"Ginny Palmer"
<ginpalm@charter.net>
05/19/2009 04:58 PM

To <planningcommission@co.slo.ca.us>
cc <bgibson@co.slo.ca.us>, <fmecham@co.slo.ca.us>, <jpatterson@co.slo.ca.us>, <ahill@co.slo.ca.us>, <Kachadjian@co.slo.ca.us>
bcc
Subject Los Osos Wastewater Project

To Whom it May Concern:

My family and I own both homes and apartments here in Los Osos. We adamantly support the progress being made to move forward on the sewer project, and in particular feel the "preferred project" described in the EIR should be approved. We have spent enough time and energy listening to the vocal minority and our greatest fear is that funds available will be lost.

Those of us who live here believe strongly in the gravity system and hope you and our supervisors will move ahead with this project.

Thank you,

Virginia Palmer

"al barrow"
<a.barrow@charter.net>
05/15/2009 02:30 AM

To "planning commission" <planningcommission@co.slo.ca.us>, <jwaddell@co.slo.ca.us>
cc "Rob Miller" <RobM@wallacegroup.us>, "Jonathan Bishop" <jbishop@coastal.ca.gov>, "Dana Ripley" <ripac@comcast.net>, "Lisa Schicker"
bcc
Subject AG reuse

Dear Planning Commissioners;

Please take a look at these concerns. This company uses STEP/STEG with ponds. The SLO County TAC and tech memos do not cover the flexibility of these technologies in combinations well. These folks have done it...approvals on AG reuse. They may be worth a call or an email before the field trip to Monterrey. They covered considerations that I have bolded. These at least are talking points with the folks in Monterrey as to how they have addressed these concerns. I spoke with them in June 2005...no one was listening. These approaches solve high cost issues, sustainability issues, lower impacts and Best Management practices. No sludge hauling as well and a collection that can be phased. I like the ADS treatment ponds. Add wetland polishing before any indirect potable reuse. I have added their website PPENG website.
They seem much more flexible than the consultants who brought forward the four projects in the DEIR and CD Permit you are reviewing. Sometimes a second opinion leads to a better outcome.
Thank You.
Al Barrow Coalition for Low Income Housing

Fresno Office
Company Headquarters
Provost & Pritchard Engineering Group, Inc.
286 W. Cromwell Avenue
Fresno, CA 93711-6162 [Map]
Phone: 559.449.2700
Fax: 559.449.2715
Email: fresno@ppeng.com http://www.ppeng.com/services.php?cat=was

----- Original Message -----
From: Donald Ikemiya
To: abarrow@sbcglobal.net
Cc: Richard Moss ; Al deHaai
Sent: Monday, June 13, 2005 8:56 AM
Subject: RE: wastewater treatment

Mr. Barrow,

To add to Al's email:

- **What we do have at P&P (that is unique) is a customized water balance model that takes into account all aspects of an effluent ag reuse system**. There are significant inputs, both book value and real data used in the analysis.

- **Analysis looks at pond dynamics, land loading rates (hydraulic, BOD, TSS, salt, nitrogen,**

and others), soil assimilative capacity, crop water and nutrient use, deep percolation, fresh water needs, and other items of concern.

- This analysis has been used and submitted for Regional Board (Region 5) approval on dozens of land application projects (municipal, industrial and dairy).

- I agree with the comments in Al's email and as we learn more specifics about your needs (treatment, disposal or both) we can guide you in the right direction.

Sincerely,

Donald Ikemiya, P.E.

-----Original Message-----

From: Al deHaai

Sent: Monday, June 13, 2005 8:34 AM

To: 'abarrow@sbcglobal.net'

Cc: Donald Ikemiya; Richard Moss

Subject: wastewater treatment

Mr. Barrow:

Thanks for your request for information on treatment ponds/ disposal.

The general procedure that we follow is to determine how the effluent can be properly accommodated on the disposal parcel, and work backward from there to see what level of treatment is sufficient to prevent overloading the site and contaminating the groundwater. We would need to prove the adequacy of any process to the regulators in order to gain their approval.

While I understand the general nature of your circumstance, there are a number of specifics we would need to know before commenting too heavily on the issues you raise:

- What population is being served?
- Is there an industrial or commercial component also?
- Is storage proposed for treated effluent, or will the 18 acres be irrigated year- round?
- Is there supplemental water available for summertime irrigation?
- Is there a good site for your treatment pond? What type of soils are there?
- There may be more topics to get into, also.

I should note that we do not really have a special treatment process (silver bullet!) that is substantially different from the industry—no special patents or similar. The bacteria that

do the actual treatment are generally the same, regardless of who designed the lagoon. Use of a STEP system allows the aerated ponds to receive much less organic load, and therefore perform better with a smaller footprint and less horsepower in the aerators; the small sewers are also attractive.

