

**Los Osos Community Services District – Board of Directors
Minutes of the Regular Meeting of May 1, 2025**

AGENDA ITEM	DISCUSSION OR ACTION
<p>1. CALL TO ORDER ROLL CALL</p>	<p>President Womack called the meeting to order at 6:01 p.m.</p> <p>Roll Call: Chuck Cesena, Director – Present – Arrived 6:04 p.m. Tom Cross, Director – Present Richard Hubbard, Director – Present Matthew Fourcroy, Vice President – Absent Christine Womack, President - Present</p> <p>The following Staff was present: Ron Munds, General Manager Craig Steele District Counsel Laura Durban, Administrative Services Manager Margaret Falkner, Utilities Systems Manager</p>
<p>2. PUBLIC SAFETY REPORTS</p> <p>A. Fire Department Report</p> <p>B. Sheriff Department Report</p> <p>C. California Highway Patrol Report</p>	<p>None</p> <p>None</p> <p>Lieutenant James Ferguson reported crashes in April 2025, including one hit-and-run.</p> <p>Public Comment - None</p>
<p>3. PUBLIC HEARING</p> <p>A. Public Hearing to adopt Ordinance 2025-01 of the Los Osos Community Services District to Amend and Restate Title 4 of the District Fire Code by Adding Chapter 4.05, Fire Severity Zones Maps</p>	<p>Keven Mclean, Battalion Chief and Fire Marshal, presented background and explained Fire Hazard Severity Zone (LRA), government code 51179, determination of fire zones in the LRA, adoption and noticing requirements, and implications for development, real estate, and defensible state requirements.</p> <p>Director Cross inquired about accepting the map as is, or increasing the FHZ only and how the map was created and where the data for the map came from.</p> <p>Director Hubbard inquired about changing the levels in the high or very high areas and re-evaluating the maps.</p> <p>Chief Mclean verified that per government section 51179, there is no appeal process, no ability to decrease levels, and no re-evaluation date for the maps.</p> <p>President Womack inquired as to the States' intentions regarding the maps.</p> <p>Chief Mclean responded that the intent is to base it on hazards and to guide planning and building directions.</p> <p>Public Comment – Gary Orback inquired about his neighborhood's protection, endangered morro band snail habitat, if a firebreak protection alone is sufficient for homes that are built into the side of the hill in Vista De Oro, and what the FSZ maps does for the area.</p> <p>Emily Miggins commented on the map designations, the SRA fee, streets split between state and local responsibilities, homeless camps in flammable areas, people caring about the community, communication failures, and the funding moving forward.</p> <p>Art Linsey commented on raising the fire hazard rate on the butterfly preserve and prioritizing being proactive in dealing with extreme conditions.</p> <p>Becky McFarland thanked Emily Miggins for her work and commented on agency disfunction, taking care of hazards, and high-risk areas.</p> <p>Marlane Petterson commented on areas that could be highly dangerous being left out, properties losing value, and insurance coverage being raised or dropped.</p> <p>Chief Mclean explained the map provided in the staff report only showed the area within the District boundaries. Showed a map that shows that there are other areas in the State designated zone also considered high FSZ</p> <p>Judy Newhouser commented on the sand spit, relative humidity, and the state not coming to the area before creating this map.</p>

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	<p>Jose Torres commented on the state's obligation to follow Government Code Section 51178, inquired if the State Fire Marshal came to Los Osos, and how the maps create hardships and help residents.</p> <p>Barbara Bonefist inquired about who created the designations on the map.</p> <p>Dave Mayfield inquired about fire safety responsibility for open spaces commenting on Fish & Wildlife saying that it can't be abated due to endangered snails.</p> <p>Rich Rap commented on needing more time to the process and the final adoption timetable, and a comparative map on the Cal Fire website.</p> <p>Carla Virgin commented on clarification of the methodology to create the map.</p> <p>Bob Burgman commented on what is gained by adopting the map, clearing Monarch Grove fire hazards, and the golf course's high fire zone designation.</p> <p>Peter Butler commented that someone familiar with the area should draw the FHZ maps, since insurance companies use them to assess fire risk.</p> <p>The Board discussed changes to the map and whether the new designations will help with funding.</p> <p>John Owens, County CALFIRE Chief, commented on Sacramento's methodology; Public feedback helps with Board decision-making but does not reach Sacramento; commented that the Board of Supervisors is going to contact the legislature to try to get the law changed to allow for more public input prior to adoption. Commented that CalFire doesn't create laws, and the Board is required to follow state laws.</p> <p>General Manager Munds commented that the CSD would send today's public comments to the legislature, and that only the legislature can change the law.</p> <p>Chief Mclean responded and directed the community to frequently asked questions on the Fire Marshal webpage, the two key elements of the model, Government Codes 51179 and 51178, weed abatement ordinances, and the inability to change a rating from higher to very high.</p> <p>General Counsel Steele commented on Government Code 51178 and suggested contacting legislature and asking for legislature to change the law from statewide criteria and to local criteria.</p> <p>General Manager Munds commented on the County's plans to clean up Monarch Grove and a conversation with CalFire and Fish & Wildlife where they are working on a plan to create fire fuel reduction zones where hazard abatement/treatment in part of the wildland areas close to homes can occur.</p> <p>Director Cesena commented on writing a letter to change the criteria from statewide to local.</p> <p>Director Cross commented on notifying the public about meetings and insurance companies dropping insured in high-risk areas.</p> <p>Director Cesena moved that the Board adopt, on second reading by title only, Ordinance 2025-01 amending Title 4 of the District's Code as presented. The motion was seconded by Director Cross and the motion passed with the following vote:</p> <p>Ayes: Directors Cesena, Cross, Hubbard, Womack Nos: Abstain: Absent: Fourcroy</p>
<p>4. GENERAL ACTION ITEMS</p> <p>A. Fiscal Year 2025-2026 Preliminary Budget Review</p>	<p>General Manager Munds presented a summary of the preliminary 2025–2026 fiscal year budget for each fund, as well as the Zone A property tax allocations and projected administration costs.</p> <p>General Manager Munds presented Fund 301, Fire, as operating in a deficit and may need to have a special meeting to discuss options. The Board discussed.</p> <p>Public Comment – Julie Tacker voiced Fire should receive Zone A funds and commented on 'pool money' being a tax for Parks and Recreation and not for a pool.</p>

