



February 4, 2021

**TO:** LOCSD Board of Directors

**FROM:** Ron Munds, General Manager

**SUBJECT: Agenda Item 2B – 02/04/2021 Board Meeting**

Consider a request by the property owners of 1748 Mountain View Drive to amend a Conditional Intent to Serve Letter to establish District water service.

**President**

Christine M. Womack

**Vice President**

Matthew D. Fourcroy

**Directors**

Charles L. Cesena  
Troy C. Gatchell  
Marshall E. Ochylski

**General Manager**

Ron Munds

**District Accountant**

Robert Stilts, CPA

**Unit Chief**

Scott M. Jalbert

**Battalion Chief**

Paul Provence

**Mailing Address:**

P.O. Box 6064  
Los Osos, CA 93412

**Offices:**

2122 9<sup>th</sup> Street, Suite 110  
Los Osos, CA 93402

**Phone:** 805/528-9370

**FAX:** 805/528-9377

www.losososcsl.org

**DESCRIPTION**

At the November 7, 2019 Board meeting, the Board approved a Conditional Intent to Serve letter for the property located at 1748 Mountain View Drive, parcel number 074-281-016 (report attached). At that time, the District determined that the property could continue through the County permitting process and temporarily use the onsite well as their potable source of water until a time the District exited Stage III of the Water Shortage Contingency Plan (Plan summary attached). The property owner is now requesting the establishment of water service in advance of the District exiting Stage III (request attached). The Utilities Advisory Committee supports the recommendation made in this report.

**RECOMMENDATION**

Staff recommends that the Board adopt the following motion:

***Motion: I move that the Board approve the Krause's request to issue an amended Intent to Serve Letter for the project located at 1748 Mountain View Drive removing the reference to the District's Water Shortage Contingency Plan Stage III.***

**DISCUSSION**

**Background**

At the November 7, 2019 Board meeting, the Board approved a Conditional Intent to Serve letter for the property located at 1748 Mountain View Drive, parcel number 074-281-016. The property is unique in that it is outside the prohibition zone but inside the District's water service area and has its own County certified onsite well. The proposed project consists of constructing a single family home on a 0.80 acre lot. The Conditional Intent to Serve Letter allows for the development of the property and temporarily use the onsite well until the District exits Stage III of the Water Shortage Contingency Plan. At that time, the owners would connect to the District's water system and become a water customer.

The property owners, Tammy and Ray Krause, have been working diligently with the County for over three years and were recently notified they would need to go through a variance process to permit a septic system on the property because the lot is currently less than an acre due to the County's condemnation, for the South Bay Boulevard alignment, which reduced the original 1.08 acres to 0.80 acre lot. The Krause's are proposing to temporarily use the onsite well for potable purposes until they connect to the District's water system. This County's variance process will be costly (over \$10,000 for the application fee) and time consuming to a project already three years in the making. Providing an amended Intent to Serve Letter that

takes out the reference to the Stage III drought restrictions would eliminate the need for them to go through the variance process. The points made by the Krause's in their correspondence to secure an amended letter at this time are as follows:

- The uniqueness of their parcel and situation in that they are outside the Prohibition Zone (sewer service area) and have an approved onsite well, built and tested to domestic use standards.
- The current project, once approved through the variance process by the County, would use the same amount of groundwater as would be provided by a District connection wherein the water use would be metered and billed for.
- The project will take up to two years to complete but in the meanwhile they would be paying the bi-monthly base fee and any incidental volume charges adding to District revenues.
- The project will be subject to the Title 19 retrofit requirement providing a 2:1 offset meaning a net savings in water use lessening any impacts to the groundwater basin.

The decision before the Board is whether to recommend to the Board amending the Intent to Serve Letter to allow for a metered connection to the District's water system once all the projects approval are received or deny the request and keep the condition in the letter as is.

### **Advisory Committee Action**

At the January 20, 2021 UAC meeting, the Committee unanimously supported a recommendation that the Board approve the Krause's request to amend the Conditional Intent to Serve Letter as described in this report.

### **Financial Impact**

There is no direct fiscal impact associated with the information provided in this report. Depending on the decision made, connection and other associated fees would be collected if the Board agrees to provide an amended Conditional Intent to Serve Letter.

### **Attachments**

Krause Correspondence  
November 7, 2019 Staff Report  
Water Shortage Contingency Plan Summary  
2019 Conditional Intent to Serve Letter  
Krause Correspondence to the UAC

## Ron Munds

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**From:** Ray Krause [REDACTED]  
**Sent:** Friday, December 18, 2020 5:42 PM  
**To:** Ron Munds  
**Subject:** Request for meter installation

**Chairman of the Board of Directors  
C/O Mr. Ron Munds, General Manager  
Los Osos Community Service District  
2122 9<sup>th</sup> Street, Suite 110, Los Osos, CA 93402**

