would allow the district to adopt a new ordinance to provide this service within the San Simeon Community Services District service area. San Simeon has a population of less than 500 people. The District has identified 22 vacant parcels that are monitored for abatement services.

Factor (b) The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

Response. There is no County-wide weed abatement ordinance that would allow the clearing of vacant lots. The authority to conduct weed abatement currently resides with CalFire under Public Resources Code 4291, which is limited to improved parcels only. The CSD repealed an Ordinance that once provided this service, which was found to be unenforceable. Based on past implementation of weed abatement services the District estimates the costs each year would be under \$750. There will be no increase in fees charged to owners of improved parcels or of vacant unimproved parcels. The vacant parcel landowners will be solely responsible for all costs associated with the abatement of their parcels. The SSCSD will assess an administration fee of \$100 if services are rendered.

Factor (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

Response. The past services provided by the San Simeon Community Services District would be continued under a similar ordinance with the approval of the weed abatement power. The District would be responsible for providing services to the entire service area. The Ordinance would pertain to the vacant unimproved parcels only at this time.

Factor (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

Response. The SSCSD boundaries would not change with this proposal. The District was planned with the level of urban development that exists today. The following is the Cortese-Knox-Hertzberg Act determination needed for activating a latent power and a brief analysis of the proposal under the requirement:

56824.14. (a) Whether another local agency already provides substantially similar services or facilities to the territory where the district proposes to exercise that latent power.

Analysis. With the exception of the County of San Luis Obispo, there is no other agency that can provide this service. The County would need to adopt an Ordinance and provide this service. In addition, the area is not included within the sphere of influence of any other city or special district that currently provide this service.

Factor (e) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

Response. The SSCSD boundary follows lines of assessment and does not create an island or corridor of unincorporated territory. The activation of weed abatement power would include the entire District boundary.

Factor (f) Consistency with City or County General and Specific Plans.

Response. The County General Plan supports the provision of these services.

Factor (g) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

Response. The Sphere of Influence for the District was adopted under the SOI/MSR Update adopted in 2014. No other Sphere of Influence is affected by this action.

Factor (h) The comments of any affected local agency or other public agency.

Response. Comments regarding this proposal are addressed in the Staff Report.

Factor (i) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Response. The District is capable of providing weed abatement services to the area landowners. The vacant parcel landowners will be solely responsible for all costs associated with the abatement of their parcels. If the District is required to hire a contractor the costs will be submitted to the County for collection on the owner's property tax bill. The SSCSD maintains a sufficient cash reserve to create and implement a weed abatement program. The costs each year would be under \$750. Cash reserves are available to maintain the program.

Factor (j) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Response. The activating of power is for weed abatement services.

Factor (k) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Response. The activating of power is for weed abatement services. No new housing is proposed.

Factor (m) Any information or comments from the landowner or owners.

Response. The activation of the weed abatement power is a request from the San Simeon Community Service District Board of Directors. The Board held several public meetings on the topic of activating weed abatement power. Both the District and LAFCO hearings have been properly noticed.

Factor (n) Any information relating to existing land use designations.

Response. The existing land use would not change.

Factor (o) Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Response. The weed abatement service would apply to all landowners within the SSCSD boundary. The District will adopt a new ordinance that specifically covers the vacant unimproved parcels. This proposal does not affect the fair treatment of people of all races, cultures and incomes.

Attachment D

Comment Letters



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

DEC 20 2017

December 13, 2017

David Church, Executive Officer
San Luis Obispo LAFCo
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401

SUBJECT: San Simeon CSD Activation of Latent Powers (Weed Abatement)

Thank you for the opportunity to comment on the San Simeon CSD's application to activate latent powers for weed abatement services to undeveloped parcels within the community of San Simeon. Such services are appropriate in areas with rural densities to protect lives, property, and the environment. Therefore, we find the application of the CSD to activate powers for weed abatement to be consistent with the County General Plan. Thank you for considering our comments.

Sincerely,

A handwritten signature in black ink that reads "Megan Martin".

Megan Martin, Supervising Planner
Department of Planning and Building



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

REFERRAL

Date: December 5, 2017

To: David Church, Executive Officer
Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401

From: Glenn Marshall, Development Services *GM*

Subject: **Public Works Comments on Proposed San Simeon CSD Activation of Latent Powers (Weed Abatement), LAFCO File No. 1-E-17**

Thank you for the opportunity to provide information on the proposed annexation. It has been reviewed by several divisions of Public Works together and the following represents our consolidated response:

1. Public Works has no concerns regarding the subject project.

If you have any questions or comments I can be contacted by phone at 805/781-1596, by email at (gdmarshall@co.slo.ca.us), or at the above address.

Attachment E

CEQA Exemption

NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: San Luis Obispo LAFCO
1042 Pacific Street
San Luis Obispo, CA 93401

Tommy Gong, County Clerk
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93401

CONTACT: David Church, Executive Officer
(805) 781-5795

PROJECT TITLE: LAFCO FILE NO. 1-E-17: ACTIVATION OF WEED ABATEMENT POWER FOR THE SAN SIMEON COMMUNITY SERVICES DISTRICT

Project Location and Description. The San Simeon CSD service area is located along the northern coast just off Hwy 1. The service area encompasses approximately 99 acres (231 parcels). The District has identified 22 vacant unimproved parcels that would be subject to the weed abatement ordinance. The activation of the District’s Weed Abatement power is proposed so that the District could adopt an ordinance that would allow the clearing of vacant lots. The authority to conduct weed abatement currently resides with CalFire under Public Resources Code 4291, which is limited to improved parcels only. There is no County-wide weed abatement ordinance that would allow this service. The SSCSD is requesting authority to exercise weed abatement powers pursuant to Government Code Section 61100(t). The vacant parcel landowners will be solely responsible for all costs associated with the abatement of their parcels. The SSCSD will access an administration fee of \$100.

Public Agency Approving Project. The Local Agency Formation Commission (LAFCO) of San Luis Obispo County conducted a noticed public hearing on this item on January 18, 2018 at 9:00 a.m. in the Board of Supervisors Chambers in San Luis Obispo at the County Government Center.

Environmental Determination. The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by LAFCO and to comply with the California Environmental Quality Act (CEQA). In this case it has been found to be exempt from CEQA under General Rule Exemption under CEQA Regulation Section 15061(b)(3) of the State Guidelines.

Reasons for Exemption. LAFCO approval of the activation power of weed abatement service does not involve, authorize or permit any type of development or construction activity. There are no land use changes or environmental impacts created because the weed abatement service has been provided under a repealed ordinance by the District before. Weed abatement would be provided in a limited form by the district staff. Annually, the staff would tour the area to identify those properties where the vegetation has grown to a level considered unsafe for fire prevention. When a property is determined to have reached this condition, district staff would sends a letter to the property owner. If the property owner does not address the problem in the time frame specified in the letter, abatement would be provided by the District after which costs will be submitted to the County for collection on the owner’s property tax bill. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. There are no land use changes or environmental impacts created.

David Church, LAFCO Executive Officer

Date

Attachment F

Draft Resolution

Approving Weed Abatement Power

For San Simeon CSD

**IN THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA**

Thursday, January 18, 2018

PRESENT:

ABSENT:

RESOLUTION NO. 2018-XX

**RESOLUTION CONDITIONALLY APPROVING ACTIVATION OF A LATENT POWER
FOR THE SAN SIMEON COMMUNITY SERVICES DISTRICT
WEED ABATEMENT**

The following resolution is now offered and read:

WHEREAS, on November 27, 2017, a request to consider activation of latent power of weed abatement for the San Simeon Community Services District was filed with this Commission; and

WHEREAS, a Certificate of Filing for this proposal was signed by the Executive Officer on December 8, 2017; and

WHEREAS, the Executive Officer has given the notices required by law and forwarded copies of his report to officers, persons and public agencies prescribed by law; and

WHEREAS, the matter was set for noticed public hearing at 9:00 a.m. on January 18, 2018, and the public hearing was continued to January 18, 2018 to ensure that all legal noticing was complete; and

WHEREAS, at the January 18, 2018 hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said proposal and report; and

WHEREAS, the Commission has considered all factors pursuant to Government Code Sections 56668 and 56824 including a plan for services, the determinations set in the Executive Officer's report dated January 18, 2018, and said determinations being incorporated by reference herein

as though set forth in full; and

WHEREAS, the Commission duly considered the proposal to activate the power of weed abatement for the San Simeon Community Services District on January 18, 2018,

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Local Agency Formation Commission of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct, and valid.
2. That the Executive Officer of this Commission is authorized and directed to mail copies of this resolution in the manner provided by law.
3. That the activation of latent power of weed abatement for the San Simeon Community Services District is approved, with the following conditions:
 - a. The SSCSD shall adopt rules and regulations pertaining to weed abatement within the District. Upon adoption of such rules and regulations, the SSCSD shall be the authorized local agency to provide weed abatement services within the Districts boundary.