We designed a STEP system here in Fresno County, and it has been in service for about 10 years, in an upscale community with many rolling hills. That system uses a recirculating gravel filter (not an aeration pond) for treatment, and is doing a very nice job at cleaning the water.

We would be happy to work with you in solving the treatment disposal problems; in fairness, we should also say that the Wallace company would seem to be able to handle these issues also. Please feel free to contact me if you need more information.

--Al deHaai, Division Director, Water and Wastewater systems

Earnie Nelson
<earnrob@charter.net>
05/20/2009 04:01 PM

To planningcommission@co.slo.ca.us
cc
bcc
Subject Los Osos Sewer Project

We concur with the 72% of the residents of Los Osos who prefer the gravity system and feel the county has done an excellent job in evaluating the project. They have kept in touch and put up with much harassment from a loud and contentious group of citizens who have been protesting the sewer for years. I'm sure you cannot live in this county and not be aware of this group. Many of these protesters are not homeowners who will be paying for the sewer and many do not even live in this town or area of town that will be effected. The woman who spoke before the Planning Commission as a "sewer expert" is not an expert and does not live in the area of paying homeowners. She is Gail McPherson and was previously fined by the Regional Water Quality Control Board and asked not to involve herself in sewer issues for a period of time. I feel if you are going to listen to this woman's opinions you should know her background and why she is pushing for the step/steg project and leading the effort for homeowners to sue the RWQCB.

We are in expensive bankruptcy, lost funds and services and remain in perilous financial distress due to the continual fighting about this sewer...and the county is close to a completion...finally. . I sincerely hope the Planning Commission will listen to their project engineers and the vote of the town. And we can all hope for stimulus funds to help us out with the large price tag.

Thanks for your work...Robin Nelson at 404 Mitchell, Los Osos

Department of Planning and Building
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

RE: Los Osos Wastewater Project Development Plan / Coastal Development Permit County File Number: DRC2008-00103 Hearing of May 28, 2009

May 21, 2009

Dear Planning Commissioners;

As you know, the above referenced project will be further considered at your meeting of May 28, 2009. The primary topics of discussion, as per planned outline, include the wastewater treatment plant location and treatment methodology as well as treated effluent disposal options and techniques. Consequently, please consider this letter in that connection. Also, please refer to my correspondence of April 29, 2009 (attached for your convenience) wherein disposal options and Broderson site gravity/dry wells are discussed in considerable detail.

With regard to wastewater treatment plant location, the Coastal Commission letter of March 25, 2009, on page 4 states "in other words, a tertiary project may make better sense to be sited closer to or in town at the Tri-W site and potentially off of agricultural lands all together) (sic) to the extent it is re-envisioned as a hub for distributing reclaimed wastewater where such distribution is closer and/or in town (eg. through injection wells, irrigation connections)." This question among others was recently considered by the County Water Resources Advisory Council. Their subcommittee report indicated "since sprayfields should be removed in the future, consideration to be given to a treatment site within the basin." This mirrors the Coastal Commission staff recommendation. A related benefit to siting the wastewater treatment facility to a location overlying the basin reduces cost by shortening transmission lines. The cost savings is approximately $750,000 per mile. Also, with regard to energy costs, moving wastewater miles out of town and treated effluent back will add significantly to energy costs and green house gases over the life of the project.

In considering treatment site locations west of Tonini, two primary locations appear to be worthy of further consideration. One is the Giacomazzi site located between the cemetery and Warden Lake. The other potential site is the Gorby property, located

adjacent to Los Osos Creek 0.6 miles south of Los Osos Valley Road. To date, the Public Works Department has discounted the Gorby site due to generalized concerns about geology and the unwilling seller status of the property owners. The latter reason should be irrelevant given the LOWWP being a major public works project. The geology question would require some field work at the Gorby property that can be completed on a timely basis to identify any constraints that may exist.

Concerning disposal options, I submit an important context to view treated effluent disposal provisions is in terms of wet weather and dry weather or on a seasonal basis. As is presently proposed during wet weather, the Broderson site will receive all of the treated effluent on a daily basis. Generally, I agree with this strategy as Broderson can receive a considerable flow of treated effluent part time. As an aside, please refer to my April 29, 2009 letter for a discussion of gravity/dry well use at the Broderson site.

Alternatively, during the dry weather, Los Osos Creek and the Creek Compartment (including overlying agricultural uses) provide opportunities for treated effluent disposal. The Public Works Department inappropriately excluded surface water discharges by incorrectly assuming they were "not permittable". However, the Executive Director of the CCRWQCB indicated that such discharges were permitted by his agency (see attached May 12, 2009 email addressed to John Waddell). A number of such cases exist in San Luis Obispo County. While there are constraints, especially in the case of creek discharges, it is feasible. The unique hydrogeologic condition of the Paso Robles formation (lower aquifer), Los Osos Creek and the Creek Compartment suggest that a dry weather discharge of treated effluent into the Los Osos Creek bed may be advantageous. A creek discharge coupled with the provision of treated effluent for agricultural uses could be complementary.

