Laura Durban

From: Ron Crawford <ron@slocreek.com>
Sent: Friday, October 30, 2026 9:45 AM
To: Laura Durban

Subject: Public Comment for the LOCSD BOD 11/5/26 meeting, please
Attachments: bear_pride_summer_2000.pdf; Fourcroy_2026_Tax Bill.pdf

TO: Los Osos CSD Board of Directors

Thank you for this opportunity to supply public comment for the Los Osos CSD Board of Directors' 11/5/26 meeting.

There are two parts to my comment.

Part 1:

The District's excellent Administrative Services Manager, Laura Durban, recently informed me that the LOCSD has "no documents responsive to this request" in response to my Public Records request for a copy of the District's own "Summer 2000" newsletter.

It is extremely important for my reporting that I can show that the LOCSD has a copy of its own "Summer 2000" newsletter, and that's why I'm submitting these comments and including a copy of the LOCSD's "Summer 2000" newsletter [attached as: bear_pride_summer_2000.pdf]. Now I can report that the LOCSD has a copy of its own "Summer 2000" newsletter. Again, it's extremely important for my reporting that I can show that, and now I can show that, time-stamped.

Part 2:

According to the SLO County government web site, at this link:

https://services.slocountytax.org/

... all five of the current LOCSD Directors have this assessment, "LOCSD WASTE TREATMT," on their property tax bills.

Here are the links:

Director Womack: [redacted]

Director Cross: [redacted]

Director Hubbard: [redacted]

Director Cesena: [redacted]

Director Fourcroy (2):

[redacted]

and;

[redacted]

I've attached a copy of one of Director Fourcroy's property tax bills to these comments for reference. [attached as: Fourcroy_2026_Tax Bill.pdf]

According to LOCSD sources, that assessment — "LOCSD WASTE TREATMT" — appears on about 4,200 other property tax bills throughout Los Osos, and will remain on about 4,200 property tax bills until the year 2034.

How does your Board answer this question?: What is the assessment — "LOCSD WASTE TREATMT" — paying for?

Full disclosure: I already know the answer to that question, however, what I'm interested in is how *your* Board, as property owners in Los Osos that pays the assessment "LOCSD WASTE TREATMT," answers that question.

Therefore, I am requesting that your Board produce an official LOCSD document (preferably before your December meeting) that explains your Board's answer to my question, and then post that document on the District's web site.

Strangely, on the LOCSD's web site, there is no mention of what the assessment — "LOCSD WASTE TREATMT" -- is paying for, or the duration of the assessment (until 2034), although there is a link to this:

"Los Osos Community Services District received the District Transparency Certificate of Excellence by the Special District Leadership Foundation (SDLF) in recognition of its outstanding efforts to promote transparency and good governance."

... on the District's web site.

https://www.losososcsd.org/transparency-certificate-of-excellence-awarded-to-los-osos-community-services-district

Finally, hint: The answer to my question is found in the LOCSD's "Summer 2000" newsletter. (Pay special attention to the part where it reads: "Do we have to form a new Assessment District? Yes," and the part where it reads, "On schedule.")

Thank you again for this opportunity to provide public comment for the LOCSD's 11/5/26 Board of Directors' meeting, and I'm looking forward to reading your document on what the assessment — "LOCSD WASTE TREATMT" — is paying for.

Ron Crawford
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sewerwatch.blogspot.com
- - - - -

This PDF file of the Los Osos CSD's "Summer 2000" *Bear Pride* newsletter, was scanned in, and created by: *SewerWatch* -- sewerwatch.blogspot.com

THE NEWSLETTER FOR THE RESIDENTS AND PROPERTY OWNERS OF LOS OSOS, CA

Bear Pride *the Community Connection*

Los Osos Community Services District

SUMMER 2000

People are asking questions about the wastewater project: What is it? Where is it? How much is it? Is it safe? When will the moratorium be lifted?