Upon a motion of Commissioner _____, seconded by Commissioner _____,
and on the following roll call vote:

AYES:

NAYS:

ABSTAINING:

Chair Ed Waage
Local Agency Formation Commission

ATTEST:

David Church
Executive Officer

APPROVED AS TO FORM AND LEGAL EFFECT:

By: _____
Raymond A. Biering
LAFCO Legal Counsel

RESOLUTION NO. 17-393

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SAN SIMEON COMMUNITY SERVICES DISTRICT
FOR APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION TO
ESTABLISH WEED ABATEMENT AUTHORITY OF VACANT PARCELS FOR THE
SAN SIMEON COMMUNITY SERVICES DISTRICT**

WHEREAS, the San Simeon Community Services District (“District”) is a community services district duly formed under Government Code Section 61000 et seq. to provide community services within the District’s service area, including water, sewer, services and streets; and

WHEREAS, the District has previously conducted weed abatement on vacant unimproved parcels in San Simeon based upon an Ordinance that current staff and District Counsel have determined was unenforceable and has subsequently been repealed, leaving the community of San Simeon without any enforceable weed abatement authority for vacant unimproved parcels; and

WHEREAS, the agency that has fire authority in San Simeon is Cal Fire and currently, there is no County-wide weed abatement ordinance that would allow Cal Fire to clear vacant lots since Cal Fire currently operates under Public Resources Code Section 4291, which is limited to improved parcels only; and

WHEREAS, the SSCSD Board of Directors desires to activate its latent power to conduct weed abatement pursuant to Government Code Section 61100(t) for the vacant unimproved parcels located within its current boundaries, and

WHEREAS, the current service boundaries of the District are to be included in this proposal, as further set forth in Exhibit A and the Plan for Services, and Exhibits B and B-1, which show the District’s service boundaries and the vacant parcels that will be subject to weed abatement; and

WHEREAS, in order to establish the authority to provide for weed abatement authority, it is necessary, in accordance with Government Code Sections 56824.10 et. seq. to submit a Resolution of Application to be filed with the Executive Officer of the Local Agency Formation Commission (LAFCO) for the purpose of scheduling a hearing by LAFCO to consider the activation of the District’s Weed Abatement authority; and

WHEREAS, in accordance with Government Code Section 56823.12, a noticed public hearing was held on November 8, 2017 by the District, and at that meeting there was the opportunity for public comment regarding this Resolution; and

WHEREAS, the District is not in the sphere of influence of another city or special district that currently provides weed abatement services; and

WHEREAS, the District further finds that this Resolution was adopted at a duly noticed public hearing on November 8, 2017, pursuant to Government Code Section 56824.12(c).

NOW, THEREFORE, BE IT RESOLVED by the San Simeon Community Services District Board of Directors as follows:

1. The foregoing recitals are true and correct and are incorporated herein and constitute findings in support of this Resolution.
2. The provision of weed abatement authority will result in assurance of the public's safety.
3. Exhibit A, the Plan for Services, and Exhibits B and B-1 showing the District's service boundaries and the vacant parcels that will be subject to weed abatement, attached hereto and incorporated herein by reference, is approved for filing with the Executive Officer of the San Luis Obispo LAFCO.
4. The Executive Officer of LAFCO is requested to set the matter for a public hearing by the Commission pursuant to Government Code Section 56824.14 and the rules and regulations of LAFCO.
5. LAFCO is requested to approve the proposal of the San Simeon Community Services District to provide its residents with weed abatement services pursuant to Government Code Section 61100(t) and 56000 et al.

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

AYES: 5

NOES: 0

ABSTAIN: 0

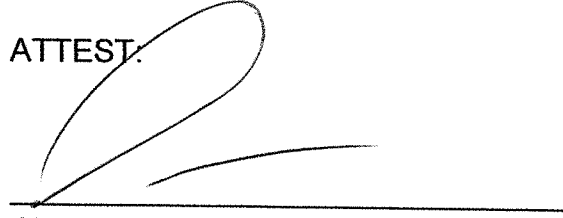
ABSENT: 0

The foregoing Resolution is hereby adopted this 8th day of November 2017.



Daniel Williams, Chairperson
Board of Directors

ATTEST:



Charles Grace
Secretary/General Manager

Attachment:

Exhibit "A" – Plan of Services is approved for filing with the Executive Officer of the San Luis Obispo LAFCO.

Exhibit "B" – List of parcels to be included as part of this service.

Exhibit "B1" Map of parcels to be included as part of this service.

Exhibit A

Background

The San Simeon Community Services District (SSCSD) is located on Highway One in north San Luis Obispo County, California. The San Simeon Acres Service District was formed pursuant to an election and Resolution of the San Luis Obispo County Board of Supervisors on May 8, 1961. The name of the District was later changed to San Simeon Community Services District.

The SSCSD is organized under California Government Code Section 61000 et al, Community Service District law. The SSCSD is currently empowered by its authorizing statutes and pursuant Code Section 61100 to provide the following services: road maintenance, water, sewer and street lighting

Five members living within the boundaries of the SSCSD serve as elected board members. The regular meetings of the Board are on the second Wednesday of the month at the Cavalier Banquet Room at 250 San Simeon Ave., San Simeon. The Board employs Grace Environmental Services to run the day to day operations and maintenance of the SSCSD. These includes a general manager, office manager, plant superintendent, and water operator.

Funding

The SSCSD is funded through water and wastewater revenues and property tax revenue from San Luis Obispo County. The funding source for the weed abatement program will be the owners of vacant unimproved parcels located in San Simeon. The owners of these lots, who fail to clear their parcels in accordance with abatement requirements will fund the program. All costs incurred with removal of weeds will be accessed onto the tax bill of the individual property owner. Meaning, that the landowner shall reimburse the CSD for any costs associated with removal of weeds.

Weed Abatement Power (Unimproved Parcels)

On February 9, 2000 the SSCSD Board of Directors approved District Ordinance No. 93. This ordinance contained language regarding weeds, dead trees, and other debris that could create a risk of fire or safety hazards with the SSCSD boundaries. This Ordinance was used to create an enforceable weed abatement program for the community of San Simeon.

Our records indicate that yearly weed abatement notices were mailed to the owners of vacant unimproved parcels in San Simeon. This notices referenced the authority of the SSCSD to require abatement under Ordinance No. 93.

In early 2017, current staff and District counsel determined that this ordinance was actually unenforceable. Staff became concerned about the potential liability for the District if they continued the weed abatement program under the guise of Ordinance No. 93. Over the course

of several Board meetings this item was discussed. In September 2017 the Board voted to repeal Ordinance No. 93. This leaves the community of San Simeon without any enforceable weed abatement authority for vacant unimproved parcels. There are currently 18 vacant unimproved parcels in San Simeon. The size of these parcels varies, but all are larger than 5,000 square feet.

The agency that has fire authority in San Simeon is Cal Fire. Currently, there is no County-wide weed abatement ordinance that would allow Cal Fire to clear vacant lots. Cal Fire currently operates under Public Resources Code Section 4291, which is limited to improved parcels only. The lack of a County-wide weed abatement ordinance means Cal Fire cannot enforce weed abatement on vacant lots.

