



**Date:** January 17, 2017  
**TO:** LOCSD Board of Directors  
**FROM:** Rob Miller, District Engineer  
**SUBJECT:** **Agenda Item 12C – Board Meeting Date: February 2, 2017**  
Consideration of Will Serve for Baywood Inn, 1370 2<sup>nd</sup> Street

**President**  
Jon-Erik G. Storm

**Vice President**  
Vicki L. Milledge

**Directors**  
Charles L. Cesena  
Marshall E. Ochylski  
Louis G. Tornatzky

**General Manager**  
Renee Osborne

**District Accountant**  
Robert Stilts, CPA

**Unit Chief**  
Scott M. Jalbert

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

### DESCRIPTION

The Baywood Inn (Inn) at 1370 2<sup>nd</sup> Street currently receives domestic water and fire protection from the District. A Conditional Will Serve was granted by the District for the expansion of the Inn in December, 2001, and has since expired. Given that the Inn has offset its proposed water use by removing an existing restaurant as described below and approved by the Regional Water Quality Control Board, staff is proposing to issue a Will Serve for an upgraded water and fire service for the property.

### SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Board adopt the following motion:

***Motion: I move that the Board approve the Will Serve for Baywood Inn located at 1370 2<sup>nd</sup> Street as drafted in Exhibit B.***

Alternatively, if the Board wishes to deny the proposed Will Serve, the Board should direct staff to bring back findings for denial to a subsequent meeting.

### DISCUSSION

The Baywood Inn was constructed in 1990 and included 15 motel rooms and a full service restaurant known as the Waterside Cafe. The facility operated in this configuration for 10 years. In 2000, the Inn proposed closing the restaurant and applying the saved water usage to the construction of additional motel rooms. This was approved by the Regional Water Quality Control Board in 2001. As described in the attached approval letter from the Regional Board (Exhibit A), a maximum of 19 additional motel units were authorized. In addition to the water savings associated with the removal of the restaurant, the Inn has been retrofitted with low flow toilets, shower heads and faucets with the last two years.

The current request from the Inn is to construct six additional rooms. The proposed project will require an upgraded water and fire service. However, the overall water use on the property is expected to remain below the historical use due to the removal of the full service restaurant. It should be noted that the District is not currently processing new Intent to Serve letters for undeveloped properties as part of Stage III of the adopted Water Shortage Contingency Plan. However, the District is still able to process Will Serve requests for existing customers if approved by the Board.

### FINANCIAL IMPACT

All costs related to this Will Serve and water service upgrade will be borne by the developer, and therefore no fiscal impact is anticipated at this time.



February 2, 2017

Mr. Alex Benson  
PO Box 13209  
San Luis Obispo, CA 93406-3209

Subject: Conditional Will-Serve Letter  
APN: 038-182-048  
LOCSO Project: Baywood Inn 6-Room Extension  
SLO Co. Planning No: DO10088D  
ADDRESS: 1370 2<sup>nd</sup> Street, Los Osos

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Dear Mr. Benson:

Los Osos Community services District ("District") confirms sufficient water supply and capacity to serve the above referenced project subject to the following conditions:

1. Owner shall improve and upgrade all existing on-site water services to District standards and specification and comply with all District rules and regulations, and all applicable laws that pertain to the installation of approved backflow prevention devices. In accordance, as stated in both California Code of Regulation (CCR Title 17) Public Health and San Luis Obispo County Ordinance 1175 which deal with the protection of public water supplies.
2. Owner shall have a registered civil engineer prepare plans to a minimum of District standards and specifications for the addition of the proposed fire hydrant and replacement of water services. The plans shall be reviewed and approved by the District prior to construction.
3. Following construction, all improvements shall be inspected by the District and certified by the Engineer of Record, and as-builts shall be provided in PDF and AutoCAD format.
4. Proof of a San Luis Obispo County building permit shall be provided prior to requesting the installation of a new water meter.
5. All outstanding District fees shall be paid prior to requesting the installation of a new water meter.

Sincerely,

Renee Osborne  
General Manager