



January 04, 2024

**TO:** LOCSD Board of Directors

**FROM:** Chuck Cesena, LOCSD Director

**SUBJECT: Agenda Item 6G – 01/04/2024 Board Meeting**  
Report from the 12/14/2023 Community Advisory Council Meeting

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It was a light agenda with no reports from the Sherrif, CHP, or County Supervisor.

Claire from County Planning reported that the Habitat Conservation Plan had been resubmitted to US Fish & Wildlife Service in August. USFWS responded with a short list of uncomplicated tasks that will take some time to accomplish.

Claire reported on the proposed Title 19 Water Offset Program amendments using the same presentation used at the Basin Management Committee. Final comments on the proposed amendments are due December 31 and the item is scheduled for the February 27, 2024, Board of Supervisors meeting. Our comments were submitted on December 14, 2023. The major changes proposed are:

1. The Program Map would be changed, essentially substituting the Urban Reserve Line for the Prohibition Zone.
2. New fixture flow requirements would require toilets that used an effective flush rate of 1 gpf instead of the current 1.6 gpf and reduce the showerhead requirement from 2.5 gpm to 1.5 gpm.
3. Allow retrofits in the prohibition zone. Even though retrofitting was required prior to sewer hookup, more efficient appliances are on the market.
4. Changes to the Water Savings Chart (attached) which calculates offset requirements using criteria such as residence type, water source and parcel size.
5. Program Implementation Changes:
  - Staff will conduct random post installation inspections,
  - Offset requirements will be updated every five years,
  - An outdoor pilot program will be established,
  - Requirements are now in the program applications and not in the ordinance,
  - Hot water recirculation system requirements were made more specific,
  - Lowered water savings estimates from clothes washer retrofits due to our marine environment.

In response to questions, Claire clarified that the Prohibition Zone moratorium wasn't being lifted but that building outside the PZ would be allowed by retrofitting within the PZ.

Blake from the County reported that on December 5, 2023, the Board of Supervisors updated the Advisory Council Handbook. The BOS also established the following priorities for the upcoming year:

1. Update the Safety Element,
2. Update the Housing policy,

3. Research the ramifications of storefront cannabis operations in the unincorporated areas,
4. Update the Nipomo Community Plan.

On January 16, 2024 the BOS will hold an unusual evening meeting regarding the establishment of an independent redistricting committee. Cory Hahn is back with the County as the Long-Range Planning Director.

There was a discussion about the fact that, even though the County road development fees are going up again, the lack of building in Los Osos means that we don't generate revenue to paint a crosswalk much less build a sidewalk. And even though we have a lot of out-of-town traffic on our roads, that doesn't generate even maintenance fees.

The last discussion of the evening focused on the possible sale of Sunnyside School. Apparently, the School District has decided it is surplus property and wants to sell it (for \$5million?). LOCAC decided to form a subcommittee to track the issue and try to make sure the property stays in public hands as it is a community resource. I believe the School District must offer the land to the County as a first option but whether the County has the funding to purchase might be another issue. I think we should follow his with LOCAC as this is a community asset we need to preserve.



**Title 19: Los Osos Groundwater Basin Retrofit-to- Build Requirement**

**Total Water Savings Required for Water Conservation Certificate (gallons per day, or gpd)<sup>1</sup>**

<i>Residence Type</i>	<i>Water Source</i>	<i>Total Water Savings Required for Certificate (gpd)<sup>2</sup></i>
<b>Single Family</b>	Water Purveyor	256
	Self-Source <sup>3</sup>	$(92 + \frac{196.4}{\text{parcel size (acres)}}) * 2$
<b>Multifamily and Mobile Homes</b>	Water Purveyor	200
	Self-Source <sup>3</sup>	$(58 + \frac{196.4}{\text{parcel size (acres)}}) * 2$

<sup>1</sup> The department of planning and building will update this table every 5 years, as is required in subsection (g).

<sup>2</sup> Water Savings requirements are totaled per the rates of the Los Osos Plumbing Retrofit Program Equivalency Table and reflect the 2:1 ratio offset requirement.

<sup>3</sup> The Total Water Savings Required for Certificate (gallons per day) for self-source parcels must be calculated according to the size of the parcel in acres, where Total Water Savings Required for Certificate (gpd) for self-source parcels is equal to  $(\text{Average Indoor Water Use} + \frac{\text{Average Outdoor Water Use}}{\text{parcel size (acres)}}) * 2$ .