



September 3, 2026

TO: LOCSD Board of Directors

FROM: Joshua Lorenzo, CALFIRE Battalion Chief
Krystian Rodriguez, CALFIRE Analyst
Laura Durban, Administrative Services Manager

SUBJECT: Agenda Item 11G – 09/03/2026 Board Meeting
Adopt Hearing Board Recommended Decision from Fire Hazard
Abatement Proceedings

President
Matthew D. Fourcroy

Vice President
Charles L. Cesena

Directors
Tom Cross
Richard Hubbard
Christine M. Womack

General Manager
Greg Kwolek

District Accountant
Robert Stilts, CPA

Unit Chief
John Owens

Battalion Chief
Joshua Lorenzo

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

Offices:
2122 9th Street, Suite 110
Los Osos, CA 93402

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

www.losososcsd.org

DESCRIPTION

Staff recommends that the Board of Directors adopt the Hearing Board's Recommended Decisions from Fire Hazard Abatement proceedings held on August 20, 2026, and authorize the abatement of the identified public nuisances in accordance with Los Osos Community Services District Code Chapter 4.04.

SUMMARY OF 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:

- 1. Receive and file the Hearing Board's Recommended Decisions concerning the properties identified in Attachment A;***
- 2. Adopt the Hearing Board's Recommended Decisions finding that a public nuisance exists on the identified parcels and ordering abatement as specified in the Recommended Decisions;***
- 3. Authorize the Fire Code Official and District staff to proceed with the abatement process in accordance with Title 4, Chapter 4.04;***
- 4. Establish the administrative cost to be recovered for each affected parcel at \$100 if paid in full on or before January 31, 2027, and \$200 if paid after January 31, 2027;***
- 5. Authorize recovery of the District's administrative and abatement costs in accordance with Title 4, Chapter 4.04 and applicable California law.***

BACKGROUND

Los Osos Community Services District Code Chapter 4.04 establishes the process for the abatement of fire-hazardous weeds and prohibited materials within the District.

The purpose of Chapter 4.04 is to authorize the abatement of fire-hazardous weeds and prohibited materials as a component of fire protection services. The Code recognizes that uncontrolled growth or accumulation of prohibited materials may create a fire hazard and may be injurious to the health, safety, and general welfare of the public and first responders.

District Code Chapter 4.04.50 declares weeds, grass, rank growth, and combustible rubbish located on private property that create, or when dry will

create, a fire hazard and constitute a danger to neighboring property or the health or welfare of residents to be a public nuisance.

The CALFIRE officials conducted a series of inspections, notifications, and compliance efforts for the affected parcels before the matter was brought before the Hearing Board.

- **First inspections:** April 6–26, 2026
- **Second inspections:** May 23–31, 2026
- **Third inspections:** July 2–12, 2026
- **Final inspections:** August 17–18, 2026

Property owners were provided Notices of Nuisance and Orders to Abate pursuant to District Code Chapter 4.04.80

- **First notice mailed:** May 5, 2026
- **Second notice mailed:** June 8, 2026
- **Final Notice of Public Hearing:** Sent by certified mail July 20, 2026

The notices identified the hazardous conditions observed on the properties and the corrective actions required to bring the properties into compliance pursuant to District Code Chapter 4.04.90.

Property owners were provided with an opportunity to request a hearing regarding the Notice and Order to Abate pursuant to District Code Chapter 4.04.120.

Following the inspection, notification, and compliance process, the affected property owners were provided opportunities to correct the identified conditions and provided a date and time for a public hearing pursuant to District Code Chapter 4.04. The Hearing Board subsequently conducted hearings concerning the affected parcels on August 20, 2026, and issued Recommended Decisions.

HEARING BOARD PROCEEDINGS AND RECOMMENDED DECISION

A Hearing Board was established pursuant to District Code § 4.04.110 to conduct hearings under Chapter 4.04.

The Hearing Board conducted hearings concerning the parcels identified in Attachment A. Property owners and other affected persons were provided an opportunity to present evidence and testimony regarding the Notices of Nuisance and Orders to Abate.

At the conclusion of the hearings, the Hearing Board considered the evidence presented and issued Recommended Decisions. For the parcels identified in Attachment A, the Hearing Board determined that a public nuisance exists and recommended that the identified nuisances be abated.

The Hearing Board also determined the applicable administrative costs associated with the proceedings, as required by District Code § 4.04.140.

COST RECOVERY

Los Osos Community Services District Code § 4.04.170 provides that the owner and any person in possession of real property upon which a nuisance is found to exist are jointly and severally liable for abatement costs incurred by the District.

District Code § 4.04.180 requires the fire code official to maintain an itemized account of abatement costs and administrative costs attributable to each parcel and to issue a bill for those costs to the property owner and person in possession.

Staff recommends that the Board establish the administrative cost associated with each parcel at \$100 when paid in full on or before January 31, 2027. If the administrative cost is not paid by January 31, 2027, the administrative cost would increase to \$200.

The administrative cost is separate from the actual cost of physical abatement. Property owners would remain responsible for the actual costs incurred by the District to abate the nuisance on their property. If applicable costs are not paid upon demand, District Code § 4.04.190 provides a process for placing unpaid abatement costs on the County tax roll as a special assessment and recording a lien against the property.

FINANCIAL IMPACT

The fiscal impact to the District will depend upon the actual costs incurred to abate each property.

If District costs are not paid upon demand, District Code § 4.04.190 provides for the cost to be placed on the County tax roll as a special assessment and for a lien to be recorded against the property, subject to the procedures established by law. Staff will track costs by parcel and pursue cost recovery in accordance with Chapter 4.04.

Attachment

Attachment A – Parcel to Abate List

ATTACHMENT A

REPORT OF LOS OSOS COMMUNITY SERVICES DISTRICT PARCELS IDENTIFIED THAT PUBLIC NUISANCE EXISTS AND RECOMMENDED THAT THE IDENTIED PRACELS NUISNACES BE ABATED

PARCEL #

038-102-034
038-241-039
038-272-037
038-512-005
038-673-013
074-154-036
074-161-022
074-162-015
074-292-004
074-303-019