From a regulatory perspective a surface water discharge into a creek (albeit dry) requires an NPDES permit from the CCRWQCB. An element of the permit requires there be a demonstration that having a strictly land discharge was not reasonable. In the instant case, the Tonini sprayfields evaporating treated effluent into the air is a prima facia demonstration that an entirely land discharge is not reasonable. Coincidently, the LOCSD LOWWP of 2004 did **NOT** have the effluent disposal question fully resolved. While the CDP finally approved for the project required 100% land discharge, however the LOCSD was faced with a situation of running "harvest water" from overuse of the Broderson site back through the treatment facility multiple times as a way addressing the issue. In other words, an entirely land discharge scheme has never been realized.

On a related note, the Creek Compartment study is approaching completion. Task II, as it's called, and its results may be helpful in further understanding the potential benefits of utilizing this zone during dry weather. I respectfully submit a strategically located treatment facility over both the Los Osos Groundwater Basin and the Creek Compartment may have benefits for both water quality and quantitative concerns. A treatment facility location that may also be used as a distribution hub for treated effluent on a seasonal basis would be optimal.

In closing, I have attached a number of recommendations to assist your commission in reviewing the subject proposal. While many efforts have been made in the past to advance a wastewater project, this time we must get it right. The quantitative issues surrounding the project must be addressed fully in combination with satisfying the regulatory requirements for quality. To defer water resource projects to an uncertain future will subject the lower groundwater aquifer to further seawater intrusion and irreparable damage. The wastewater project in its past iterations has always been about groundwater management through recharge of treated effluent to the lower groundwater basin. It should remain that way.

Thank you for your attention.
Feel free to contact me with any questions.

Jeff Edwards
PO Box 6070
Los Osos, CA 93412
805-235-0873

Enclosures:

April 29, 2009 Letter from Jeff Edwards to Planning Commission
May 12, 2009 Email from Roger Briggs to John Waddell
Recommendations from Jeff Edwards for hearing of May 28, 2009

Department of Planning and Building
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

RE: Los Osos Wastewater Project Development Plan / Coastal Development Permit
County File Number: DRC2008-00103

April 29, 2009

Dear Planning Commissioners,

As you may acknowledge, the LOWWP EIR contains a very limited alternatives analyses. Most glaring is the single disposal scheme that includes sprayfields and subsurface disposal at Broderson. There are four variations on what are really only two treatment site locations. The preferred project (Tonini Ranch) is entirely outside the Los Osos Groundwater basin as will be two-thirds of the treated effluent to be disposed of in sprayfields.

The Coastal Act, through our certified LCP and the Government Code, pursuant to the Williamson Act, require not only a good job of alternatives analysis, but an exhaustive study be completed. One that can support a finding of "No (reasonably) Feasible Alternative" for use of the Tonini property which is an ag preserve.

Thank you for your interest in the community of Los Osos and the proposed wastewater project, your questions of staff at the hearing were excellent and I would like to expand upon the discussion of effluent disposal options.

Effluent disposal should be considered in a seasonal context. Summertime deployment of treated effluent in an Ag in-lieu disposal scenario would work in concert with disposal into, or percolation ponds adjacent to, Los Osos Creek where the lower basin is exposed during dry weather. A creek discharge of treated effluent would likely have a high seawater intrusion mitigation factor given the unique hydrogeologic characteristics of the lower groundwater basin. Wintertime disposal would be at the Broderson site using gravity/dry wells. Please see attached work plan (Attachment 1) and photographs (Attachment 1A) of construction by the County analyzing these wells as an alternative to rapid infiltration ponds proposed in 1997. These wells would be used instead of the leachfields proposed in the preferred project.

A key distinction relates to the use of the words "Ag-Exchange and Ag In-lieu". Ag-Exchange is a relationship where farmers receive treated effluent and they provide fresh water supplies from their wells in exchange. Given the uncertain water quality underlying agricultural uses an in-lieu program appears more desirable. An ag in-lieu program would provide treated effluent to farmers in consideration of farmers not pumping their wells overlying the Los Osos groundwater basin.

As for urban reuse, the most viable opportunity to receive treated effluent is the Sea Pines Golf Resort with the ability to use some 100,000 gallons per day on the golf course during dry weather. Other locations, including schools and the cemetery are politically charged related to children playing on turf areas and mourners on their knees at the cemetery. As a practical matter there is limited turf area in the community available for use of treated effluent. With regard to individual residences, the exterior water use in Los Osos is only 30 percent of daily water use and with drought tolerant landscaping, exterior water use will likely be reduced further in the future. The cost benefit analysis of providing purple pipe to all homes in the community is simply not justified.