The SSCSD Board desires to activate its latent power to obtain weed abatement authority pursuant to Government Code Section 61100(t) for the vacant unimproved parcels located within our current boundaries pursuant to Health and Safety Code Section 14875-14922.

There is currently no agency responsible for weed abatement authority of vacant unimproved parcels in the community of San Simeon.

Benefits to San Simeon CSD Residents

The main benefit of this request is to help protect homes and businesses located in our community in the event of a fire. The community needs the ability to help mitigate potential fires in the community. The vacant lots are located sporadically throughout San Simeon. Large unabated lots hinder neighboring parcels ability to secure defensible space around improved properties. The removal of overgrown weeds, dead trees and other flammable material from vacant parcels will reduce the amount of damage that could incur from a fire in our community.

This power is very much needed to help ensure the safety of our community members.

The following is a summary of Board of Directors meetings during which weed abatement authority and obtaining this power from LAFCO were discussed.

- July 12, 2017, Board meeting to discuss ordinance no. 93 and weed abatement procedures in our community.
- August 9, 2017, Board meeting to discuss obtaining weed abatement authority from LAFCO. Captain Tony Gomes from Cal Fire was present to answer questions from the Board and members of the public.
- September 13, 2017, Board meeting to discuss activation of weed abatement authority from LAFCO.

Plan for Services

1. Service Level. The same level of service that has been performed for weed abatement since 2001 is proposed. The District will continue to mail out notices of abatement to the owners of vacant unimproved parcels. Staff will also continue to inspect these parcels to verify compliance with abatement requirements. In the past any charges incurred by the District to pay for the removal of weeds had to be collected from the parcel owner. Under this new power, the District will be able to assess these charges onto the property owners County tax bill.
2. Service Area. The current service boundaries of the SSCSD are to be included in this proposal. A map of the current vacant parcels to be included in this agreement area is attached as Exhibits B and B-1.
3. Service Fees. There will be no increase in fees charged to owners of improved parcels or of vacant unimproved parcels. Vacant lot owners who fail to clear their lots within the timeline designated by the Board of Directors of the SSCSD, will be subject to abatement fees. Any fees assessed to vacant parcels will be based actual costs associated with lot clearings. Additionally, the SSCSD will assess an administration fee in the amount of \$100.00. This fee will be used to support the cost of reimbursing the contractor for the work performed, and to reimburse the general fund for the cost of administration to perform this service. The community of San Simeon will not subsidize the program. The vacant landowner will be solely responsible for all costs associated with the abatement of their parcels.
4. Service Financing. The SSCSD maintains sufficient cash reserves to create and implement this program. Costs associated with implementing this program each year are under \$750.00. Any additional costs incurred by the District to abate a vacant unimproved parcel shall be passed on to the owner of this parcel. The District will work with the San Luis Obispo County Tax Collector to add these charges onto the lot owner's property tax bill, should these owners fail to pay charges.
5. Service Management. The General Manager of the SSCSD and office staff serve full-time and perform the administration and management of all SSCSD business.
6. Service Regulations. The SSCSD maintains a Code of Ordinances that provides for rules and regulation related to District services. The District will pass a new ordinance to include weed abatement services. The program will be administered using the procedures set forth in Health and Safety Code Sections 14875 et. seq. Those procedures include: adoption of a resolution by the Board declaring weeds on specified properties to be a public nuisance; notice to property owners to destroy the weeds, including the date for a public hearing where property owners can voice their objections and at which the District Board will order abatement if the weeds have not been cleared; inspection for compliance with the weed abatement requirements and preparation of a list of properties that have not abated the weeds;

holding of a public hearing to hear objections or protests and adoption of a resolution directing abatement; performance of abatement by a contractor retained by the District, who maintains a record of the costs incurred to abate the weeds; and holding of a hearing by the Board on the costs, after which they are submitted to the County for collection on the owner's property tax bill.

Terms and Conditions for the weed abatement power

1. Upon adoption of this resolution by LAFCO, the San Simeon Community Services District shall be the authorized local agency to provide weed abatement services to vacant unimproved parcels within the San Simeon Community Services District boundaries.

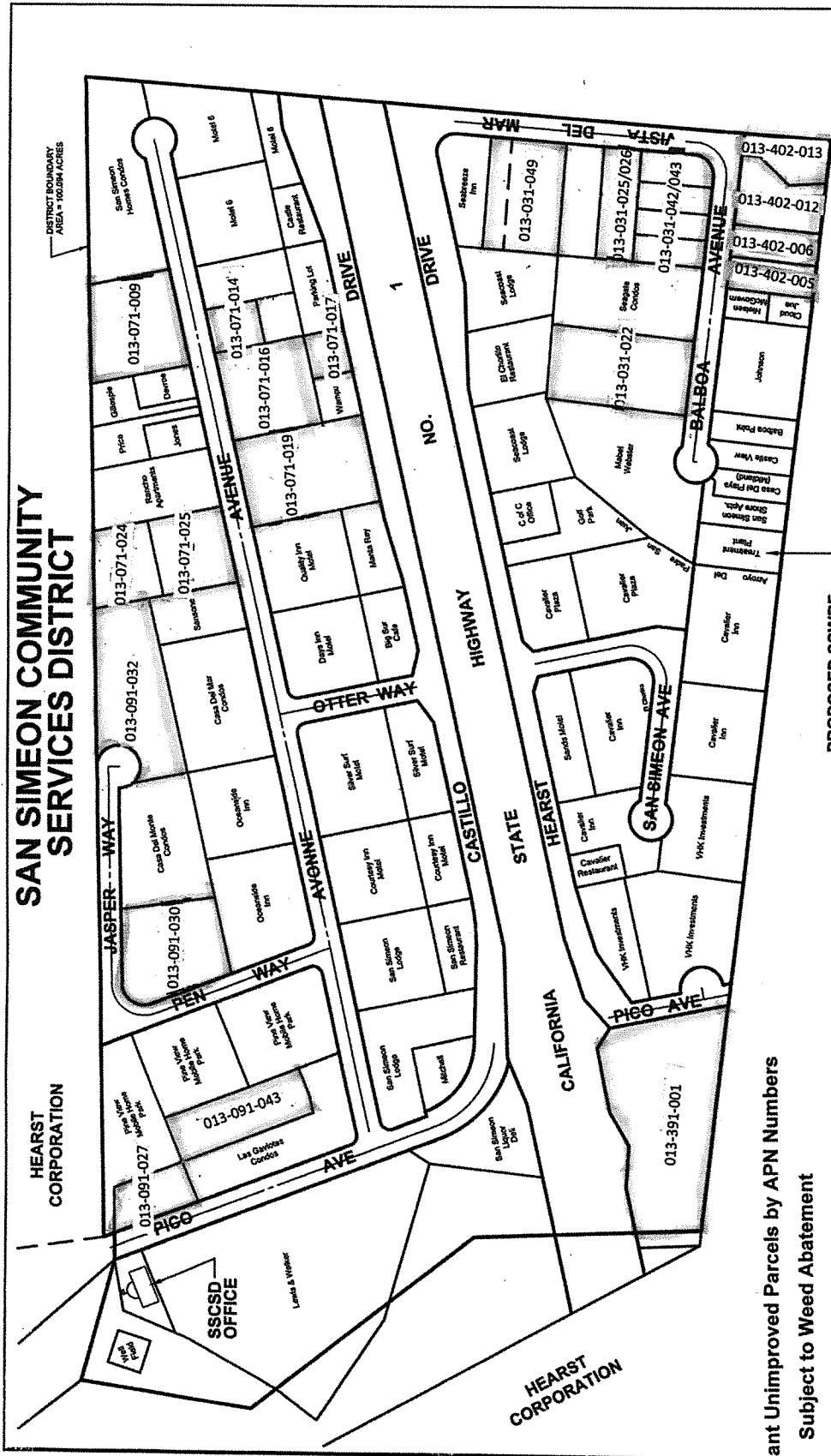
Exhibit B

List of Vacant Unimproved Parcels by APN Numbers

Subject to Weed Abatement

013-031-022	013-031-049	013-071-019	013-091-032	013-402-012
013-031-025	013-071-009	013-071-024	013-091-043	013-402-013
013-031-026	013-071-014	013-071-025	013-391-001	
013-031-042	013-071-016	013-091-027	013-402-005	
013-031-043	013-071-017	013-091-030	013-402-006	

SAN SIMEON COMMUNITY SERVICES DISTRICT



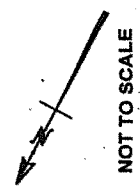
SAN SIMEON COMMUNITY SERVICES DISTRICT
 UPDATED on 11/15/2017

EXHIBIT B1

COMMUNITY MAP

List of Vacant Unimproved Parcels by APN Numbers
 Subject to Weed Abatement

013-031-022	013-031-049	013-071-019	013-091-032	013-402-012
013-031-025	013-071-009	013-071-024	013-091-043	013-402-013
013-031-026	013-071-014	013-071-025	013-391-001	
013-031-042	013-071-016	013-091-027	013-402-005	
013-031-043	013-071-017	013-091-030	013-402-006	



NOT TO SCALE



1010 Marsh St., San Luis Obispo, CA 93401
(805) 546-8208 • FAX (805) 546-8641

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of San Luis Obispo,

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the *New Times*, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789: that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

October 5

in the year 2017.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 5 of October, 2017.