**Dear Mr. Chairman**

**Because we are not in any sewer service zone, we have applied for a land use variance as instructed by COSLO Planning and Building Department in order to temporarily utilize our agricultural well at 1748 Mountain View Drive (APN:074-281-016) for residential usage as provided for in our Conditional Will Serve agreement with LOCSO. The completed variance application process, which can cost us up to \$5,350, will allow us to use the same amount of residential water as would a LOCSO meter and service. Logic and our affinity for the community requires us to say that we would rather pay LOCSO for a hook up and eventual metered residential usage than go through the County variance process and expense.**

**The LOCSO water main runs directly along our street side property line (cheap, quick connect) and the uniqueness of our parcel's situation was concluded by your staff and then Chairman Ochylski at public hearing.**

**It could be two years before we are ready to actually activate. Meanwhile, we could begin paying the reduced non-usage bi-monthly rate immediately. Additionally, we are still required to prove Title 19 "Retrofit to Build" compliance with regard to proving no net water use. We realize that current conditions and the regulatory environment may preclude your consideration of this request and thank you just the same for your valuable time and consideration.**

**Ray and Tammy Krause, Property owners.**



November 7, 2019

**TO:** LOCSO Board of Directors  
**FROM:** Ron Munds, General Manager

**SUBJECT: Agenda Item 8C – 11/7/19 Board Meeting**  
Consider a request from the property owners of 1748 Mountain View Drive to develop a parcel within the District's water service area using an existing well.

**President**  
Marshall E. Ochylski

**Vice President**  
Charles L. Cesena

**Directors**  
Matthew D. Fourcroy  
Vicki L. Milledge  
Christine M. Womack

**General Manager**  
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### DESCRIPTION

The property owners of parcel number 074-281-016, 1748 Mountain View Drive are requesting a Conditional Intent to Serve approval from the District to construct a single family residence on their 0.8 acre lot. The parcel is outside the Prohibition Zone but within the District's water service area and has a County certified onsite well.

### STAFF RECOMMENDATION

Staff recommends that the Board consider the three proposed alternative and provide direction to staff on the preferred option with Alternative 2 being the staff recommendation.

***Motion: I move that the Board allow the project to proceed and provide a Conditional Intent to Serve Letter with the conditions (Alternative 2) that the project install a water service line to the property, all appurtenances required to connect the property to the water system, pay the appropriate fees and establish a water account when the District exits Stage III drought restrictions.***

### DISCUSSION

District staff in April 2019 received an inquiry from Mr. and Mrs. Krause, the property owners of 1748 Mountain View Drive, asking if the District would object to their parcel being developed using the existing well on the property as their potable source of water. This property is unique in that it is outside the Prohibition Zone but inside the District's water service area and has its own County certified onsite well.

The initial response from the District to the Krause's was that the District would have no objections to the requested variance and allow the well to be the sole water source given the unique circumstance described above, the fact that the District code is silent on allowing or disallowing the use of wells in the District's service area for new development and that the District is currently not providing new water services because of the Stage III drought declaration. When the property owners submitted their building application and the County

Building Division requested the “official” approval of the variance to not connect to the District’s water system in September 2019, it was evident that staff did not have the authority to make this decision without Board direction. Per County code, Title 19.07.041, the County requires District action on this issue and will not accept a building application from the property owner until such action is received. Upon further discussions with the Krause’s, they would like to proceed with their project using their well as their source of potable water but are agreeable to connect to the District’s water system when new service is available.

Taking into account the circumstances, staff has three alternatives for the Board to consider to address the Krause’s request to proceed with their project with the District’s approval:

**Alternative 1.** Approve the requested variance and allow the Krause’s to use their well as their sole potable water supply source without any future connection to the District’s water system;

**Alternative 2.** Provide a Conditional Intent to Serve approval with the conditions that the project install a water service line to the property, all appurtenances required to connect the property to the water system, pay the appropriate fees and establish a water account when the District exits Stage III drought restrictions; or

**Alternative 3.** Deny the variance request at this time and have the Krause’s wait until water service is available from the District.

#### **OTHER RELEVANT INFORMATION**

It is important to note that the Krause’s are subject to all County Title 19 requirements to offset the estimated water use of their proposed single family home at a 2:1 ratio (water supply neutral), adhere to the County’s water efficient landscape standards and all other codes that apply to this type of development. Additionally, of the six developed parcels on this block of Mountain View Drive, four have water service and two do not and use private wells for their water needs. Of the four that have water service, two have wells and either intermittently or rarely use the District’s water service but do pay the base fee. All properties in this area are provide fire protection through the District’s water distribution system.

#### **COMMITTEE ACTION**

Because of the special circumstances surrounding the property owner’s request, the Utilities Advisory Committee deliberated for some time on this project. Ultimately, the Committee concurred with the staff recommendation (Alternate 2) based on the unique situation summarized in this report.

#### **FINANCIAL IMPACT**

There is no direct fiscal impact associated with the recommended action at this time. If this project proceeds through the County building process, the property owner will be required all water related connections fees and costs for the appurtenances needed to connect to the District’s water system prior to building permit issuance.

Attachments

Marshall Ochylski, Esq.