I would like to reiterate my recommendation for a co-equal analysis of the Gorby site. Disadvantages presented in the DEIR and FEIR are generally misplaced or under-evaluated. The following addresses the various issues surrounding Gorby.

* **Viewshed**-limited public view from LOVR.
* **Receptors**-low density residential receptors upwind only.
* **Seismic**-geologist used a 'broad brush' approach discounting all sites south of LOVR. (See attachment 2A and 2B).
* **Floodplain**-this is an advantage due to the strategic location of the surfacing aquifer in the creek. At the creek bottom. (i.e. Zones D and possibly E).
* **Unwilling Seller**-there is a Higher Calling for the land given the needs of the community to manage the groundwater basin. Also, the horse ranch has been in operation for 40 years and a change in use would be timely.

Please note that the Gorby site is already developed, impacts to biology, archeology, and prime ag (6 acres) are impacts already realized. The use of the Gorby site in a redevelopment scenario for a wastewater treatment facility and treated effluent distribution hub is the highest and best use of the site all things considered. Please see project location map attached (Attachment 3), the Gorby site represents a "small footprint" project with associated cost savings.

Recommendations:

Direct applicant to go back and advance a project that does the following:

1. Treat raw wastewater to tertiary levels and allow for variations in nitrogen removal. Wintertime removal of nitrogen for Broderson disposal. Summertime removal of almost all nitrogen for creek disposal. Retain nitrogen in treated effluent for use in Ag In-lieu program.

2. Retain treated effluent within the Los Osos Groundwater Basin for beneficial uses.

3. Include with LOWWP construction of all necessary infrastructure that will deploy treated effluent for beneficial uses.

4. Negotiate or facilitate Ag In-Lieu and Urban Reuse contracts with property owners.

5. Fully address the 469 acre-feet per year of deficiency in the lower basin presently being displaced by seawater intrusion.

6. Complete Creek Compartment Study (Task II) and consider implications when reviewing treatment site and effluent disposal options, especially in the summertime.

7. Review use of Gravity/Dry wells at Broderson instead of leachfields.

8. Given tertiary treatment, evaluate the possibilities of a direct creek discharge in the summertime when Los Osos Creek is dry. While surface water discharges are often discouraged, the unique hydrogeologic relationship of Los Osos Creek, the Creek Compartment, and Zones D and possibly E of the lower basin presents a unique set of conditions and opportunities for summertime effluent disposal.

9. Perform additional environmental review as needed to address the above items.

If the County is sincere about moving the project along quickly, they will consider changes now or ultimately risk losing even more time.

I appreciate your continued interest and consideration with regard to the project; I will be available for questions from Commissioners at the April 30, 2009 continued hearing.

Sincerely,

Jeff Edwards

Attachments

Date: Tuesday, May 12, 2009 11:05 AM

From: Roger Briggs <Rbriggs@waterboards.ca.gov>

To: jwaddell@co.slo.ca.us, pogren@co.slo.ca.us

Cc: Burton Chadwick <BChadwick@waterboards.ca.gov>, David LaCaro <DLaCaro@waterboards.ca.gov>, Harvey Packard <Hpackard@waterboards.ca.gov>, Michael Thomas <Mthomas@waterboards.ca.gov>, Sorrel Marks <Smarks@waterboards.ca.gov>

Subject: Bd mtg follow up

Paavo and John, thanks again for participating in our Board meeting Friday. We will send a letter as directed by our Board about ISJ findings and maximizing water conservation.
On another topic, during this item at our bd mtg, I addressed your slide about "not permittable" options of creek and ocean discharge. Someone asked me to put this in writing, so I am, and I'm bcc'ing them.
I recall that I pointed out that you referred to "not permittable" with regard to more than one agency, but as far as our agency is concerned, it is possible to permit either type of discharge and we do permit several of each in our region. There are plenty of reasons not to pursue either ocean discharge or surface water discharge. Ocean discharge makes little sense in this situation.
Inland creek discharges have very strict limits and any surface water discharge is subject to mandatory minimum penalties for any hickups in treatment that result in certain types of violations. We have no discretion on those penalties (they are in statute). Mr. Beardon also pointed out when he was at the podium that creek discharges can become required discharges. This is what has happened with SLO City and CMC due to habitat creation. Both agencies would cease their discharges due to liabilities, if they could, but that cannot do so. However, if you proposed such a discharge we would draft requirements for that discharge. You responded that you were including considerations of feasibility in your term "not permittable."

At the Planning Commission meeting, I understand David LaCaro of our staff said something similar - -that surface water discharges were permittable, but carried a larger amount of liability.