We have been working very hard to create a project that is effective, affordable, aesthetically exciting, and environmentally appropriate. We are aggressively looking for grant funding to help reduce the costs.

The Los Osos Community Service District (LOCSD) Board of Directors, the Wastewater Committee, LOCSD Staff, and consultants have prepared this newsletter as the first in a series to keep you informed about the progress of the wastewater project.

"The project being pursued by the LOCSD will, in fact, be faster, better, cheaper!"

Mark Ysusi, Consulting Engineer

Here are some questions asked by Los Osos residents and property owners, and the answers.

Why does Los Osos need a wastewater system?

The population of Los Osos has grown from around 2,100 in 1960 to about 14,700 today. Our community uses septic systems to treat our wastewater. In the late 1970s, the California Regional Water Quality Control Board (RWQCB) observed high nitrate levels in shallow groundwater monitoring wells, and concluded that the increased nitrate levels were due to the growing population and increased use of septic systems.

On September 16, 1983, the RWQCB adopted Resolution No. 83-13 imposing a prohibition against discharge from individual septic systems until completion of a community-wide wastewater collection and treatment facility. Effective November 1, 1988, Resolution 83-13 imposed a building moratorium which:

INSIDE

Project benefits.....2
The costs.....3
Resource Park location.....4
Construction funding.....4
Collection area map.....5
Assessment District.....6
Summer recreation—opportunities for all.....7
What people are saying....8

The Los Osos wastewater project will help to protect the Morro Bay Estuary.

- Prevented construction on most vacant properties as well as remodeling of existing homes to provide for older parents or new children,
- Led to increased vacancies in commercial areas,
- Forced local businesses, needing to expand to leave the community, and
- Made it difficult, if not impossible, to attract new businesses and services, such as a theatre, to Los Osos.

A wastewater treatment and collection system will help reverse these negative impacts on the community while cleaning up the groundwater.

Does the Los Osos Community Services District have a solution?

Yes. The LOCSD is planning to use an advanced ponding system to efficiently treat wastewater, cleanse and recharge the groundwater, and reduce pollution entering Morro Bay and the estuary.

What are the benefits to our community?

The benefits to the community are not limited to just wastewater treatment. When completed, the project will:

- Lift the building moratorium that has been in place since 1988,
- Treat the collected wastewater to exceptionally high standards to be reused for irrigation and for recharging of our groundwater,
- Reduce the perceived nitrate pollution caused by septic systems,
- Provide opportunities for resupplying our aquifer for future water reuse,
- Eliminate the need for expensive imported drinking water,
- Remedy flooding caused by storm water runoff across Los Osos Valley Road between Palisades Avenue and Broderson Avenue,
- Improve automobile and pedestrian circulation in the center of town by extending Skyline Drive.

Many retirees living in Los Osos, as well as other residents living on fixed incomes, can not afford additional large monthly fees. The Los Osos Community Services District is committed to building an effective, affordable wastewater project.

Are there any other benefits?

Although not funded by the wastewater project, the site plan sets the stage for:

- A community park,
- A botanical garden, and
- 3.7 miles of trails for jogging and walking.

How long will the project take?

Your LOCSD Board and Staff have moved quickly and successfully to address this long-standing issue. The RWQCB is very interested in the community's progress. Together we have established the following schedule:

- Submit Draft Project Report to the RWQCB. . . . . January 31, 2000
- Complete environmental documentation. . . . . March 30, 2001
- Assessment District vote . . . . . May, 2001
- Commence construction. . . . . August 6, 2002
- Complete construction . . . . . July 30, 2004

The proposed project is on schedule. The LOCSD is firmly committed to meeting the deadlines established by regulatory agencies.

Where can I get more information about the project?

1. The draft Wastewater Project Report discusses the community's needs, history, public participation, cost effectiveness, disposal alternatives, estimated costs, growth and

Will the ponds smell?