Patricia Horton

Patricia Horton, New Times Legals

Proof of Publication of

NOTICE OF PUBLIC HEARING ON CONSIDERATION OF ADOPTION OF A RESOLUTION FOR APPLICATION TO THE LOCAL AREA FORMATION COMMISSION (LAFCO) FOR ACTIVATION OF LATENT POWERS TO PROVIDE WEED ABATEMENT SERVICES WITHIN THE SAN SIMEON COMMUNITY SERVICES DISTRICT SERVICE AREA
WHEN: November 8, 2017 at 6:00 p.m.
WHERE: Cavalier Banquet Room, 250 San Simeon Avenue, San Simeon, California
WHAT: The Board of Directors of the District will hold a public hearing to consider adopting a resolution for application to Local Area Formation Commission (LAFCO) for activation of latent powers to provide weed abatement services within the San Simeon Community Services District service area. At the time and place of the public hearing set forth above, any interested person who wishes to appear at the hearing will be given an opportunity to provide oral or written testimony on the resolution.
This Notice of intent to activate latent powers for weed abatement serves as the required 21-day notice pursuant to California Government Code Sections 56153, 56154 and 6061.
For further information you may contact the District at 111 Fico Avenue, San Simeon, California 93452, Telephone: (805) 927-4778
/s/ Courtney Murguia, Office Manager
Publish IT, The New Times, (October 5, 2017)

**NOTICE OF PUBLIC HEARING ON CONSIDERATION OF ADOPTION
OF A RESOLUTION FOR APPLICATION TO THE LOCAL AREA FORMATION
COMMISSION (LAFCO) FOR ACTIVATION OF LATENT POWERS TO PROVIDE
WEED ABATEMENT SERVICES WITHIN THE SAN SIMEON COMMUNITY
SERVICES DISTRICT SERVICE AREA**

WHEN: November 8, 2017 at 6:00 p.m.

WHERE: Cavalier Banquet Room, 250 San Simeon Avenue, San Simeon,
California

WHAT: The Board of Directors of the District will hold a public hearing to consider adopting a resolution for application to Local Area Formation Commission (LAFCO) for activation of latent powers to provide weed abatement services within the San Simeon Community Services District service area. At the time and place of the public hearing set forth above, any interested person who wishes to appear at the hearing will be given an opportunity to provide oral or written testimony on the resolution.

This Notice of intent to activate latent powers for weed abatement serves as the required 21-day notice pursuant to California Government Code Sections 56153, 56154 and 6061.

For further information you may contact the District at 111 Pico Avenue, San Simeon, California 93452, Telephone: (805) 927-4778

/s/ Cortney Murguia, Office Manager

Publish 1T, The New Times, (October 5, 2017)

ITEM 4

**APPROVE ESAC MEETING MINUTES OF
JULY 24, 2018**

Los Osos Community Services District
DRAFT Minutes of the Emergency Services Advisory Committee Meeting
July 24, 2018 at 10:00 a.m. at the District Office

AGENDA ITEM	DISCUSSION	FOLLOW-UP
1. Call to Order, Flag Salute and Roll Call	<p>Chairperson Milledge called the meeting to order at 10:01 a.m. and led the flag salute.</p> <p><u>Roll Call:</u> Craig Baltimore – Present Emily Miggins – Present Bob Neumann, Present Gary Orback – Present Warren Sargent – Present Chairperson Milledge - Present</p> <p><u>Staff:</u> Renee Osborne, General Manager Greg Alex, Battalion Chief Steve Spinharney – Division Chief Ann Kudart, Administrative Services Manager</p>	
2. Welcome 2018 Committee Members and Review Brown Act Guidelines	<p>Chairperson Milledge welcomed everyone and introduced Vice President Ochylski who provided a PowerPoint presentation regarding the Brown Act, explaining that it is a law which guarantees the public's right to attend and participate in meetings of local legislative bodies, and defining the open meeting requirements of the Brown Act.</p>	Action – No action required.
3. Orientation a. What Does the Board Expect from the Emergency Services Advisory Committee b. Station 15-South Bay Capabilities c. SLO County Fire Capabilities d. PowerPoint Presentation Regarding CAL FIRE Contracts	<p>Battalion Chief Greg Alex introduced himself and provided a background of his services and activities with Cal Fire; he introduced Division Chief Spinharney who provided a brief overview of his service with Cal Fire and explained that the District's contract is with the County Fire Department who has contracted with Cal Fire for fire protection for more than 88 years. They provided an in-depth overview of Cal Fire and San Luis Obispo County Fire's vision, core values, cooperation and resources. They discussed the current Cooperative Agreement with the District outlining in detail the operations, management and administration, personnel, facilities, apparatus, emergency response, and support services.</p> <p>Public Comment – Richard Margetson requested Chief Alex explain what the Administrative Fee in Schedule A covers.</p> <p>Chief Alex responded that there is one from the County and one from the State that cover liability issues for workmen's compensation, administrative assistance and Committee Member Neumann added that it also covers all of the supplemental activities.</p>	Action – No action required.
4. 2018 ESAC Work Plan Overview	<p>Chief Alex reviewed the 2018 Work Plan with the Committee explaining the need to update the Community Wildfire Protection Plan (CWPP) and that the County Fire Safe Council is working on a Countywide CWPP and believes that elements from our CWPP could be implemented into the appendix of the Countywide Plan to have it all in one document. He reported that the advantages of a Countywide Wildfire Protection Plan identifies the hazards within the community, identifies the mitigation to combat the issues, and funding. He reported that SLO County Local Hazardous Mitigation Plan (LHMP) is more at a federal and community level and identifies risk aspects and that there is also a Countywide effort with the LHMP and would like ESAC to review and make additions if necessary; review ordinances specific to Los Osos; promote Ready Set Go evacuation campaign as well as other prevention, educational, and outreach programs.</p> <p>Public Comment – Richard Margetson commented on ESAC budget review.</p>	
8. Public Comments on Items NOT on this Agenda	None	

AGENDA ITEM	DISCUSSION	FOLLOW-UP
9. Schedule UAC Meeting	No meeting was scheduled at this time.	
10. Closing Comments by UAC Committee Members	<p>General Manager Osborne asked each of the committee members to introduce themselves and what they feel they bring to the committee and the community.</p> <p>Warren Sargent responded that he has been involved with volunteering his entire adult life; has volunteered with Federal Law Enforcement for 10 years eradicating marijuana growth sites on public lands and is a proud member of CERT.</p> <p>Bob Neumann shared that that he retired out of the fire service, extensive background in emergency medicine, served on the Fire Safe Council, background in disaster planning, wrote the County's Hazardous Mitigation Plan and worked on the Los Osos CWPP, and is currently the County's CERT Coordinator.</p> <p>Craig Baltimore reported that he is a Cal Poly Professor in Architectural Engineering and registered California Structural Engineer, served on the LOCSD Board of Directors from 2010 to 2014, before that on the Utilities Advisory Committee and appreciates the opportunity to serve his community.</p> <p>Emily Miggins shared that her background is Environmental Science and more on the nonprofit and corporate spectrum, managed a fire plan in a tropical reserve and working with volunteer fire departments, appreciated the positive response to the first Town Hall meeting, wants to keep it going and that we need to work together with our trained professions.</p> <p>Gary Orback has lived in Los Osos for 44 years, worked at the SLO Police Department for 29 years, is involved with SLO County Crime Stoppers and served on the LOCSD Finance Advisory Committee and always wanted to serve on ESAC and willing to do whatever is necessary.</p>	
11. Adjournment	The meeting adjourned at 12:30 p.m.	

