

Oak Shores Community Association Sewer Committee
July 14, 2021
Minutes

Attendees:

OAK SHORES COMMUNITY ASSOCIATION

Steve Hocter, OSCA Board President

Michele Lauffer, OSCA Board Secretary

Rick Ceriale, OSCA Board Member

Gene Martinelli, OSCA Sewer Committee Member

Stephanie Dayton, OSCA General Manager

COUNTY OF SAN LUIS OBISPO

John Austin, P.E. Engineer IV – Utilities Public Works

Laura Holder, Utilities Division Program Manager II

Ken Cardoza, Accountant

Lexi Calibrizi, Accountant

Steven, Sewer Treatment Plant Operator

A meeting of the Oak Shores Community Association Sewer Committee (Sewer Committee) was held July 14, 2021 at 10:00 a.m. Due to a power outage at the clubhouse the meeting was conducted at the home of Board President Steve Hocter, located at 2676 Pine Ridge Road.

The Sewer Committee met with San Luis Obispo County staff to receive an update on the existing and proposed sewer collection facilities, including progress to date on the objectives that were agreed upon in the 3-year Sewer Rate Proposal approved by Oak Shores Community Association and the San Luis Obispo County Board of Supervisors in February 2020. (See Attached Ordinance NO. 3411- ORDINANCE AMENDING WASTEWATER SERVICE CHARGES FOR SAN LUIS OBISPO COUNTY SERVICE AREA NO. 7A (OAK SHORES))

Following introductions, Steve Hoctor introduced the various concerns of OSCA with regard to the existing sewer system and impacts from the Oak Shores II (Tract 2162) development.

Steve Hoctor commented on the need for more frequent progress meetings with the County representatives as agreed, following the 2018 Sewer Rate increase. Staff was requested to coordinate with the County to develop a schedule for future meetings.

Of significant concern is a very real high fire risk for residents of Oak Shores due to that Oak Shores II (Tract 2162) current construction and lack of weed abatement. It was recently learned that Oak Shores II (Tract 2162) fire hydrants are not connected to any type of water source. Adding to the risk is the recent loss of the onsite fire truck resulting in increased response times for fire personnel and equipment to arrive on scene.

Steve Hoctor introduced Rick Ceriale. Rick provided an update on the discussions he has been having with the County and identified the following topics for discussion:

- Line-item expenditures for ongoing costs/updated/improvements to the sewer collection system since last contract cycle.
- A brief description on the changes to the sewer system requirements since last contract cycle.
- Status of negotiations with Oak Shores II (Tract 2162) including bond status
- Scope of improvements to the shared sewer system to be funded by Oak Shores II (Tract 2162).
- Expectations for future costs to our members.

Gene Martinelli provided background information and identified specific items of concern that were addressed by the previous Adhoc Sewer Committee and the need to address these items as well as the listed items above. They are as follows:

1. the need to perform a complete evaluation of the Oak Shores Sewer Collection System,

2. the underfunded reserves,
3. the ability of the County to operate and maintain the existing sewer collection system,
4. how to address the identified deficiencies in the existing system,
5. construction of identified capital improvements and a schedule for completion,
6. financial impact on Oak Shores residents.

John Austin from the County led the discussion and provided an update on the process made to date to our existing sewer system.

Steven, Waste Water Treatment Plant Operator added that repairs and upgrades also included rehabbing the pumps and installing new electrical controls at Lift Stations 4, 5 and 6. Repairs were made to the effluent pump, 99% of the manholes have been located and transferred to the County GIS system. The spray fields were re-piped and pier access points were upgraded. In addition, a weekly pump station inspection is being performed and monthly sampling is performed in the 3rd week of the month. Prior to the beginning of summer, the collection system was inspected and areas of root intrusion were repaired. At the treatment plant a storm swale was removed, the effluent pump was rebuilt and a new aerator was installed in Pond 1.

Steven, Waste Water Treatment Plant Operator requested assistance regarding a recurring problem they are having at the spray fields due to cattle and other livestock breaking down the fences and grazing.

John Austin commented that in 2017, the County heard loud and clear from the Oak Shores Community Association that it did not want to pay more for treatment. With that in mind he began looking at ways to fund the necessary improvements to the existing infrastructure. A mechanism was identified and an effort was undertaken to increase the depleted reserve fund balance. John continued the discussion and was assisted by Ken Cardoza, Accountant, to provide an overview of the three-year projected budgets and current 20/21 reserve balance.