"I was absolutely amazed at the total lack of odor, and how beautifully peaceful the ponds look at the St. Helena plant. I've visited the plant many times and each time it's like taking a walk in a park. Los Osos residents should be very pleased when their system is completed. The AIWPS is clearly the most environmentally sustainable system available today—in the world—and it is the most economical to build and operate."

Tyler York, Vice Chair, Napa County Sierra Club

"There is absolutely no smell or odor at our wastewater treatment plant, ever."

Reverend Beth Wheeler Pastor, First Presbyterian Church, St. Helena, CA

"Tell Los Osos residents that the system works very well and we've never been troubled by any odors."

W. A. "Otty" Hayne, Mayor, St. Helena, CA 1990-1994

population, State Revolving Loan availability, safety, and effectiveness. The report is available at both the LOCSD office and at the South Bay Library on Palisades Avenue. Or, you may pick up a free Executive Summary at the LOCSD District Office at 2122 9th Street, Los Osos.

2. You are invited to attend the LOCSD Wastewater Committee meetings. The committee meets twice monthly at the LOCSD office. These meetings are held on the second Wednesday and fourth Tuesday of each month at 7 pm.
3. The LOCSD is now operating cable channel 59. All District meetings are taped and rebroadcast at 1 am, 9 am, and 6 pm daily. Project information will soon be available on the District's web site at www.losososcsd.org
4. The Sun Bulletin is very committed to keeping our community informed, and is reporting almost weekly on the progress being made by the District. Read the Sun Bulletin and the Beach Gazette for the latest information. You are always welcome to call or visit the LOCSD office with your questions. Hours are Monday through Friday, 8 am to 5 pm, and Saturdays, between 9 am and noon.

How much is the project going to cost?

The LOCSD is making every effort to keep project costs at a minimum. The Draft Project Report estimated the overall cost for the project would $55 million. Project costs include collection, treatment, disposal, land purchase for the facility, and land purchase for required mitigation for rare and endangered species/habitat. The exact costs will be known after completion of the Project Facilities Report in January 2001.

The projected assessment for a single-family home or vacant single-family lot is currently $49 per month. Mobile-home owners will pay an estimated $24.50 per month (50% of the single-family assessment), and apartment owners will pay an estimated $36.75 per month (75% of the single-family assessment) per unit. Property owners will have the option of paying off their total assessment in one lump sum at the time of assessment.

Are there any additional costs?

Yes. The wastewater assessment does not include the monthly costs for operation and maintenance of the system. The LOCSD estimates those service charges to residences within the Prohibition Zone (see map) will be approximately $14 per month and that *includes* the maintenance of all septic tanks.

How will the System Work?

Existing septic tanks within the Prohibition Zone will still be used for primary treatment. The tanks will be disconnected from leachfields and connected to the collection system. Collection will rely on a gravity system, as much as possible. A small percentage of the connections will require the installation of a small pump.

Primary wastewater treatment will take place in the septic tanks. Then, the liquids will be collected and piped to the treatment site, where the wastewater treatment ponds will transform 1 million gallons per day of septic tank discharge into the highest quality treated wastewater suitable for either irrigation or percolation.

The treatment process, as currently envisioned, includes an advanced ponding system utilizing sand filtration and disinfection by ultra-violet light. Once the wastewater has been treated to the highest standards possible, the LOCSD is tentatively planning to pump the water above Highland Drive for disposal into a series of 36 dry wells. The system will alternate well usage to maximize ground water replenishment and to provide for safety downslope. No more than 18 wells would be used at once. Treating the wastewater to such a high degree will assist in cleaning up the groundwater basin. The District's engineering and geology consultants are in the process of evaluating disposal via dry wells and other methods. Safety and effectiveness are our primary concerns.

The Resource Park is being designed to be a "drop-dead gorgeous" project with landscape amenities similar to what is shown in the photos above and below.

Where is the Treatment Site?

The LOCSD project will be built near the South Bay Library, north of Los Osos Valley Road between Palisades Avenue and Broderson Avenue. Due to the planned multiple uses for the site, it is referred to as the "Resource Park."