ITEM 7

**REVIEW AND DISCUSSION REGARDING
COMMUNITY WILDFIRE PROTECTION PLAN**



**LOS OSOS
COMMUNITY WILDFIRE PROTECTION PLAN**



**Developed by:
San Luis Obispo County Community
Fire Safe Council
November 2009**

Final

Community Description

Los Osos is an unincorporated community located along the Pacific coast of western San Luis Obispo County, California. The community is combined with Baywood Park to form the Census Designated Place of Baywood-Los Osos and covers 7.62 square miles.

Los Osos is largely a bedroom community for San Luis Obispo, which is 10.6 miles east, and to a lesser extent, Morro Bay, which is 2.3 miles to the north. There is a small business district concentrated in just a few blocks along Los Osos Valley Road, and several shops servicing the Baywood section of Los Osos, near the bay. The rest of the town is almost entirely residential with a population of 15,052.

There are two roads connecting Los Osos to other communities: South Bay Boulevard, which leads to Morro Bay via Highway 1, and Los Osos Valley Road, which leads to San Luis Obispo. Inclement weather and road construction occasionally forces the closure of a route, possibly requiring detours to arrive at one's destination. It is possible that the community could be cut off completely should both access roads be cut off.

Los Osos serves as the entrance to Montaña de Oro State Park. Los Osos Valley Road reaches the coast at the south end of Estero Bay and continues south into the state park as Pecho Road. Morro Bay State Park is found to the northeast of the town. South Bay Boulevard travels through the middle of the park after it leaves Los Osos.

Several large groves of non-native eucalyptus trees can be found in and around the community. While only one grove within Los Osos itself attracts the annually migrating Monarch Butterflies, there are several areas adjacent to Los Osos that provide shelter and food for the insects.

Fire protection to the community is provided by the Los Osos Community Service District (LOCSD) through the South Bay Fire Department, which is operated under contract, by the California Department of Forestry and Fire Protection. (CAL FIRE)

The San Luis Obispo County Community Fire Safe Council has established the Los Osos Community Fire Safe Focus Group to assist the community in managing the Wildland Fire problem.

Los Osos - Aerial View of the Community

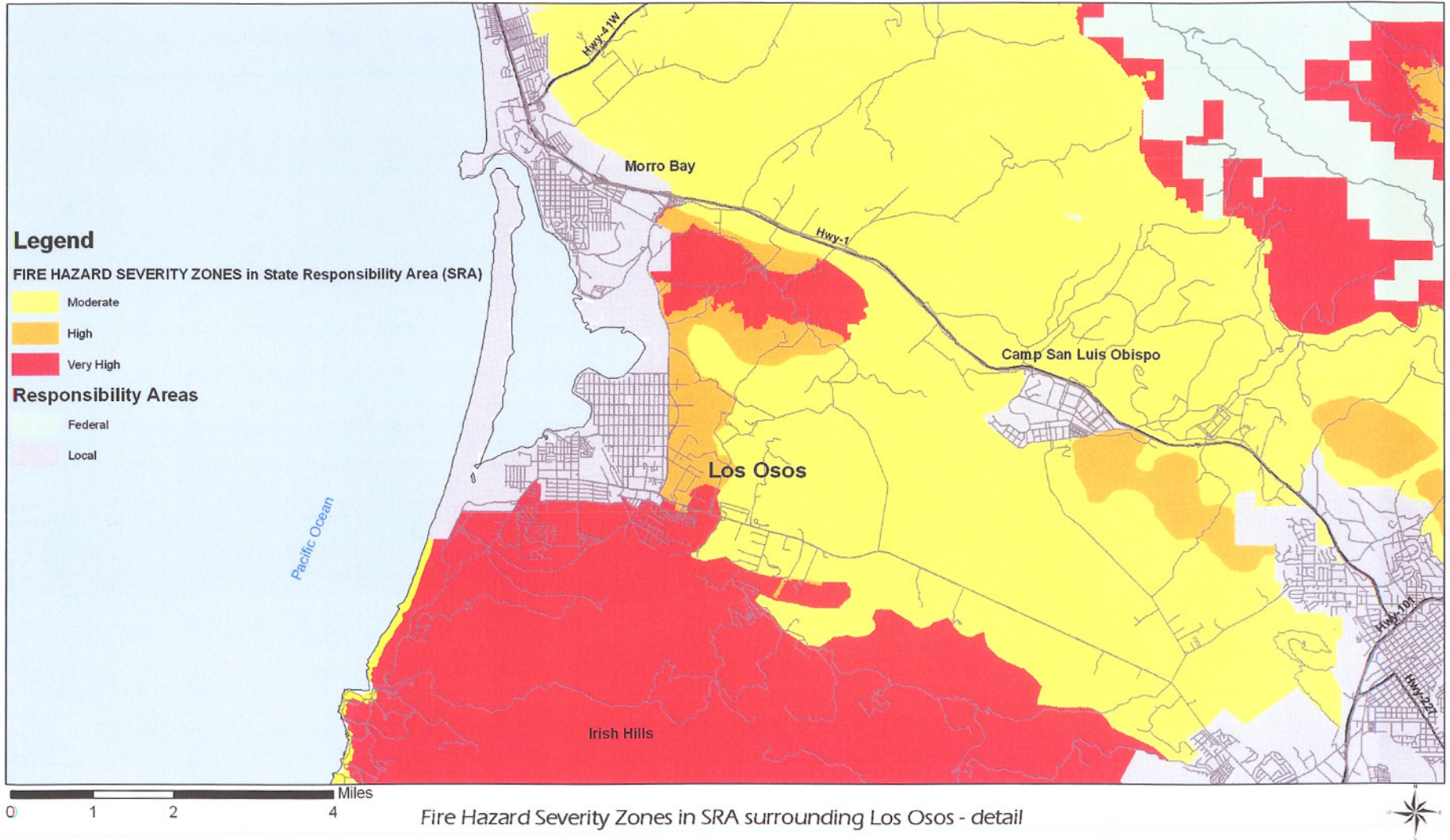


0 1,250 2,500 5,000 Feet

Outline of potential fuels reduction areas



Los Osos - Fire Severity in SRA



Wildland Fire Problem

A wildland fire is an uncontrolled fire spreading through naturally occurring, and in the urban interface areas, introduced vegetation. Left unchecked, wildland fires may spread rapidly and can cause significant property damage and the occasional life loss. In the study area, wildland fires are most typically started by people, as lighting is a relatively rare occurrence. Fire ignitions in this area are most often the result of carelessness. Arson, in the wildland fire areas in this community occurs rarely.

Three factors contribute to wildland fire spread:

- **Topography:** Canyons, hillsides, river bottoms, ridges and other “lay of the land” features will have a dramatic effect on fire spread. Aspect or orientation of the fuel beds also plays an important role, in general south facing slopes are subject to greater solar radiation, making them drier and thereby intensifying wildland fire behavior.
- **Weather:** In this region weather plays a key factor in the wildland fire potential. Rain fall occurs primarily between the months of November and April, and ranges between 20 to 25 inches per year. Summers are typically cool with fog and or high humidity the norm. Wind in the area, a key factor in spread, is quite predictable and is usually moisture laden due to the close proximity of the ocean. The fall season will see dryer and warmer days, this in combination of the lack of rainfall will see the fire hazard threat increase.
- **Fuel:** Fuels are classified into three risk categories: Very High, High and Moderate.