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(Continued)	<p>Ashley inquired about where Zone A money comes from, what COLA and SCADA is, and supported allocating Monday to Parks and Rec.</p> <p>General Manager Munda responded that COLA is a cost-of-living increase, and SCADA is a computer system to communicate with the wells and tanks and explained how Zone A money helps fund the CSD.</p> <p>A motion was made by Director Cesena that the Board set the date for the Public Hearing on the Fiscal Year 2025-2026 Budget for June 5, 2025, and go with Option 2 regarding the allocation of Zone A Property Tax. The motion was seconded by Director Hubbard and carried with unanimous consent.</p>
5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA	Public Comment - None
6. ADMINISTRATIVE AND COMMITTEE REPORTS	
A. Utilities Department Report	Written Report
B. General Manager Report	General Manager Munds commented on updates regarding the Sunnyside School property acquisition, a new community interest group, and the Water Resiliency Intertie Pipeline project.
C. Los Osos/Baywood Park Chamber of Commerce Report	No Report
D. Los Osos Community Advisory Council (LOCAC) Report	Written Report
E. Parks and Recreation Committee Meeting Report	General Manager Munds reported discussions were about the Sunnyside School acquisition.
F. Utilities Advisory Committee Meeting Report	Director Cesena reported that discussions were about the budget.
G. Finance Advisory Committee Meeting Report	President Womack reported that discussions were about the budget. FAC also recommended that the warrant register be approved and that the financials be received and filed.
H. Emergency Services Advisory Committee Meeting Report	No Report
I. Basin Management Committee Meeting Report	Director Cesena reported on viewing the monitoring results, the transient model, running scenarios, and future meetings.
J. Directors' Announcements of District and Community Interest and Reports on Attendance at Public Meetings, Training Programs, Conferences, and Seminars	None
K. Response to Previously Asked Questions	None
7. PUBLIC COMMENT FOR ITEMS ON THE ADMINISTRATIVE AND COMMITTEE REPORTS AND THE CONSENT AGENDA	<p>Public Comment – Ashley commented on the Sunnyside cost analysis and inquired about its public release.</p> <p>General Manager Munds responded that the costs for the ongoing maintenance and baseline improvements would be available by the end of next week.</p>

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8. CONSENT AGENDA A. Receive Administrative Committee Reports, and Approved Committee Minutes B. Approve Meetings Minutes of April 3, 2025, both Special and Regular Meeting C. Approve Warrant Register for April 2025 D. Receive Financial Report for Period Ending March 31, 2025 E. Approve the Implementation of the Consumer Price Index (CPI) Increase to the Fire Special Tax for Fiscal Year 2025/2026 F. Receive and File Quarterly Investment Report for Q1 2025	<p>A motion was made by Director Cross that the Board receive and file the presented Administrative Committee Reports and Approved the Consent Agenda. The motion was seconded by Director Hubbard and carried with unanimous consent.</p>
9. DISCUSSION OF PULLED CONSENT ITEMS	<p>NONE</p>
10. FUTURE AGENDA ITEMS	<p>Director Cross commented on help for General Manager Munds.</p> <p>Director Hubbard commented on writing a letter for the community to provide to the legislature.</p>
11. CLOSING BOARD COMMENTS	<p>Director Cesena commented on his CAPSLO tour and Head Start.</p>
12. ADJOURNMENT	<p>The meeting was adjourned at 8:14 p.m.</p>