What is the benefit of this location?

Los Osos is very fortunate to have a large undeveloped parcel in the middle of town. The project is being planned to look similar to an aquatic park. This site allows for the placement of the wastewater ponds (using the AIWPS™ technology) in a park-like setting. This technology will exceed California's State wastewater treatment standards.

The Resource Park has been designed to meet the Community's expressed objective of a "drop dead gorgeous" project that has multiple uses. This area will provide for future parklands that can include, a botanical garden, walking and jogging trails, picnic areas, a stream corridor, and recreation and sports areas.

What has been the public reaction to the Resource Park?

Reaction during several Public Hearings has been very favorable. Members of the public have expressed enthusiastic support for the project, and are delighted that the center of Los Osos will look like a beautiful aquatic park where they can walk and recreate.

If the septic tanks stay in place, who maintains them?

Prior to connection to the collection system, all septic tanks will be inspected. Some tanks constructed prior to 1978 or tanks that fail to meet acceptable standards may need to be replaced at the owner's expense. After connection to the system, the LOCSD will inspect and maintain the septic tanks as needed.

What are the Regional and State Water Boards doing?

The staffs of the Regional Water Quality Control Board (RWQCB) staff and the State Water Resources Control Board (SWRCB) have been enormously helpful and supportive to the District. The RWQCB will review the Project Report and issue the draft permit conditions to proceed. We will then submit the final Project Report to the State Water Resources Control Board for final approval, to satisfy their requirements for a low-interest loan up to $47,000,000.

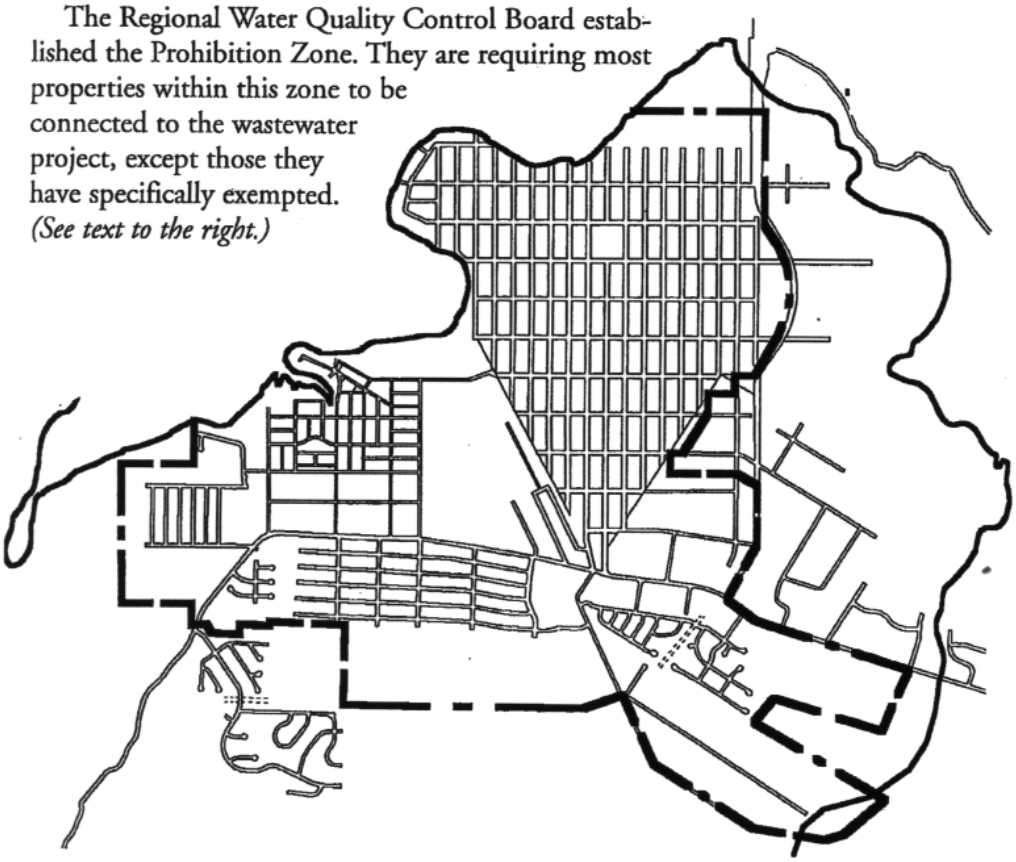
How will we fund construction of the project?