Fuel – Vegetation Type	Moderate Risk	High Risk	Very High Risk
Beach-Dune	✓		
Chaparral			✓
Coastal Salt Marsh	✓		
Foothill Woodland		✓	
Freshwater Marsh	✓		
Interior Herbaceous	✓		
Eucalyptus Groves			✓
Oak Woodlands		✓	
North Coast Grassland	✓		
North Coast Scrub		✓	
Riparian Woodland	✓		

The horizontal and vertical arrangement of wildland fuel is also an important consideration. By disrupting the continuity or thinning of the fuel beds land use managers can slow the rate of spread and intensity of wildfires in most cases. In addition, thinning or removing ladder fuels can prevent fires from “climbing” or burning into the tops of trees where it may burn hotter and be more difficult to

contain. A more detailed description of these three factors, specific to Los Osos, will be found in Appendix A - Risk Assessment.

History

Historically, wildland fires in San Luis Obispo County have burned thousands of acres and caused considerable property loss with an occasional life loss. The majority of these large fires have occurred in the northern and central interior portions of the county. Large fires on the coastal side of the county occur less frequently. Past large fires near or at the coast of San Luis Obispo County include:

Las Pilitas	July 1985	75,000 acres \$1.2M	12 homes, loss of some buildings	The Las Pilitas fire started in the central portion of the county and burned into coastal mountains behind the City of Arroyo Grande.
Highway 41 Fire	August 1994	49,000 acres \$10M	42 homes, 61 other structures, 91 vehicles	Fire started in the coastal mountains behind the City of Morro Bay. The fire burned into the City of Atascadero and threatened the City of San Luis Obispo
Montana Fire	November 1997	350 Acres	None	This fire burned in the coastal mountains just to the south of the study area in fuels and topography similar to those found in portions of the study area.
Diablo Fire	January 2007	322 Acres	None	A structure fire spread to the adjacent wildland area. It burned rapidly, during the night, in an area adjacent to the study area with similar fuels and topography.

Related Hazards- Cascading Effects

The ensuing effects of wildland fires can be devastating beyond the obvious loss of vegetation and depletion of natural resources. Soil, waterways and land can sustain lasting damage from large intense fires. Extreme heat can cause soil to lose its ability to absorb moisture and inhibit post-fire recovery. These soils quickly erode, and as a result, enhance siltation of rivers and streams, thus increasing flood potential, damaging marine life, and diminishing water quality. Further, the risk of landslide hazard increases once land has been depleted of vegetation. Calamitous debris flows can ensue, as seen subsequent to the 2003 Southern California wildland fires.

ENVIRONMENTAL REGULATIONS

Federal and State environmental regulations are designed to protect and preserve habitats. While these policies may appear to conflict with fire protection planning concepts, they can successfully be incorporated into fire protection and fuel modification planning. Environmental laws and natural resource protection should

not be ignored in preparing for wildfire. Cooperation between environmental regulators, fire agencies and property owners has allowed for clearance from existing structures for fire protection purposes only. Before any clearing is done consultation and approvals will be received.

Collectively, fuel reduction, elimination of ladder fuels, intelligent fire wise landscaping, maintenance of low fuel landscaping and awareness of applicable environmental regulations can provide for defensible space

Involved Agencies and Interested Parties

Federal

Agency	Representative	Date Invited to Participate
U S Forest Service	Kathleen Phelps, District Ranger	Originator
Bureau Land Management	District Office, Bakersfield, CA	Originator
U S Fish & Wildlife	Julie Vanderwier	August 18, 2009

State and Local

Agency	Representative	Date Invited to Participate
Calif. Department of Fish & Game	Bob Stafford	August 18, 2009
Los Osos Community Services District	Mitch Cooney, Interim General Manager	August 18, 2009
Emergency Services Advisory Committee of LOCSO	Marshall Ochylski, Chairperson	August 18, 2009
SLO County Community Fire Safe Council	Supervisor Jim Patterson, Board President David Mathe, Business Manager	Originator
Los Osos Fire Safe Focus Group	Leon Goldin, Jim McCallan Tom Wright, Jim Barbour	Originator
Department of Parks and Recreation	Vince Cicero	August 18, 2009

Interested Parties

Interested Party	Representative	Date Invited to Participate
SLO County Public Works	Dave Flynn	September 15, 2009
Golden State Water Co.	Mark Zimmer	September 15, 2009
S and T Mutual Water Co.	Dave Tully	September 15, 2009

Overview of Community Risk Assessment

The generally mild coastal climate and the proximity of responding agencies keep the wildland fire threat in the community at a minimum. In addition, the majority of the topography is level or slightly sloped and well developed in both residential and commercial land uses. A limited amount of wildland urban interface does exist in the Community. (Note maps on pages 4 and 5) In these areas, the correct combination of weather, topography and fuel, make them susceptible to wildfire activity. As noted in the chart above, the potential does exist for a wildland fire to burn into or start within the Community.

The open lands in and adjoining the Los Osos Community Service District have been categorized by the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP), as being in a range of low to high Fire Hazard. The areas that are at risk from a large-scale wildland fire are, for the most part, located on the Southern edge of the District limits. These wildland urban interface (WUI) areas are where there is the most potential for a wild fire to cause significant property damage and include the Los Osos Oak State Reserve, private lands, portions of Morro Bay State Park, and Montana de Oro State Park. Neighborhoods adjoining these properties include three mobile home parks, and the Bayview Heights, Cabrillo Estates subdivisions and the area above Highland Ave. know as Redfield Woods. Review by aerial mapping indicates that approx 160 homes are directly located along this fringe area. With another 475 homes located within 200 feet of the fuel beds.

The fire potential is compounded by the heavier fuels that naturally occur along this portion of the Wildland/urban interface, the slopes, and the number of older wood roofed and wood sided homes in the area. As a result, the potential exists for a major fire that could quickly overrun the capabilities of both the South Bay Fire Department and other local government fire departments.

A fuel reduction project has just been completed, (July 2009) utilizing grant funds, to protect the 3 mobile home parks adjacent to Los Osos Valley Road. (Note the map on page 2 of this document)

The San Luis Obispo County Community Fire Safe Council received a grant from the United States Forest Service for fuels modification to be used in the Los Osos Community Services District. In collaboration with Cal Fire Station 15-South Bay Fire Station, California Department of Parks and Recreation, the Los Osos Fire Safe Council Focus Group, and the San Luis Obispo County Community Fire Safe Council determined there was a compelling need for fuels modification in the area of

Los Osos known as Daisy Hills. The Daisy Hills area has a number of modular home communities populated by senior citizens, who have been identified by FEMA as a vulnerable population.

As a result of this risk assessment the Cal Fire Cuesta Camp was contracted by the San Luis Obispo County Community Fire Safe Council to conduct fuels modification in and around the Daisy Hills region of Los Osos. The fuel reduction work was concluded in two weeks with approximately 10 acres of fuel modification.

The remaining priority for the Los Osos Community Focus group is to accomplish a fuel management and public education program for the remainder of the threat area. This would include the Redfield Woods (Ca Dept. of Fish and Game Morro Dunes Ecological Reserve property), Cabrillo Estates, and the remainder of the Bayview Heights subdivisions. Mapping indicates that this area is just less than 3 miles and will require fuel modification on approximately 36 acres.

Action Plan and Assessment Strategy For Fuel Reduction Projects

Area at Risk	Project	Agency/ Landowner	Funding Needs	Time Table	Community Recommendation
Daisy Hills	Fuel reduction on perimeter	State and Local Gov.	Federal	Completed July 2009	Fire Safe Focus Group Only
Cabrillo Estates	Fuel reduction on perimeter	To be determined	Yes Dollar amount to be determined	Spring 2010	Yes
Redfield Woods	Fuel reduction on perimeter	To be determined	Yes Dollar amount to be determined	Fall 2010	Yes
Bayview Heights	Fuel reduction on perimeter and on selected sites within the neighborhoods	To be determined	Yes Dollar amount to be determined	Under Study (see note)	Yes
Eucalyptus Groves	Thin under story and remove litter and immature trees	State and Local Gov. and Private	Yes Dollar amount to be determined	Open (see note)	Yes

Notes: 1) These projects have all received a HIGH priority. The time table represents a practical approach to project completion based on funding, permitting, property owner approvals and the availability of work crews and contractors. As factors change the schedule may be adjusted. 2) A limited number of small fuel reduction projects exist in the community. These have received lower priorities, but may be accomplished as circumstances allow.