Sarah Christie called Sorrel Marks of our staff. The main conversation was about reuse requirements in general. Sorrel explained that all our discharge requirements are based on protecting beneficial uses, so it depends upon what the reuse was going to be (pasture irrigation vs. landscaping vs. parks/schools)
and the specifics were based upon DPH requirements. Sorrel did mention that one of the elements of NPDES permits was to demonstrate that avoiding a surface water discharge was not reasonable (that is, demonstrating that having a strictly land discharge was not reasonable), and it would be difficult to conclude such since a non-surface-water-disposal project had already been designed and permitted. Sorrel mentioned potential expense with a surface water discharge (note that monitoring costs are typically higher, and there's the penalty liability problem).

One other point that occurs to me about creek discharge strictly for recharge purposes (with no discharge to the bay), is that I would think that with the constraints of the time of discharge (seasonal, when there's no flow) and the area limitations (a fairly small creek intersection with the Paso Robles Formation), the amount of percolation to the producing zone would be pretty minimal.
Thanks again for participating on Friday,
Roger

Roger W. Briggs PE
Executive Officer
Central Coast Regional Water Quality Control Board
805-549-3140
fax 805-788-3511
rbriggs@waterboards.ca.gov
http://www.waterboards.ca.gov/centralcoast/

Recommendations

- Treat raw wastewater to tertiary levels and allow for variations in nitrogen removal to accommodate disposal alternatives.
- Require project to retain 100% of the treated effluent within the Los Osos groundwater basin.
- Consider disposal options for treated effluent in a seasonal context. Wet weather disposal at Broderson; creek compartment disposal in dry weather.
- Negotiate or facilitate agriculture in lieu and urban reuse contracts with property owners now for beneficial use of treated effluent.
- Include with LOWWP construction the completion of all necessary infrastructure to distribute treated effluent for beneficial uses.
- Complete the Creek Compartment Study (Task 2) and evaluate its implications in review of treatment site and disposal options, particularly during dry weather.
- Conduct a co-equal analysis of the Gorby site as a potential location for the treatment facility and year round treated effluent distribution hub.
- Given the unique hydrogeologic relationship of Los Osos Creek, the Creek Compartment and Zones D and E of the lower basin evaluate the possibilities of a direct creek discharge during dry weather.

"George P. Montoya" <geomontoya 7@charter.net >

05/21/2009 04:46 PM

To <planningcommission@co.slo.ca.us>, <bgibson@co.slo.ca.us>, <fmecham@co.slo.ca.us>, <jpatterson@co.slo.ca.us>, <Kachadjian@co.slo.ca.us>,

cc

bcc

Subject Los Osos Sewer Project

Just a note to let you know that my wife Bobbie and I enthusiastically support the preferred project as described in the EIR and urge you to move forward with haste.

Sin Cera

George P. Montoya
1429 9th 9th St.
Los Osos, CA
Office: 805-534-9137
Fax: 805-534-9168

Fw: 4/16/09 Revised Comments of LOCSD board on LO Wastewater Project
Murry Wilson to: Ramona Hedges 05/22/2009 10:28 AM

Murry Wilson
Environmental Resource Specialist
Planning and Building Department
Phone - (805) 788-2352
Fax - (805) 788-2413
----- Forwarded by Murry Wilson/Planning/COSLO on 05/22/2009 10:27 AM -----

From:	Gretchen Henkel <gmhenkel@gmail.com>
To:	mwilson@co.slo.ca.us
Date:	05/22/2009 10:26 AM
Subject:	Re: 4/16/09 Revised Comments of LOCSD board on LO Wastewater Project

Hi Mr. Wilson,
My husband and I are property owners on 16th Street in Los Osos, and it has recently come to our attention that the LOCSD, in their April 16, 2009 revised comments on the Los Osos Wastewater Project, recommended that the County include removal of road barricades in its measures to be implemented as part of the collection system construction.
We and several of our neighbors have concerns about removal of these barricades, which we will address in a letter to the Planning Commission. We are currently circulating this letter to other concerned property owners and anticipate that we will be sending it on to the Planning Commission in approximately two weeks.
We will not have the letter ready by the May 28th hearing; and due to full-time work schedules, will not be able to attend that Planning Commission hearing.
However, we wanted to apprise the Commission of our intention in the meantime.
Thank you,
Gretchen Henkel Clark
Richard Clark
1335 16th St.
Los Osos, CA
528-3538

October 28, 2008

Kate Ballantyne
Environmental Resources Specialist
San Luis Obispo County Department of Public Works

Dear Kate:

Please find comments on the Native American Initial Participation Plan Los Osos Wastewater Project, Draft October 2008 below:

The Northern Chumash Tribal Council would like to thank the County of San Luis Obispo for communicating with the Native American Community in our county in a positive manner.

The Northern Chumash Tribal Council (NCTC) would like to take this opportunity to state that no matter what the laws dictate and no matter what the agencies say there is only one thing what really matters and that is that we treat each other the way we each want to be treated.