President of the Board

Los Osos Community Service District

Reference: APN: 074-281-016, 1748 Mountain View Drive Los Osos, CA 93402

Dear Mr. President, Mr. Munds and members of the Board

In the interest of brevity and in respect for your valuable time may we please present to you in writing our request for your consideration in formally issuing for the record a “no opposition” (with qualification?) statement with regard to our pending variance application to the County of San Luis Obispo to allow us to use our County certified well to serve our new single family home. After discussions with Ron Munds, we are amenable and see much value in becoming a District customer at such a time when water meter installation is available. We would very much like to make Los Osos our final home and contribute to the community. Our well was completed in 2017 at 200 feet in depth with a ten gallons per minute yield. It is sanitary finished and has been lab tested to County health department domestic usage specifications. Static water level is at 75 feet. It is currently operational with all PG&E electrical having been permitted and properly installed to code underground.

Our in-fill lot is not in any Prohibition, Moratorium, Conservation, Liquefaction, High Fire, Toxic, or Tsunami Danger Zones. It is not within 2,000 feet of any Nitrate or Pathogen impaired waters.

Geo Solutions has recently completed a percolation series and finds our property percolating to within County standards at 1.3 inches per minute. The County Growth Management Office has informed us that there is no waiting list for an allocation to build on our property.

For months, we have diligently followed County Planning’s instructions in accumulating more than the 300 Title 19 Retro-fit to Build water credit commitments (gallons per day savings offset) and we are ready to make good on our promises to several very nice Los Osos residents pending your decision and subsequent County cooperation.

1748 Mountain View may have been “undeveloped” for over 65 years but it cannot be said to have been “vacant”. We have spent one weekend a month for the past three years removing a great deal of trash, drug paraphernalia, transient habitat, liquor bottles and sundry other unmentionables which tangibly attest to its past uses.

Thank you for your kind consideration of this request,

Ray and Tammy Krause

## 19.07.041 - Verification of water supply required.

No grading, building or plumbing permit application or plans for a project which will require new service with potable water shall be issued unless:

- (1) The chief building official is provided a written statement from the operator of a community or domestic water system that the purveyor will provide potable water service to the dwelling and that the water purveyor has sufficient water resource and system capacity to provide such service; or
- (2) The chief building official is provided evidence that a permit or other authorization has been granted by the water purveyor for the proposed project to connect to and use the community or domestic water system; or
- (3) An on-site well is installed, tested, and is certified to satisfy the requirements of Section 19.07.040(2), or the chief building official is provided evidence showing that potable water adequate to satisfy the standards of Section 19.07.040(2) is available on site. Evidence provided to prove availability of potable water shall include:
  - a. Existing county data; or
  - b. A report submitted by a registered hydrologist, geologist; or
  - c. Satisfactory evidence from a test well drilled on the parcel.
  - d. No final building inspection for a dwelling shall be approved until the dwelling is connected to an operating water supply approved pursuant to this section.

(Ord. No. 3343, § 1, 12-6-16)