Fuel Reduction Priorities and Methods

Area at Risk	Type of Treatment	Method of Treatment	Overall Priority
Cabrillo Estates	Hand Labor	Thinning	High
Redfield Woods	Hand Labor	Thinning	High
Bayview Heights	Hand Labor	Thinning	High
Eucalyptus Groves	Hand Labor	Thinning	High

Action Plan and Assessment Strategy For Other Risk Mitigations

Note: The Community recommends that these actions be taken on an ongoing basis as opportunities for improvement present themselves and as a part of normal operations for the various agencies involved in community protection.

Project	Funding Needs	Responsible Party	Action to be Taken
Addressing	Existing funds available	Mobile Home Parks	Educate management and request State of CA to enforce existing ordinances
Addressing	Existing funds available	SLO –Co. Planning Department	Enforce existing ordinances
Emergency Access	Existing funds available	CAL Fire & Co Planning	Require developers to meet State law when approving new projects. As the sewer project moves forward work to improve emergency access by eliminating dead end streets in pre-planned areas.
Construction & Ignition	Existing funds available	CAL Fire & Co Planning	Require owners and contractors to meet existing codes and ordinances when approving new projects.
Construction & Ignition	Existing funds available	Home Owners and Residents	Educate and assistant residents on how to prepare properties for an approaching wild fire.
Evacuation & Safety Zones	Grant	CAL Fire	Work with OES and Red Cross in the development of evacuation plans and safety zones.

Lot Clearance	Existing funds available	CAL Fire	Continue existing program.
Public Education	Existing funds available	CAL FIRE	Continue existing programs, distribute "Living With Fire" on a seasonal basis.
Water System	None Research grants or private funding sources	LOCSD, Golden State Water Co, and S and T Mutual Water Co.	Commission a water system master plan. Research possible grant funding for both the master plan and improvements to the existing systems.

A detailed Risk Assessment has been developed. It is found in **Appendix A -Risk Assessment**

Recommendations for Reducing Structural Ignitability

Individuals and the community can reduce structural ignitability throughout the community of Los Osos by taking the following measures:

Vegetation Control

Remove dead vegetation from the exterior of your home. In a flat area, there should be a minimum 30-foot clearance; in a steep or hilly area, 50 to 300 feet of clearance is necessary.

- Resinous plants such as California sage, manzanita, eucalyptus and black sage are highly flammable. They should be reduced or eliminated. Contact your nursery staff for a list of fire resistant plants.
- All trees with trunks larger than 4 feet should have their limbs removed 6 to 7 feet up from the ground. (higher on steep slopes)
- Ground debris, grass, and other plants should be trimmed to a maximum of 4 inches. These should be disposed of by chipping or hauled to a green waste facility.
- Clear roofs and rain gutters of dead vegetation.
- Place wood piles away from your home or business. Cover them with a heavy cotton tarp.
- Place a 1/4" mesh spark arrestor around chimneys and clear tree limbs from within 10 feet. This will reduce the chance of burning embers from your chimney escaping and igniting a wildfire or a neighbor's home.

Roof and Deck Protection

There are a number of ways you can protect your roof and deck from burning during a fire, including:

- If you plan to replace your roof, purchase a non-combustible one.
- Fire-resistant wood roofs do not stay fire resistant longer than 8 years.

- Clean rain gutters on a regular basis, or install approved leaf screens on gutters.
- In a wildland fire, your wooden deck may catch fire first.
- Enclose the underside of your deck with fire-resistant materials.
- Place solid sheeting on your deck's surface so burning embers carried by the wind cannot ignite decking material, and especially the leaves and other materials that collect in the gaps.
- Install residential sprinklers under your deck that will activate the head(s) when a fire gets hot enough. These are inexpensive and can be installed by a plumber with a C-16 state license.
- Remove firewood and other combustible debris from under wooden decks.
- Keep combustible deck furniture away from your home.

Summary

The Los Osos Community Wildfire Protection Plan:

- Was collaboratively developed. Interested parties and federal and state land management agencies in the vicinity of the community have been consulted.
- Identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the types and methods of treatment that will protect both the environment and the community of Los Osos.
- Recommends measures to reduce the ignitability of structures throughout the area addressed by the plan.

The decision makers for this Community Wildfire Protection Plan include the following:

- The Los Osos Community Service District, Joe Sparks, Board President
- Mitch Cooney, LOCSD Interim General Manager
- Chief Mat Jenkins, California Department of Forestry and Fire Protection (CAL FIRE)

The following entities mutually agree with the contents of this Community Wildfire Protection Plan: California Department of Parks and Recreation, United States Fish and Wildlife Service, California Department of Fish and Game, San Luis Obispo County, United States Forest Service, S&T Mutual Water Company, and Golden State Water Company.

Risk Factor	Risk Rating	Risk Description	Risk Mitigations
Weather	MOD	<p>Temperature effects soil moisture, plant physiology, and drying of live and dead plant material, which has a corresponding effect on fire behavior. Fog and the predominant on-shore (NW, WNW, and WSW) winds keep temperatures relatively moderate throughout summer months. Normal high temperatures range from the mid 60's to mid 70's. During the spring and fall there are infrequent periods of off-shore (NE-E) winds that can produce dry and hot conditions for Los Osos. For 2008 there were approximately 183 temperature readings over 85 degrees (1200-1559 hrs, May and October). These values only accounted for approximately 2 percent of all temperature readings during that period. Since most temperatures are usually between the mid 60's to mid 70's, only moderate effects on soil moisture, plant physiology and drying of live and dead plant material from temperature would be expected.</p> <p>As discussed earlier, the close proximity of Los Osos to the bay and ocean creates moderate relative humidities values. Normal low RH values are from the mid 60's to the mid 70's. During the spring and fall there are infrequent periods of off-shore (NE-E) winds that can produce dry and hot conditions. These conditions can produce very low RH values. For 2008 there were approximately 28 RH readings under 20 percent (1200-1559 hrs, May and October). This was only a tiny fraction of the total number of recorded values.</p> <p>Wind is one of the most important variables that needs to be evaluated when trying to predict potential fire behavior for an area, especially for communities on the coast. Due to the oceans moderating effects on temperature and relative humidity, strong winds are usually the major factor in higher intensity fire behavior. Normal wind direction and wind direction over critical thresholds are important for evaluating were a fire may burn and what infrastructure may be impacted. Wind speed and direction information was evaluated for 2008. Although this is only one year of data it does provide a fairly good representation of normal conditions. Winds direction in the morning is usually quite variable and usually calm to light in speed. In the afternoon, winds usually blow from two main directions, northwest (315°) or west-south-west (247.5°), with wind speeds of 2-6 miles per hour. Approximately 1 percent of the wind values that were evaluated were over 10 miles per hour. The maximum average wind speed recorded was 17 miles per hour. Afternoon winds usually subside or turn west-south-west (247.5°) to variable. If winds are present they are usually light 2-4 mph. As discussed above, in spring and fall there are infrequent periods of off-shore (NE-E) winds that can produce dry and hot conditions. Wind speeds are normally between 1-5 miles per hour. The maximum off- shore wind speed for 2008 was 10 mph. Although, only one year of data was evaluated, it is very rare for high wind speeds associated with off-shore events due to the moderating influence of the coastal on-shore flow.</p>	None