Somewhere in the past something happened that changed the way certain races of people were treated and laws and regulations had to be created to force people to be better human beings, we do not have to stand inside of that box, we can work creatively outside the norm to make this county a better place to live for all races, without laws or regulations forcing us to do so.

To understand the Chumash Cosmology and our way of life, which is our ceremony, linear thinking (scientific data) needs to be put aside and dimensional thinking needs to be the norm. For the Chumash People our Ancestors still visit and walk our Sacred Site and Sacred Places and give us love and guidance in our lives. Today the NCTC has been given the honor of protecting our Sacred Sites and Sacred Places, are we doing a good job? If we were able to see with our Ancestors eyes, would they be happy about the highways and building that cress cross our Sacred Sites and Sacred Places, we as a community have a long way to go, and hopefully before all our Sacred Sites and Sacred Places are destroyed we will learn a better way to convince and communicate with the dominant society that protecting our Sacred Sites and Sacred Places is also beneficial to this society and may even present insight into a better future for all.

NCTC would like to see boring technologies used whenever possible when encountering Native American Chumash Cultural Resources. These technologies are very accurate, core drilling could determine the depth of the resources and boring can go underneath.

NCTC would like to see more on-site communication between construction crews and Native Monitor/Consultants, we have found that although construction crews mean no

harm they have a way of causing destruction to Native Sites unintentional, but to our determent, so we are recommending a Native American Coordinator for the entire project, a person who will be involve with the entire project and is outside the daily monitoring/consulting, but can spot check and give advice and recommendations. All Native American Chumash Monitors/Consultants must adhere to high standards of professionalism.

To allow the Los Osos CSD to limit the participation of the Native American Community is Cultural Genocide, to deny a race of people the ability to learn more about their heritage is Cultural Genocide, the County must not allow this type of thinking to prevail in our County. The Native American Community will not allow this type of thinking to stand, this is a fight worth correcting. In the County's Grand Jury recommendations in our Complaints filed against the City of Morro Bay and City of Pismo Beach they stated that communicating in a positive manner allows both parties to reach common ground, but when one party thinks that they know what is better for everyone without serious dialog the outcome can only be conflict, and conflict cost everyone time and money.

NCTC understand the Los Osos area to be a district, a clustering of villages and camps with their inter-connecting byways and highways, we did not have HAB technologies (hot air balloons), so we walk. There are many Sacred Places in the valley that will not have any cultural materials, but this does not mean that it is not a Sacred Places and only Native Americans know these places. So, the policy with allows Native Americans to work only 50-100 feet from a registered site is flawed and needs to be revisited. Recently, I was working on Santa Ysabela Ave., we were allowed to work 50 feet from our registered sites only, I asked home owner's in-between the registered site and they were telling me that they had burials in their back yard when it was built, I investigated and found no records of the burials. The system is flawed and needs to be fixed, what is the reason that we are denied the ability to assist in locating and protection of Sacred Sites and Places that have not been identified or located? Have no doubt that what is decided here in this project will have lasting effects for years to come. Let's do it right.

Thank you for your anticipated cooperation.

Be Well,

Sent via electronic mail

Northern Chumash Tribal Council

"al barrow"
<a.barrow@charter.net>
05/15/2009 02:30 AM

To "planning commission" <planningcommission@co.slo.ca.us>, <jwaddell@co.slo.ca.us>
cc "Rob Miller" <RobM@wallacegroup.us>, "Jonathan Bishop" <jbishop@coastal.ca.gov>, "Dana Ripley" <ripac@comcast.net>, "Lisa Schicker"
bcc
Subject AG reuse

Dear Planning Commissioners;

Please take a look at these concerns. This company uses STEP/STEG with ponds. The SLO County TAC and tech memos do not cover the flexibility of these technologies in combinations well. These folks have done it...approvals on AG reuse. They may be worth a call or an email before the field trip to Monterrey. They covered considerations that I have bolded. These at least are talking points with the folks in Monterrey as to how they have addressed these concerns. I spoke with them in June 2005...no one was listening. These approaches solve high cost issues, sustainability issues, lower impacts and Best Management practices. No sludge hauling as well and a collection that can be phased. I like the ADS treatment ponds. Add wetland polishing before any indirect potable reuse. I have added their website PPENG website.
They seem much more flexible than the consultants who brought forward the four projects in the DEIR and CD Permit you are reviewing. Sometimes a second opinion leads to a better outcome.
Thank You.
Al Barrow Coalition for Low Income Housing

Fresno Office
Company Headquarters
Provost & Pritchard Engineering Group, Inc.
286 W. Cromwell Avenue
Fresno, CA 93711-6162 [Map]
Phone: 559.449.2700
Fax: 559.449.2715
Email: fresno@ppeng.com http://www.ppeng.com/services.php?cat=was

----- Original Message -----
From: Donald Ikemiya
To: abarrow@sbcglobal.net
Cc: Richard Moss ; Al deHaai
Sent: Monday, June 13, 2005 8:56 AM
Subject: RE: wastewater treatment

Mr. Barrow,

To add to Al's email:

- **What we do have at P&P (that is unique) is a customized water balance model that takes into account all aspects of an effluent ag reuse system**. There are significant inputs, both book value and real data used in the analysis.