**LOS OSOS COMMUNITY SERVICES DISTRICT WATER SHORTAGE CONTINGENCY PLAN**

Stage (Household allocations are based on household of 3)	Reduction Target	Climate Trigger (MEDIAN RAINFALL 17 INCHES)	Chloride Trigger (8th or 10th Street Wells-Zone D)	TDS Trigger (8th or 10th Street Wells-Zone D)	Recommended Climate & Water Quality Requirements To Exit Water Shortage Stages (de-trigger)	Prohibitions
<p><b>STAGE I ALERT</b> Customers: Residential</p> <p>Allocation: 183 gal/day/household or 61 gal/day/occupant</p>	5%	Rainfall total as March 31: < than median (17 in.) for current year	N/A	N/A	Receive rainfall >= median by March 31	<ul style="list-style-type: none"> <li>All outdoor irrigation of vegetation shall occur only between dusk and dawn.</li> <li>The use of potable water to wash sidewalks, walkways, driveways, parking lots, open ground and other hard-surface areas by direct application shall be prohibited.</li> <li>The use of non-drinking-water fountains, except for those using recirculated water, shall be prohibited.</li> <li>Use of water which results in flooding or run-off in gutters or streets shall be prohibited.</li> </ul>
<p><b>STAGE II WARNING</b> Customers: Residential</p> <p>Allocation: 174 gal/day/household or 58 gal/day/occupant</p>	15%	Stage I plus rainfall total as of March 31: <= 32 in. for over two yrs. or <= 48 in. over three yrs. or 65 in. over four yrs. or 81 in. over five years	N/A	N/A	Receive rainfall >= median by March 31	<p>In addition to Stage I conservation measures:</p> <ul style="list-style-type: none"> <li>Use of water from fire hydrants shall be limited to fire suppression and/or other activities immediately necessary to maintain health, safety and welfare of residents within the boundaries of the Los Osos Community Services District.</li> <li>The use of District potable water for construction projects shall be prohibited.</li> <li>The washing of automobiles, trucks, trailers, boats and other types of mobile equipment not occurring upon the immediate premises of a commercial car wash and/or commercial service station shall be prohibited unless residents have an automatic shut-off hose nozzle and do not allow water to run off their property.</li> <li>The use of potable water to irrigate lawns, landscape plantings, groundcovers, and shrubs shall be limited to prescribed days and hours. Irrigation shall only occur between dusk and dawn, and shall only occur on Wednesday and Sunday for <u>even</u> numbered addresses, and Tuesday and Saturday for <u>odd</u> numbered addresses. Community recreational facilities shall be exempt from this prohibition.</li> <li>Water main flushing shall only occur in emergency situations as declared by the General Manager.</li> </ul>
<p><b>STAGE III EMERGENCY</b> Customers: Residential</p> <p>Allocation: 150 gal/day/household or <b>50 gal/day/occupant</b> NO TRANSFERS ALLOWED</p>	25%	Stage I plus rainfall total as of March 31: <= 29 in. for over two yrs. or <= 43 in. over three yrs. or 58 in. over four yrs. or 72 in. over five years Stage III shall be enacted no earlier than April 2015. <b>Declared by BOD 4/2/2015 – Based on Climate Trigger ONLY Modified on 5/7/2015</b>	150 mg/l	700 mg/l	Receive rainfall >= median by March 31, for two consecutive years. If in Stage III due to water quality, two consecutive semi-annual samples must be below trigger concentrations to exit Stage III	<p>In addition to Stage I &amp; II conservation measures:</p> <ul style="list-style-type: none"> <li>Irrigation of community recreational facilities shall be exempt from this prohibition.</li> <li>Penalties up to 2 times the established rate for usage above the allocation, may be applied. District will notify customer of usage above allocation, if the customer fails to modify usage, penalties may be applied.</li> <li>No new Intent to Serve applications</li> <li>No allocations may be transferred to another property</li> </ul>
<p><b>STAGE IV SEVERE</b> Customers: Residential, Commercial</p> <p>Allocation: 135 gal/day/household or <b>45 gal/day/ occupant</b> NO TRANSFERS ALLOWED</p>	35%	Stage I plus rainfall total as of March 31: <= 26 in. for over two yrs. or <= 38 in. over three yrs. Or 51 in. over four yrs. Or 64 in. over five years, Stage IV shall be enacted no earlier than November 2015	250 mg/l	850 mg/l	Receive rainfall >= median by March 31, for two consecutive years, transition to Stage II for current year. If in Stage IV due to water quality, two consecutive semi-annual samples must be below trigger concentrations to exit Stage IV	<p>In addition to Stage I, II, &amp; III conservation measures:</p> <ul style="list-style-type: none"> <li>Irrigation of community recreational facilities and residential edible crops shall be exempt from this prohibition.</li> <li>New water connections to the District water system shall be prohibited</li> <li>Commercial allocation 10% below baseline</li> <li>Penalties up to 4 times established rate may be applied</li> <li>No allocations may be transferred to another property</li> </ul>
<p><b>STAGE V CRITICAL</b> <b>ALL CUSTOMERS</b></p> <p>Allocation: 126 gal/day/household or <b>42 gal/day/ occupant</b> NO TRANSFERS ALLOWED</p>	50%	Stage I plus rainfall total as of March 31: <= 17 in. for over two yrs. or <= 26 in. over three yrs. or 34 in. over four yrs. or 43 in. over five years	500 mg/l	1,000 mg/l	Receive rainfall >= median by March 31, transition to Stage II for current year. If in Stage V due to water quality, two consecutive semi-annual samples must be below trigger concentration to exit Stage V	<p>In addition to Stage I, II, III, &amp; IV conservation measures:</p> <ul style="list-style-type: none"> <li>Commercial allocation 15% below baseline</li> <li>Penalties up to 4 times established rate may be applied</li> <li>No allocations may be transferred to another property</li> </ul>

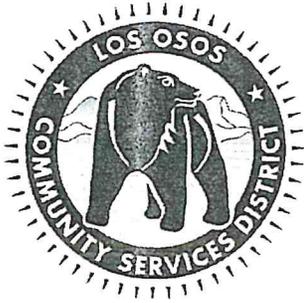
LOS OSOS COMMUNITY SERVICES DISTRICT  
APPLICATION FOR  
INTENT-TO SERVE LETTER



1. Owner Name: RAY and TAMMY KRAUSE
  2. Business Address: \_\_\_\_\_
  3. Mailing Address: [REDACTED]
  4. Phone Number: [REDACTED]
  