The State Water Resources Control Board has committed up to $47,000,000 in low-interest loan funding for the Los Osos wastewater project. Some municipal bond funding will be necessary in addition to the low-interest loan. The LOCSD is aggressively seeking grant funding to offset project costs. LOCSD proposes to repay bonds and loans with funds collected from assessment properties inside the Prohibition Zone. (See map.) If we are successful with grant funding, the assessment costs, the amounts of the loans and of municipal bond funding will all decrease.

On properties within the collection area and the Septic Tank Maintenance Management District, assessments will be based upon the level of service received by each property.

Prohibition Zone Map

The Regional Water Quality Control Board established the Prohibition Zone. They are requiring most properties within this zone to be connected to the wastewater project, except those they have specifically exempted. *(See text to the right.)*



Will I be in the collected area?

Everyone within the Prohibition Zone will be hooked up to the wastewater project, with the exception of properties in the areas described below. In fact, LOCSD has designed the wastewater system to serve the expected build out of all of the properties within the collection area.

Although everyone is Los Osos will be part of the Septic System Maintenance and Management District, only about 80% of the community will be included in the Wastewater System. Properties located to the East of South Bay Boulevard and North of Los Osos Valley Road (Willow Road, Sage Avenue, etc.), upslope from Redfield Woods (Cabrillo Estates and Seahorse Lane) have been excluded from the moratorium area by the Regional Water Quality Control Board. In addition, the Regional Water Quality Control Board has agreed that some large lots in Bayview Heights (Bayview Heights Drive above Highland) and the Martin Tract (between Los Osos Valley Road and Skyline) can use septic systems.

Where is the Resource Park located, and what are its benefits?

Located on Los Osos Valley Road between Palisades and Broderson, the Resource Park facilities consist of a series of ponds, each especially designed to provide for treatment and purification of wastewater.

The Project will improve and protect water quality in the groundwater basin; protect and safeguard public and environmental health; meet federal and state water quality and environmental requirements including those of the Regional Water Quality Control Board, the State Water Resources Control Board, the California Coastal Commission, and the County of San Luis Obispo; and will provide site-drainage, park land, walking and jogging trails, recreational open space, aesthetic, and habitat amenities for the community.

The Resource Park will provide much needed space for future park development. This could include areas for active and passive recreation, a native plant botanical garden, picnic areas, 3.7 miles of trails for walking or jogging, and other community amenities.

How will we fund the operation and maintenance of the facility?

All residences within the Prohibition Zone will pay a monthly charge for maintenance and operation of the system. LOCSD projections indicate that this charge will be approximately $14 per month. The monthly operations charge for non-residential properties within the Prohibition Zone will be based on the volume and the biological characteristics of their discharge.

Developed parcels outside the Prohibition Zone will only pay for septic system maintenance and for disposal and treatment of septable. This fee is currently estimated to be $15.75 per month.

Do we have to form a new Assessment District?

Yes. Every property owner to be assessed will vote. Each vote will be weighted according to the maximum total repayment obligation for that property. For the assessment district to be formed, 50% of the votes must approve the project.

Timeline:

December 2000 . . . . . Determine conceptual basis for spreading assessments
February 2001 . . . . . Complete Draft Engineers' report
February, March, & April of 2001 . . . . Hearings on the adoption of the Engineers' report and the proposed assessment for each property.
May 2001 . . . . . Mail ballots to each property owner
June 26, 2001 . . . . . Deadline for returning ballots

The actual assessments in May 2001 could differ from the conceptual numbers presented in the draft Project Report due to changes in the financial market, interest rates, potential grant funding, and adjustments necessary during design and engineering of the project.