- **Analysis looks at pond dynamics, land loading rates (hydraulic, BOD, TSS, salt, nitrogen,**

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- I agree with the comments in Al's email and as we learn more specifics about your needs (treatment, disposal or both) we can guide you in the right direction.

Sincerely,

Donald Ikemiya, P.E.

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Sent: Monday, June 13, 2005 8:34 AM

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Cc: Donald Ikemiya; Richard Moss

Subject: wastewater treatment

Mr. Barrow:

Thanks for your request for information on treatment ponds/ disposal.

The general procedure that we follow is to determine how the effluent can be properly accommodated on the disposal parcel, and work backward from there to see what level of treatment is sufficient to prevent overloading the site and contaminating the groundwater. We would need to prove the adequacy of any process to the regulators in order to gain their approval.

While I understand the general nature of your circumstance, there are a number of specifics we would need to know before commenting too heavily on the issues you raise:

- What population is being served?
- Is there an industrial or commercial component also?
- Is storage proposed for treated effluent, or will the 18 acres be irrigated year- round?
- Is there supplemental water available for summertime irrigation?
- Is there a good site for your treatment pond? What type of soils are there?
- There may be more topics to get into, also.

I should note that we do not really have a special treatment process (silver bullet!) that is substantially different from the industry—no special patents or similar. The bacteria that

do the actual treatment are generally the same, regardless of who designed the lagoon. Use of a STEP system allows the aerated ponds to receive much less organic load, and therefore perform better with a smaller footprint and less horsepower in the aerators; the small sewers are also attractive.

We designed a STEP system here in Fresno County, and it has been in service for about 10 years, in an upscale community with many rolling hills. That system uses a recirculating gravel filter (not an aeration pond) for treatment, and is doing a very nice job at cleaning the water.

We would be happy to work with you in solving the treatment disposal problems; in fairness, we should also say that the Wallace company would seem to be able to handle these issues also. Please feel free to contact me if you need more information.

--Al deHaai, Division Director, Water and Wastewater systems

Joyce Albright
<jkalbright@juno.com>
05/23/2009 09:36 PM

To planningcommission@co.slo.ca.us

cc bgibson@co.slo.ca.us, fmecham@co.slo.ca.us, jpatterson@co.slo.ca.us, ahill@co.slo.ca.us, kachadjian@co.slo.ca.us

bcc

Subject Fw: Los Osos Wastewater Project

Dear Members of the Planning Commission:

Please accept the gratitude of the Los Osos community for your openminded, receptive attention to the opinions of our community regarding this hugely important matter. We thoroughly appreciate the fresh view you are taking.

We are also grateful to the County, the Board of Supervisors and to Pavo Ogren for their willingness to shoulder the responsibility for resolving Los Osos' Wastewater problem. I was prepared to provide my unconditional support had a balanced comparison of all alternatives been provided.

Since I do not believe that has happened, I will continue to insist that the original project would solve our problems the fastest, cheapest, and most efficiently because it is completly planned and permitted (including addressing refurbishing groundwater and controlling saltwater intrusion). Construction of the Tri-W project had already begun when the new LOCSD board stopped it, and it would certainly be a snap to resurrect. Especially in the face of the alternative--starting over from scratch with a project that does not even address saltwater intrusion and refurbishing the groundwater (features that will cost us more in the future).

Tri-W has also been pretty much litigated out. Remember that a new project in another neighborhood will incite a new set of opponents--surrounding residents. There are already two lawsuits prepared to be filed by residents with deep pockets who live near the proposed sites. Also, the sewer obstructionists will most definitely resume their litiguous behavior as they did with Tri-W--using whatever means possible to delay through challenging every decision along the way with regulatory boards and in court.

In all, Tri-W is 95% MORE shovel ready than any other project, making it the only project that could qualify for the stimulus money.

I would also like to point out what you probably already know: the majority of those who speak publicly on this subject oppose the gravity system, and in my humble opinon would even oppose the step stagg system if it were to be decided upon. They are basically the same group who duplicitly incited the community into voting for a recall that resulted in halting a project that was fait accompli. Not once did they stop to consider what this decision would cost our citizens. As prices continue to rise and our drinking water continues on the course of permanent pollution, this small band relentlessly fights on with little regard to our pocketbooks. Some of them are the same ones who opposed a sewer in the mid-80's that was almost entirely FREE. They represent a minute portion of Los Osos.