  5. Agent's Name(Architect or Engineer): NONE AT THIS TIME
  6. Mailing Address: \_\_\_\_\_
  7. Phone Number: \_\_\_\_\_
  
  8. Assessor's Parcel Number(APN) of lot(s) to be served: 074-281-016
  9. Lot(s) and block(s) of parcel to be served: 1748 MOUNTAIN VIEW DR. LOS OSOS, CA
  10. Service address of parcel served: 1748 MOUNTAIN VIEW DR. LOS OSOS, CA
  11. Type of Use:
    - Single Family Residence 2000 SQ FT. SINGLE STORY. 11 FIXTURES INCL. EXTERIOR 3 BD, 2 BA
    - Duplex
    - Triplex
    - More than three units? \_\_\_\_\_ Number of Units \_\_\_\_\_
    - Business? \_\_\_\_\_ Type \_\_\_\_\_
    - Remodel: (Project Description) \_\_\_\_\_
  12. Applicant will be required to attach 3 separate sets of site plans that shows the approximate square footage, the number of stories, the site topography and an estimate of the number of water fixtures to serve the project.
  13. The undersigned acknowledges receipt of the Los Osos Community Services District Application (attached) for District Service Policy and Guidelines.
  14. San Luis Obispo County Planning Department Development Number: \_\_\_\_\_
  15. APPLICATION FEES:
    - Will Serve Application Processing- Single Family Residence.....\$195.00 ✓  
(Non-refundable payment attached to this application)
    - Will Serve Application Processing- All Other Uses.....\$290.00  
(Non-refundable payment, plus, time & materials)
- Date 12-05-2019
- Ray Krause (Must be signed by owner or owner's agent)  
RAY KRAUSE  
Print name

FOR DISTRICT OFFICE USE:

AMOUNT PAID \$195.00 DATE: 12/11/19 RECEIPT # 1031 check



December 5, 2019

## CONDITIONAL INTENT-TO-SERVE LETTER

APN: 074-281-016  
ADDRESS: 1748 Mountain View Drive  
SUBJECT: Single-family residential water service connection  
OWNER: Ray & Tammy Krause  
[REDACTED]

**President**  
Marshall E. Ochylski

**Vice President**  
Charles L. Cesena

**Directors**  
Matthew D. Fourcroy  
Vicki L. Milledge  
Christine M. Womack

**General Manager**  
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**Phone:** 805/528-9370  
**FAX:** 805/528-9377

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

Dear Mr. and Mrs. Krause (Owner):

The Los Osos Community Services District ("District") will provisionally provide water service to the above-referenced parcel ("Project") subject to the following terms and conditions:

**A. General Conditions:**

1. That all easements and dedications required for District services have been delivered to and accepted by the District.
2. All construction work and installations that shall become District property shall be designed and installed pursuant to District engineering standards and plans and specifications.
3. Owner pay all District water fees and Capacity Charges in effect on the date the Owner satisfies the conditions of this Intent-To-Serve Letter, said fees and charges include, but are not limited to the following:
  - District's Water Connection Fees
  - District's Water Capacity Charges
  - District's Plan Check and Inspection Fees
4. Owner shall comply with the terms and conditions, rules and regulations of the District and CALFIRE related to the Project.
5. If any of the District's facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed Project, the Owner, developer, agent, contractor, or responsible agent, at its sole cost and expense, shall bring such facilities up to District standards of design and access.
6. Owner shall provide the District with a copy of County application approval and County project conditions of approval.

7. Owner shall comply with all terms, conditions, rules and regulations of other agencies that have jurisdiction over the Project, including, but not limited to CALFIRE, those agencies identified in the Project EIR (if applicable) and those agencies referenced in the Special Conditions below.

8. All water improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name.

9. This Intent-To-Serve Letter shall be null and void unless Owner provides District General Manager with a signed copy of this Intent-To-Serve Letter thirty (30) days from delivery by District.

10. The District will set water meter upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, once the District exits from Stage III of its Water Shortage Contingency Plan and final payment of all charges and fees owed to the District.

#### **B. Special Conditions**

1. The County of San Luis Obispo provides the District with written verification that the Project meets current County requirements for Project construction.

2. The Owner provides District with written verification and evidence that the Project has been granted a Coastal Development Permit and has complied with all conditions of said Coastal Development Permit.

3. The Owner shall comply with the County San Luis Obispo's Title 19 water offset requirements at the prescribed minimum ratio of 2:1. Evidence of the completed retrofits will be provided to District prior to issuance of the certificate of occupancy.

4. The Project is approved for service by CALFIRE (Note: CALFIRE may require additional conditions in accordance with applicable codes in effect at the time of construction plan approval).

5. Owner shall defend, indemnify and hold harmless the District and/or its agents, officers and employees from any claim, action or proceeding against the District and/or its agents, officers or employees to attack, set aside, void or annul, the issuance by the District of this Intent-To-Serve Letter, and all actions relating thereto.

#### **C. Additional Provisions**

1. Owner acknowledges receipt of the Los Osos Community Services District's Policy and Guidelines for District Services.

2. This "Intent-to-Serve" Letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District. This "Intent-to-Serve" Letter may be revoked or modified as a result of conditions imposed upon the District by a Court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.

3. That unless sooner terminated this "Intent-to-Serve" Letter will terminate within 3 years from the date of issuance. A single one year extension may be granted upon the receipt of an application and the payment of a non-refundable renewal fee. At the time of application for renewal, the Developer must provide written confirmation that substantial progress is being made toward the fulfillment of the conditions listed herein.