What happens if the assessment vote fails?

The regulatory agencies could levy fines up to $10,000 per day per property. Los Osos could lose control of the project to the County. If we don't vote for our own project, we ***will*** get someone else's, at a much ***higher*** cost.

The Los Osos CSD's wastewater project is designed to be affordable, environmentally sound, and to lift the building moratorium. For the first time in over a decade, homeowners will be able to remodel and expand their existing homes to provide for older parents, growing families, and other needs. Vacant property owners will finally be able to build on their land.

Why is the LOCSD project better than the County's project?

The County proposed to use conventional collection and treatment facilities. Their estimate of $71.5 million would have been greatly exceeded due to initial construction costs; habitat mitigation expenses; hook-up costs; operation and maintenance expenses; shoring, trenching and road repair; and a number of required items not estimated in their budget.

Wasn't the County's project ready to start construction?

No. The LOCSD Board of Directors retained the services of Cleath & Associates, Engineering Geologists, to review the County's disposal site study for their wastewater project. Cleath & Associates found the county's analysis was "inadequate." While disposal on the site was possible, there was no guarantee that homes downhill from the disposal site would be safe from water "daylighting" (surfacing in their homes and yards). Consequently, the LOCSD is in the process of performing additional hydro-geological studies to determine whether the proposed use of dry wells for disposal will work, and be safe.

The State Water Resources Control Board staff has informed the LOCSD that the County's project report was incomplete and was returned. The State Water Resources Control Board requires all projects be reviewed by a team of experts in a process called "Value Engineering." The results from the Value Engineering report, on the County's preliminary design, were rejected twice by the State Water Resources Control Board. A low-interest State Revolving loan would not have been granted to fund the County project. The County would have been required to: abandon their project; redesign their project; seek outside, much more expensive, financing; or pay for the additional requirements out of the County's General Fund.

What people are saying . . .

"We get technical experts visiting us from around the world to see how our plant operates, because of its effectiveness. It's a wonderful wastewater plant...never gives us any trouble...there's nothing to go wrong with it because it has very few moving parts. Our plant is a great source of community pride. Tell Los Osos residents that the system works very well and we've never been troubled by any odors of any kind."

W. A. "Otty" Hayne, Mayor,
St. Helena, California 1990-1994

"The concepts for wastewater treatment for Los Osos that were envisioned by the Solution Group's Comprehensive Resource Management Plan in 1997 are intact and being carefully, and forcefully, implemented by the LOCSD. Continued community support will be important throughout the implementation process. Please support this project. It will in fact be "cheaper, better, faster," and a prototype for dealing with wastewater as a valuable resource."

Gary Karner,
Coordinator, Solution Group

"I have never seen a more dedicated and tenacious group of people than those working on the new wastewater Resource Park. When it comes time to vote and create the new assessment district, Los Osos residents should seize the opportunity to determine their own destiny with a positive vote."

Ron Holland,
Owner of Holland Construction, Builders of Cabrillo Estates,
Sea Pines Golf Resort, and Sunset Terrace, Los Osos

"The City of St. Helena has as much reason to be proud of its splendid wastewater treatment system [AIWPS] as it does of the fine wines produced in the area."

Dr. Tom Curtis, Senior Scientific Officer,
Department of Health, London, England

"I am most encouraged that we are significantly into a process that will responsibly move us into a secure future. Our ability to locally manage our lives will bring the community together and help provide a bright future for our children and their children."

Tom Neve, President
Los Osos/Baywood Park Chamber of Commerce

"The Los Osos project will create a significant aesthetic and recreation benefit for residents of all ages—that of providing several acres for future park development right in the heart of town."

