



June 04, 2026

TO: LOCSD Board of Directors
FROM: John Owens, Fire Chief
SUBJECT: **Agenda Item 8K – 06/04/2026 Board Meeting**
Mandatory Health and Safety Code Inspections.

DESCRIPTION

President
Matthew Fourcroy

Vice President
Charles L. Cesena

Directors
Tom Cross
Richard Hubbard
Christine Womack

General Manager
Greg Kwolek

District Accountant
Robert Stilts, CPA

Unit Chief
John Owens

Battalion Chief
Josh Lorenzo

Request to adopt resolution 2026-16 acknowledging receipt of a report made by the Fire Chief of the South Bay Fire Department regarding the inspection of certain occupancies required to perform annual inspections in such occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.

STAFF RECOMMENDATION

This item will be approved along with the Consent Calendar unless it is pulled by a Director for separate consideration. If so, Staff recommends that the Board adopt the following motion:

Motion: I move that the Board adopt Resolution 2026-16 acknowledging receipt of the 2025 state-mandated annual fire inspections in the community of Los Osos required by California Health and Safety Code Section 13146.4.

DISCUSSION

California Senate Bill 1205 (SB 1205) was signed into law on September 27, 2018, after the tragic Ghost Ship Fire (December 2016) brought national attention to California and put a spotlight on fire safety laws as well as the performance of fire inspections. Effective January 1, 2019, SB 1205 amended the California Health and Safety Code to add Section 13146.4. This new provision requires those fire departments that are mandated to perform annual inspections pursuant to Sections 13146.2 and 13146.3 to report annually to its administrating authority on compliance therewith. These sections in general, mandate that city and county fire departments conduct annual inspections of all public and private schools, hotels, motels, lodging houses, and all apartment buildings (except individual dwelling units).

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Pursuant to SB 1205, the South Bay Department submits this report in order to demonstrate its compliance for the 2025 calendar year.

The annual inspection compliance rates are as follows:

Educational Group E Occupancy inspections (public and private schools) were completed on 5 of the 5 Group E occupancies, buildings, structures and/or facilities for 100% compliance.

Residential Group R Occupancy inspections (hotels, motels, lodging houses and apartment buildings) were completed on 26 of the 26 Group R occupancies, buildings, structures and/or facilities for 100% compliance.

Los Osos Community Service Districts inspections are also reported to the San Luis Obispo County Board of Supervisors as part of County Fire's total inspections.

FINANCIAL IMPACT

There are no financial considerations associated with the recommended action.

ATTACHMENTS

Resolution 2026-16 acknowledging receipt of a report made by the Fire Chief of the South Bay Fire Department regarding the inspection of certain occupancies required to perform annual inspections in such occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.

RESOLUTION NO. 2026-15

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE LOS OSOS COMMUNITY SERVICES DISTRICT
ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF OF THE
SOUTH BAY FIRE DEPARTMENT REGARDING THE INSPECTION OF CERTAIN
OCCUPANCIES REQUIRED TO PERFORM ANNUAL INSPECTIONS IN SUCH OCCUPANCIES
PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE**

WHEREAS, California Health & Safety Code Section 13146.4 was added in 2018, and became effective on September 27, 2018; and,

WHEREAS, California Health & Safety Code Sections 13146.2 and 13146.3 requires all fire departments, including the South Bay Fire Department, that provide fire protection services to perform required annual inspections of certain structures, including hotels, motels, lodging houses, and apartments for compliance with building standards, as provided; and

WHEREAS, California Health & Safety Code Section 13146.4 requires all fire departments, including the South Bay Fire Department, that provide fire protection services to report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3; and

WHEREAS, the Board of Directors of the Community of Los Osos intends this Resolution to fulfill the requirements of the California Health & Safety Code section 13146.4 regarding acknowledgment of the South Bay Fire Department compliance with California Health and Sections 13146.2 and 13146.3.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Community of Los Osos expressly acknowledges the measure of compliance of the Community of Los Osos with California Health and Safety Code Sections 13146.2 and 13146.3 in the area encompassed by City of Los Osos, as follows:

A. EDUCATIONAL GROUP E OCCUPANCIES:

Educational Group E occupancies are generally those public and private schools, used by more than six persons at any one time for educational purposes through the 12th grade. Within the Community of Los Osos, there lie 5 Group E occupancies, buildings, structures and/or facilities.

During calendar year 2025, the South Bay Fire Department completed 5 of the 5 Group E occupancies, buildings, structures and/or facilities.

B. RESIDENTIAL GROUP R OCCUPANCIES:

Residential Group R occupancies, for the purposes of this resolution, are generally those occupancies containing sleeping units, and include hotels, motels, apartments (three units or more). Within the Community of Los Osos, there lie 26 Group R occupancies of this nature.

During calendar year 2025, the South Bay Fire Department completed the annual inspection of 26 of the 26 Group R occupancies, buildings, structures and/or facilities.

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

Ayes: _____
Nays: _____
Absent: _____
Conflicts: _____

The foregoing resolution is hereby passed, approved, and adopted by the Board of Directors of the Los Osos Community Services District this 4th day of June 2026.

Matthew D. Fourcroy
President, Board of Directors
Los Osos Community Services District

ATTEST:

APPROVED AS TO FORM:

Gregory Kwolek
General Manager
and Secretary to the Board

Craig Steele
District Legal Counsel