4. This "Intent-to-Serve" Letter shall not be interpreted as the District's Board of Directors endorsement of the Project.

5. Owner agrees that the District's review or approval of the Project plans and specifications is for administrative purposes only and does not relieve Owner of its responsibility to properly plan, design, construct, operate, and maintain the Project.

6. In accordance with generally accepted construction practices, Owner shall assume sole and complete responsibility for the condition of the job site during the course of the Project construction, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Owner shall defend, indemnify, and hold the District and District's agents, employees and consultants harmless from any and all claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities resulting from the sole negligence or willful misconduct of the District.

7. The Owner will submit proof that the well on the property is approved for domestic use by the County or State Water Resource Control Board. The District is in agreement that the owner will be allowed the use of the well on the property for domestic purposes. The District requests that the well be metered for record keeping purposes.

8. The District will install a one (1) inch service line along with a meter box and connection appurtenances at an agreed location fronting the property, once the project has been approved and prior to the issuance of the certificate of occupancy. If applicable, the installation of the meter will occur once the District exists from Stage III of their Water Shortage Contingency Plan. Owner will be required to make the required connection to the meter at the time of meter installation. Water billing will commence at the time the meter is installed. The Owner will also be required to install a backflow device to prevent any possible backflow into District water system.

9. The General Manager, the Utility Systems Manager, or the District Engineer shall be responsible for determining compliance with the conditions identified in this Intent to Serve Letter.

Date Issued: 12/5/19

[Signature]  
Ron Munds, General Manager  
Los Osos Community Services District

I, Ray Krause, have read the foregoing Intent-to-Serve Letter and by my signature below, agree to the conditions contained herein.

Date: 12-5-2019

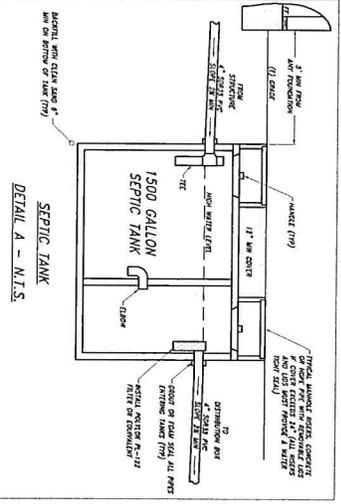
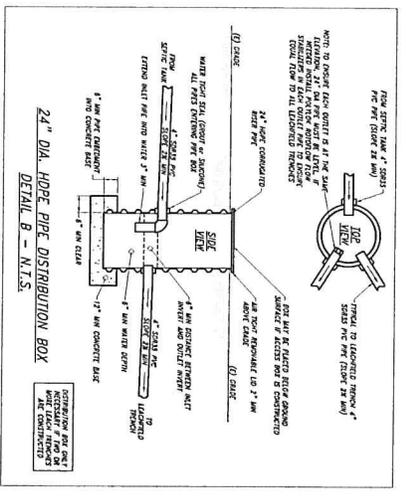
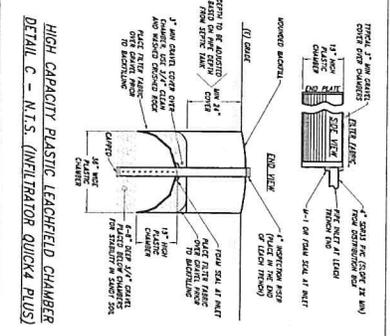
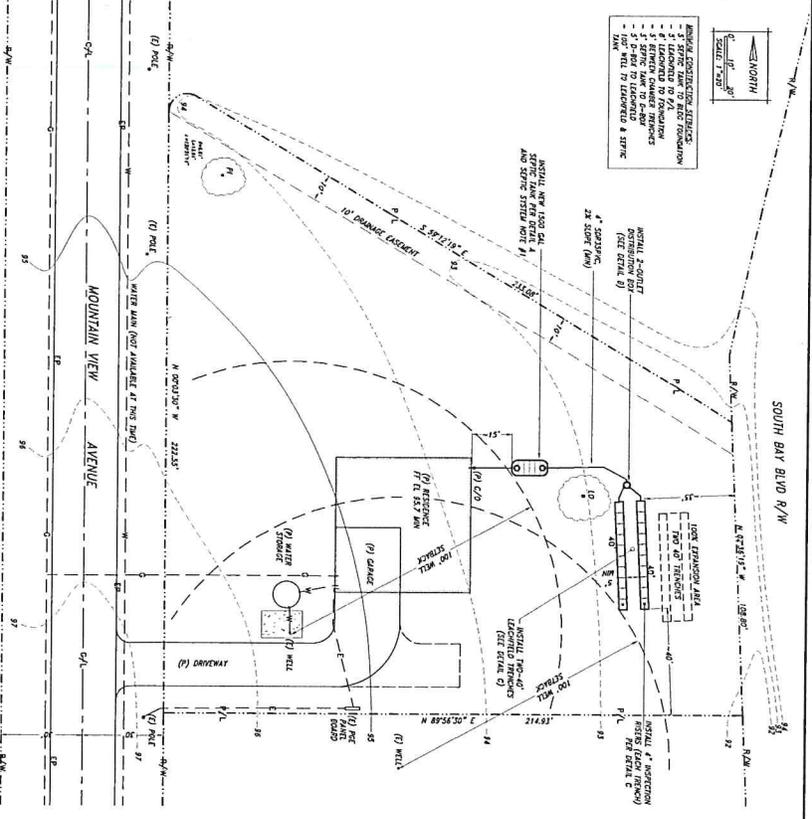
Owner: [Signature]  
Ray & Tammy Krause