A number of capital improvements were put on hold or delayed until a decision was made to accept new proposed processing facilities, fully funded by the Oak Shores II (Tract 2162) Developer Group with the County overseeing the

implementation. These new processing facilities do not affect, improve or replace any of the existing infrastructure underground. If approved, the new system will meet the latest EPA regulations, while increasing yearly operating costs, but will be offset with a designated rate application (Cost Per Lot) applied to Oak Shores II (Tract 2162)-CS7 developer/owners. Oak Shores current sewer rates are not expected to be affected by the increased operating expenses, other than the 2.5% annual increase built into the existing sewer agreement with SLO County.

Ken Cardoza commented that at this time the reserve fund balance has been increased. The County is now ready to move forward with scheduling necessary upgrades and capital improvements.

Key Takeaways:

Reserve Goal: 50% of Operating Budget = \$350K. ACTUAL YTD = \$550K

Critical Spare Part Availability	Comp/Available
Increase Weekly/Monthly/Annual PM's	Comp/Per Schedule
In-depth Study of Sewer Infrastructure (Main Line, Interceptors, Laterals, Drops)	Q4 2021/Q1 2022
High Voltage PM's	Q4 2021/Q1 2022
New Generator Requirement \$71K:	Comp/Grant Funded

With regard to construction activities by the Oak Shores II Developers, Steve Hctor expressed concern over the civil work that has been performed to date. Steve informed John Austin there is a breakdown in the notification process when Oak Shores II (Tract 2162) is performing work on Oak Shores property. By way of an example: the sewer line hookup from Oak Shores II (Tract 2162) to Oak Shores at Lakeview and Pine Ridge Roads was patched and not returned to its previous condition, construction cones and fire hoses were left behind, and there was considerable damage to Oak Shores roads due to the offloading

of heavy equipment on Oak Shores property which should have been done in Oak Shores II (Tract 2162).

John Austin provided an update on the proposed upgrade of our system, funded fully by the developer of Oak Shores II (Tract 2162), an overview of the layout and flow of the proposed new sewer processing facilities (Wallace Company Plans 60% design), and the infrastructure requirements to tie Oak Shores II (Tract 2162) into Oak Shores. These facilities would require construction and installation of an 18” to 24” main line for Oak Shores II (Tract 2162) located at Pine Ridge and Shoreline Road. The current infrastructure design and plan is to connect a water line that was installed by Oak Shores II (Tract 2162) in 2019, that runs underground along Lakeview Drive (from the area of the current spray ponds to Lynch Canyon Road/ Oak Shores Entrance Gate) and planned to eventually tie into the existing spray pond water system, to push water to a second spray pond facility that is planned to be implemented on Lynch Canyon Road. This proposed spray pond would be located on the proposed Cannabis site that is owned by the Oak Shores II (Tract 2162) developer and developer for the Bradley Canyon Farms.

As a result of this discussion, the Sewer Committee requested that John research the potential expansion of the existing spray ponds to capture the additional flows from Oak Shores II (Tract 2162). It should be noted that the County currently leases the existing property from Tim Bean (\$7K per year cost to Oak Shores). Expansion of the existing spray ponds would eliminate the need for a second spray pond on Lynch Canyon Road which would be beneficial to the aesthetic; and elimination of potential odor issues at the Oak Shores Gate entrance.

Action Items:

1. John Austin to follow up with the Wallace Group to determine what footprint is required to expand on the existing spray ponds or if we can incorporate the emergency spray ponds to support the new system and design.

2. John Austin to follow up on how the process is supposed to work for Oak Shores II (Tract 2162) to do any work on Oak Shores property, without approval and set expectation.
3. John Austin to provide a complete list of all sewer drops along the shoreline that require immediate attention (Erosion Damage, Lack of Support, or Compromised) in priority order and estimated costs to repair. Note: Oak Shores Reserve currently has a surplus of \$100K to put toward the repairs. EDC Q4-2021
4. John Austin to arrange for the High Voltage PM to be completed (Has not been done in 15 years/OSHA Requirement ECD Q4-2021
5. General Manager Stephanie Dayton to work with John Austin and his staff to develop a schedule for regular progress meetings with the Oak Shores Sewer Committee/ ECD Q4-2021
6. General Manager Stephanie Dayton to look into the issue and determine if the Spray Pond area is considered open range, locate the livestock owner, see if anything can be done to keep the livestock out, and determine the necessary repairs if the fence has been significantly compromised. ECD Q4-2021