Pete Jenny, Manager,
San Luis Obispo County Parks

"This innovative and award-winning sewage treatment plant has saved millions of dollars for the City of St. Helena...it uses a natural system to achieve Federal and State clean water standards for treating sewage . . . this economical process is reliable, using much less energy, and minimal mechanical equipment, and requires less personnel for staffing. Additionally, significantly lower construction costs are realized by as much as 1/10th that of conventional wastewater facilities...the plant operates free of odors...and after treatment the reclaimed water is suitable for beneficial reuse."

"Blueprint," Urban Ecology, Oakland, CA

Los Osos Community Services District ~ 2122 9th Street • Los Osos, CA 93402 ~ 805/528•9370

LOCSD Wastewater Standing Committee Members:
Chair, Pandora Nash-Karner, LOCSD Vice-President
Stan Gustafson: LOCSD Director
Bob Semonson
Frank Freiler
Richard LeGros
Geof Gurley
David Mayfield

Alternates:
Rick Hernandez
Ron Holland

Technical Advisory Committee:
Don Asquith
Jerry Gregory
Virgil Just
Gary Karner

Los Osos CSD Staff:
Bruce S. Buel, General Manager
George J. Milanés, Utilities Manager
Hours: Mon.-Fri. 8am-5pm; Sat. 9am-noon.

Los Osos CSD Directors:
Rosemary Bowker, President
Pandora Nash-Karner, Vice-President
Stan Gustafson
Gordon Hensley
Sylvia Smith

Want more information? Watch the LOCSD meetings on cable channel 59. Information will soon be available on www.losososcsd.org

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JAMES W. HAMILTON, CPA Auditor-Controller / Treasurer-Tax Collector

2026/27 ANNUAL SECURED PROPERTY TAX BILL

FISCAL YEAR JULY 1, 2026 TO JUNE 30, 2027

DUPLICATE BILL

[redacted]

www.SloCountyTax.org

1055 Monterey Street, Rm D-290
San Luis Obispo, CA 93408
(805) 781-5831

1 Assessment	2 Bill Number	3 Tax Rate Area	4 Total Tax Rate
[redacted]	2026/27 [redacted]	112-098	1.10376

5 Assessed Owner

As of January 1, 2026

[redacted]

6 Property Description

[redacted]

9 First Installment Due	
11/1/2026	$4,772.24

10 Second Installment Due	
2/1/2027	$4,772.24

11 Total Taxes Due	$9,544.48

7 Property Description - See back of bill for disclaimer.

[redacted]

8 Important Messages

View and pay taxes online at: www.slocountytax.org

ADDRESS CHANGE - To change address information make changes on stub, sign, and send with your payment, or complete Change of Address form at: www.slocountytax.org

See reverse side for important taxpayer information.

Property Assessment For Fiscal Year 2026/27

12 Description	Assessed Values
LAND	282,606
IMPROVEMENTS	307,728
HOMEOWNERS	-7,000
Net Assessed Value †	583,334

† For Questions Regarding Assessed Values Call 805-781-5643

Tax Calculation

13 Service Agency	Contact	Rate	Amount
PROP 13 TAX RATE	(805) 781-5831	1.00000	5,833.38
STATE WATER PROJ	(805) 781-5250	0.00321	18.72
SL COASTAL 2014 GO	(805) 788-2968	0.03655	213.20
SL COASTAL 2022 GO	(805) 788-2968	0.04900	285.82
CUESTA CCD 2014 BOND	(805) 788-2968	0.01500	87.48
SLO CO SWR RATE/CHGS	(805) 781-1509	0.00000	1,546.88
SLO LO SWR-USDA/SRF	(805) 781-1509	0.00000	1,036.70
LOCSD WASTE TREATMT	(888) 892-2480	0.00000	203.00
LO J DRAINAGE CHG	(805) 544-4011	0.00000	18.00
LO B FIRE SPECIAL TX	(805) 544-4011	0.00000	114.30
LOCSD PARKS & REC	(805) 528-9370	0.00000	187.00
Total		1.10376	**9,544.48**