EXISTING UNDERGROUND FACILITY LOCATIONS  
 OTHERS SHOWN ARE BASED ON THE FIELD SURVEY  
 AND INFORMATION PROVIDED BY THE ADJACENT  
 PROPERTY OWNERS. THE ENGINEER HAS  
 DETERMINED THE LOCATION OF THE FACILITIES  
 SHOWN FROM A SURVEY CONDUCTED IN ACCORDANCE  
 WITH THE CALIFORNIA ENGINEERING ACT.

PRIMARY RESIDENCE - SEPTIC SYSTEM PLAN  
 2000 SQFT. SINGLE STORY  
 11 FIXTURES INCL. EXTERIOR  
 3 BD, 2 BA



ABBREVIATIONS USED:

(1)	1"	ONE INCH
(2)	2"	TWO INCHES
(3)	3"	THREE INCHES
(4)	4"	FOUR INCHES
(6)	6"	SIX INCHES
(8)	8"	EIGHT INCHES
(10)	10"	TEN INCHES
(12)	12"	TWELVE INCHES
(18)	18"	18 INCHES
(24)	24"	24 INCHES
(30)	30"	THIRTY INCHES
(36)	36"	THIRTY SIX INCHES
(48)	48"	48 INCHES
(60)	60"	SIXTY INCHES
(72)	72"	SEVENTY TWO INCHES
(96)	96"	NINETY SIX INCHES
(120)	120"	120 INCHES
(144)	144"	144 INCHES
(168)	168"	168 INCHES
(192)	192"	192 INCHES
(216)	216"	216 INCHES
(240)	240"	240 INCHES
(264)	264"	264 INCHES
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(312)	312"	312 INCHES
(336)	336"	336 INCHES
(360)	360"	360 INCHES
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(1008)	1008"	1008 INCHES
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(1080)	1080"	1080 INCHES
(1104)	1104"	1104 INCHES
(1128)	1128"	1128 INCHES
(1152)	1152"	1152 INCHES
(1176)	1176"	1176 INCHES
(1200)	1200"	1200 INCHES

REVISIONS

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ENGINEER OF RECORD:  
 RAY AND TAMMY KRAUSE  
 1748 MOUNTAIN VIEW DRIVE, LOS OSOS  
 PIN 1, BLK B, TRACT 90, VISTA DEL MORRO #4  
 APR. 07-28-016; 0.83 ACRES

SEPTIC SYSTEM PLAN

NO.	DATE	DESCRIPTION
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APPLICABLE CURRENT REGULATORY CODES  
 1. CALIFORNIA PLUMBING CODE (CPC)  
 2. CALIFORNIA ELECTRICAL CODE (CEC)  
 3. CALIFORNIA MECHANICAL CODE (CMC)  
 4. CALIFORNIA FIRE CODE (CFC)  
 5. CALIFORNIA BUILDING CODE (CBC)  
 6. CALIFORNIA ENVIRONMENTAL CODE (CEC)  
 7. CALIFORNIA WATER CODE (CWC)  
 8. CALIFORNIA HEALTH CODE (CHC)  
 9. CALIFORNIA AGRICULTURE CODE (CAC)  
 10. CALIFORNIA LABOR CODE (CLC)  
 11. CALIFORNIA PENAL CODE (CPC)  
 12. CALIFORNIA GOVERNMENT CODE (CGC)  
 13. CALIFORNIA EDUCATION CODE (CEC)  
 14. CALIFORNIA FINANCIAL CODE (CFC)  
 15. CALIFORNIA FISH AND GAME CODE (CFG)  
 16. CALIFORNIA FOOD AND DRUG CODE (CFD)  
 17. CALIFORNIA HUMAN RESOURCES CODE (CHR)  
 18. CALIFORNIA JUDICIAL BRANCH CODE (CJB)  
 19. CALIFORNIA LEGISLATIVE BRANCH CODE (CLB)  
 20. CALIFORNIA JUDICIAL BRANCH CODE (CJB)  
 21. CALIFORNIA LEGISLATIVE BRANCH CODE (CLB)  
 22. CALIFORNIA JUDICIAL BRANCH CODE (CJB)  
 23. CALIFORNIA LEGISLATIVE BRANCH CODE (CLB)  
 24. CALIFORNIA JUDICIAL BRANCH CODE (CJB)  
 25. CALIFORNIA LEGISLATIVE BRANCH CODE (CLB)