Appendix A - Wildland Urban Interface Risk Assessment Los Osos CSD CWPP

Risk Factor	Risk Rating	Risk Description	Risk Mitigations
Topography	MOD-HIGH	<p>There are major drainages to the south of the Community of Los Osos within the Montana De Oro State Park. One drainage borders the southeast CSD boundary just east of Pecho Valley Rd. This drainage is generally oriented from the southwest to the northeast. Afternoon SW winds would be in alignment with this drainage and could increase fire intensity and rate of spreads. Homes off of Pecho Valley Rd. could be impacted. There is a second drainage just south of Bay View Heights Dr, Calle Cordoniz Rd. and Valley View Dr. This drainage is oriented to the southwest to northwest and then transitions to northwest to southeast. Afternoon SW or NW winds flowing through this drainage could increase fire rates of spread and fire line intensity. Houses built just to the north of these drainages off of Bay View Heights Dr, Calle Cordoniz Rd. and Valley View Dr would be impacted.</p>	<p>Work with state parks to improve the fire safety procedures in place at the horse camp.</p> <p>Houses located above drainages should have appropriate defensible space and should be educated on noncombustible building construction and ember protection measures.</p> <p>Distribute the Fire Safe Council's "Living With Fire" publication and the CD "Creating Defensible Space" to all residents in the potential fire impact areas</p>
Fire Protection Capabilities	LOW	<p>A risk analysis of fire protection was conducted which evaluated both the adequate amount of resources and response times. The project area was given a low rating due to the following factors:</p> <ol style="list-style-type: none"> 1) <i>Initial response from Station 15 would be quick.</i> 2) <i>Moderate to Extended response time for assembling adequate resources.</i> <p>Schedule B Resources <i>Station 11 Cayucos (9.5 miles, 11-15 minute response time)</i> <i>Station 12 San Luis Obispo (11 miles, 14-18 minute response time)</i> <i>Station 63 San Luis Obispo (16 miles, 18-22 minute response time)</i> <i>Station 10 Cambria (27.5 miles, 29-33 minute response time)</i> <i>Station 40 Parkhill (26.5 miles, 30-34 minute response time)</i></p> <p>Schedule A Resources <i>Station 15 Los Osos (0.1-2.5 miles, 1-4 minute response time)</i> <i>Station 21 San Luis Obispo (13 miles, 16-20 minute response time)</i></p> <p>Local Government <i>Morro Bay City Fire Department (7-11 minute response time)</i> <i>San Luis Obispo City Fire St 4 (10-14 minute response time)</i></p>	<p>Continue to provide full time staffing at station 15.</p> <p>Education program on fire safety and emergency incident reporting.</p>

Risk Factor	Risk Rating	Risk Description	Risk Mitigations
Fire Ignition Potential	MOD	<p>Historical Fire Ignition Analysis-An analysis was conducted using historical incident information on past wildland fire ignition data for the last 10 years. There were a total of 20 incidents recorded. [Ignition causes included Lightning (5), Smoking (1), Arson (2), Playing With Fire (2), Vehicle (5), Undetermined, Unknown or Miscellaneous (5). Twenty incidents over 10 years is not high volume but it does indicate that fire ignitions are possible.</p> <p>Fire Ignition Sources-Sources include power lines, vehicles, debris burning, smoking, illegal camp fires, arson, and lightning.</p>	<p>Implement a training program to advise residents about the hazards associated with playing with fire, smoking or vehicle use in wildland areas.</p> <p>Conduct power line inspections (Consult PG&E)</p> <p>Monitor for illegal campfires and camps in wildland areas.</p> <p>Continue fire education programs.</p>
Building Construction and Structure Ignition	MOD-HIGH	<p>A large percentage of homes within the project area were constructed prior to the enactment of the 2007 Wildland-Urban Building Standards which requires the use of ignition resistant materials and design to resist intrusion of flame or burning embers projected by vegetation fires. Although some of the buildings were built with materials that would resist flame intrusion, the majority of homes would not. Additionally few homes were built to reduce intrusion by embers.</p>	<p>All homes built directly adjacent to open space areas surrounding the community should be built using the 2007 Wildland-Urban Building Construction Standards.</p> <p>Educate residents on techniques to reduce ember intrusion or techniques to reduce combustible materials around structures. (see the section in the Plan "Reducing Structural Ignitability")</p>
Emergency Access	MOD	<ul style="list-style-type: none"> • Road Width-Most roads within the Cabrillo Heights, Highland and Bay View Heights areas have acceptable road widths to accommodate emergency equipment and evacuation traffic. Parking along main roads within the Sea Oaks Mobile Home park could impede emergency access and evacuation. • Dead End Roads-The following areas have only one access and egress point: Cabrillo Heights, Bayview Heights, Sunny Oaks Mobile Home Park, Sea Oaks Mobile Home Park, and Daisy Hills Mobile Home Park. Issues during an incident could arise due to emergency equipment access, evacuation of residents and residents accessing the area to view incident. 	<p>CAL FIRE in cooperation with the Los Osos CSD, Sherriff's Office, OES, Red Cross and HEAT should develop an evacuation/shelter in place plan for the areas identified.</p> <p>Educate residents on evacuation procedures and advise residents to stay away from the incident area.</p> <p>Work with County Planning and County Roads to improve emergency response routes when and where possible.</p>

Risk Factor	Risk Rating	Risk Description	Risk Mitigations
Signage and Building Numbering	LOW To MOD	<p>Signage and building numbering was surveyed in the Cabrillo Estates, Highland Rd, Bayview Heights Dr, Las Encinas, Sunny Oaks, Sea Oaks and Daisy Hills mobile home parks.</p> <ul style="list-style-type: none"> • Signage was good for all areas except in the mobile home parks. Signs did not meet current standards. Lettering was too small. . • Address lettering was generally present but did not meet current standards. Lettering was generally small and difficult to read. Most areas had lettering painted on curbs that was easy to see. 	<p>Work with mobile home management to improve road signs. Educate residents on importance of address numbering and current standards.</p> <p>Distribute the Fire Safe Council's "Living With Fire" publication and the CD "Creating Defensible Space" to all residents in the potential fire impact areas.</p>
Fuels	LOW To HIGH	<p>The open lands in and adjoining the Los Osos Community Service District have been categorized by the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP), as being in a range of low to high Fire Hazard. The areas that are at risk from a large-scale wildland fire are, for the most part, located on the Southeast edge of the District limits. These "fringe" areas are where there is the most potential for a wild fire to cause significant property damage and include the Los Osos Oak Preserve, private lands, and Montana de Oro State Park. Neighborhoods adjoining these properties include (3) three mobile home parks, and the Bayview Heights, Redfield Woods, and Cabrillo Estates subdivisions. Review by aerial mapping indicates that approx 160 homes are directly located along this fringe area. With another 450 locate with 200 feet of the fuel beds.</p> <p>The fire potential is compounded by; the heavier fuels that naturally occur in this area, the slopes, and the number of older wood roofed and wood sided homes in the area. As a result, the potential exists for a major fire that could quickly overrun the capabilities of both the South Bay Fire Department and other local government fire departments.</p>	<p>CAL FIRE in coordination with the Los Osos CSD, Los Osos Focus Group, County Planning and State and Federal agencies should develop a plan for providing homeowners with 100' of defensible space for residents adjacent to open space areas.</p>
Water Supply	LOW To HIGH	<p>LOW - Cabrillo Estates and Redfield Woods subdivisions have adequate supply/pressure and hydrant spacing to protect the homes and enable firefighting operations. LOW - The Bayview Heights subdivision is served by a sub standard water/hydrant system. A large water supply is found in the area but the delivery system limits its use for fire fighting. LOW - The fringe areas of the eastern portions of the community (Andre tract, Martingale, Middle School area) have no public water system. Fire hydrants are essentially none existent, with some limited private water sources; firefighting operations will be severely impacted.</p>	<p>Commission a water system master plan. Research possible grant funding for improvements to the existing systems</p>
Lot Clearance	LOW	<p>The Los Osos CSD has a very effective lot clearance program which has reduced the hazard within the community.</p>	<p>Continue the current program</p>
Safety Zones	LOW	<p>Fuel beds of consequences are found only on the perimeter of the Community. Citizens and fire fighters have ready access to a number of safety areas found in the center of the community (e.g. Monarch Grove Elementary, Vons or Ralph's shopping Centers)</p>	<p>Educate residences living within the urban interface areas on the availability of safe zones.</p>
Communications	LOW	<p>The area is in line of site with a number of radio repeater sites and will have full coverage of command and tactical frequencies</p>	<p>None</p>