SEPTIC SYSTEM NOTES:

- INSTALL NEW 1500 GALLON NON-COMBUSTIBLE SEPTIC TANK PER COUNTY HEALTH DEPARTMENT REQUIREMENTS. THE TANK SHALL BE CONCRETE OR FIBERGLASS AND SHALL BE 48" HIGH. THE TANK SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE TANK SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE TANK SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK.
- INSTALL NEW 24" DIA. HOPE PIPE DISTRIBUTION BOX PER COUNTY HEALTH DEPARTMENT REQUIREMENTS. THE BOX SHALL BE CONCRETE OR FIBERGLASS AND SHALL BE 24" HIGH. THE BOX SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE BOX SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE BOX SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK.
- INSTALL NEW 12" DIA. INLET PIPE PER COUNTY HEALTH DEPARTMENT REQUIREMENTS. THE PIPE SHALL BE CONCRETE OR FIBERGLASS AND SHALL BE 12" HIGH. THE PIPE SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE PIPE SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE PIPE SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK.
- INSTALL NEW 12" DIA. OUTLET PIPE PER COUNTY HEALTH DEPARTMENT REQUIREMENTS. THE PIPE SHALL BE CONCRETE OR FIBERGLASS AND SHALL BE 12" HIGH. THE PIPE SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE PIPE SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE PIPE SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK.
- INSTALL NEW 12" DIA. MANHOLE PER COUNTY HEALTH DEPARTMENT REQUIREMENTS. THE MANHOLE SHALL BE CONCRETE OR FIBERGLASS AND SHALL BE 12" HIGH. THE MANHOLE SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE MANHOLE SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK. THE MANHOLE SHALL BE 12" FROM THE EXISTING 12" DIA. 1500 GALLON TANK.

KRAUSE RESIDENCE  
 RAY AND TAMMY KRAUSE  
 1748 MOUNTAIN VIEW DRIVE, LOS OSOS  
 PIN 1, BLK B, TRACT 90, VISTA DEL MORRO #4  
 APR. 07-28-016; 0.83 ACRES



December 11, 2019

**President**  
Marshall E. Ochylski

**Vice President**  
Charles L. Cesena

**Directors**  
Matthew D. Fourcroy  
Vicki L. Milledge  
Christine M. Womack

**General Manager**  
Ron Munds

**District Accountant**  
Robert Stilts, CPA

**Unit Chief**  
Scott M. Jalbert

**Battalion Chief**  
George Huang

## RECEIPT OF PAYMENT

RE: Project 1748 Mountain View Drive  
One service connection

Dear Mr. Krause:

This letter is to acknowledge receipt of payment for the project located at 1748 Mountain View Drive.

Check # : 1031  
Amount : \$195.00

Thank you for your payment regarding this matter.

Sincerely,

Ron Munds, General Manager  
Los Osos Community Services District

**Mailing Address:**  
P.O. Box 6064  
Los Osos, CA 93412

**Offices:**  
2122 9<sup>th</sup> Street, Suite 110  
Los Osos, CA 93402

**Phone:** 805/528-9370  
**FAX:** 805/528-9377

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

RAY KRAUSE, JR.  
OR TAMMY KRAUSE

90-3582/1222

1031

Date 12-05-19

PAY TO THE ORDER OF LOS OSOS COMMUNITY SERVICE DIST. \$ 195,00

one hundred ninety-five and <sup>00</sup>/<sub>100</sub> Dollars  Security Features Included. Details on Back.

**usbank.**

Memo

*SFR*  
*will serve app processing*

⑆ 22235821 ⑆

⑆ 103 ⑆

**January 20, 2021**

**RE: APN 074-281-016 /1748 Mountain View Drive Los Osos, CA 93402.  
Ray and Tammy Krause, property owners**

**TO: General Manager Munds and members of the LOCSD Utilities Advisory Committee**

**SUBJECT: Request to amend the November 17, 2019 LOCSD Conditional Will Serve agreement by removing language pertaining to "Stage III Drought" conditions.**

**We wish to sincerely thank you, staff and your Board of Directors for your current and previous valuable time and consideration in the matter of assisting in our personal goal of obtaining a COSLO permit to build our personal residence in Los Osos.**

**We fully realize and respect that your charge is not to advocate for any one person but to do so for the community and its sustainable ecosystem. It is precisely these tenets which encourage our resolve to be a contributing part of the conscience and culture of Los Osos.**

**We have worked in earnest with the County for the past three years by honoring every request they made of us including engineering reports, requested studies and lining up retrofit credits all of which has come at substantial cost. There is still no end in sight so we are respectfully requesting relief from the seemingly endless County process with the help of our CSD.**

**We feel that General Manager Munds' agenda package has offered a concise evaluation of our unique situation from which you can, hopefully, recommend our request to your Board.**

**I think my three minutes are probably spent excepting any questions you may have?**

**Ray Krause**