The silent majority is just too tired to contine to engage anymore.

However, they DO vote and sign petitions. Case in point, the overwhelming YES for the most recent Los Osos 218 vote, and the 3400 Los Osos resident signatures collected to try to dissolve the LOCSD board that cancelled the Tri-W project--proof positive that Los Osos citizens want to get on with in NOW.

So please--as you study the alternatives, do not ignore the elephant in the room: Tri-W. Had the survey made our citizens aware of the truth--that this project is superior in design, would NOT be dangerous or unsightly, that it would be an aesthetic asset to that property, and that it would be considerably cheaper since the plans, permits and land are already paid for--they would undoubtedly have accepted the location.

It is not too late to bring all that information to light now.

Thank you again for listening. We are all praying that your Board will make the right decisions for us as this process moves forward.

Sincerely,

Joyce Albright
597 Woodland Drive
Los Osos, CA 93402

Department of Planning and Building
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

RE: Los Osos Wastewater Project Development Plan / Coastal Development Permit
County File Number: DRC2008-00103

May 27, 2009

Dear Planning Commissioners:

By way of introduction, my name is Julie Tacker, I am a 38 year resident, long time property owner, small business owner and former elected official having served on the Los Osos Community Services District Board of Directors from 2004-2008. It is my sincere wish to shape the Los Osos Wastewater Project positively to one we can all be proud of.

The applicant/County Public Works Department has uncoupled the responsibility of the Los Osos Wastewater Project (LOWWP) from the return of treated effluent to the basin. The premise is that the Interlocutory Stipulated Judgment (ISJ), a settlement among Los Osos water purveyors, will pick up where the LOWWP leaves off. When in fact, the ISJ merely suggests that purveyors will consider contributing in efforts that the County executes as part of the wastewater project.

See excerpt from Interlocutory Stipulated Judgment (page 6):

"I. Consideration of Purveyor contributions toward funding of County-executed programs and projects for recharging aquifers, preventing or mitigating saltwater intrusion and managing groundwater resources to the extent that they are related to the County's construction and operation of the community wastewater collection and treatment system pursuant to AB2701."

This "uncoupling" approach puts Prohibition Zone water customers in the conundrum of having to buy their water twice; first from the purveyor as it is pumped out of the ground and delivered for domestic uses and again when the water is beneficially reused/returned to the basin in a disposal return scheme to be decided at a later date. Any scenario will be expensive, with high costs of planning, permitting, and financing building public works projects. Ag-In-Lieu contracts may also be costly, water customers may have to pay farmers to take the treated wastewater as part of an incentive program.

The Los Osos purveyors have agreed to participate in cost sharing for work under the ISJ. This, in spite of the difficulty each purveyor already has difficulty raising their rates to accomplish projects. The LOCSD pays 39% of the costs associated with the ISJ; these funds are attained through additional rates. The LOCSD has recently invested $5 million into upgrading its water system and has had to raise water rates to cover those

costs. The LOCSD's bankruptcy proceedings will be lifted from stay as soon as the County officially "takes the project" (LOWWP) by resolution as per AB2701. Costs of the ongoing litigation will be covered, in part, by water rates. The LOCSD is also required to undergo the 218 protest process to raise rates, similarly to the Cambria CSD's recent attempt to raise water rates, these 218 protest proceedings can and more often do fail. Furthermore, the LOCSD is a political body; do we really want groundwater management decided in the political arena? With a change in leadership the Board could decide whether or not to participate in sound groundwater management practice with the swing of the "growth/no growth" pendulum.

Golden State Water Company pays 37% of ISJ expenses. To raise their rates they are subjected to the Public Utilities Commission, a process that takes as long as three years to gain approval from the Commission, if at all. Golden State Water Company, by virtue of its "for profit" nature is not eligible for many of the grants that the County would be eligible for, thereby reducing costs associated with the overall project.

It is unclear how S&T Mutual will raise their rates to not only pay their 4% of ISJ costs, but also to assist in accomplishing the goal of groundwater management as set forth by the purveyors.

The County has agreed to pay 20% of ISJ expenses; the funding source seems to be in contrast to the "uncoupled" approach of responsibility between the LOWWP and the ISJ. The County has been paying for its ISJ participation from the $7 million that has been funding the wastewater project efforts. (See LOWWP Budget as of February 28, 2009, posted in Board of Supervisors monthly update staff report, April 7, 2009). This "double dipping" of Prohibition Zone customers seems unfair and counter to the intent of the litigation. The County was included as the land use authority for all lands that overlie or otherwise receive water from the Los Osos groundwater basin.

The lower aquifer of the Los Osos Groundwater Basin is at a tipping point to succumb from seawater intrusion. Important studies are underway; Task I (Upper Aquifer Safe Basin Yield) and Task II (Creek Compartment Safe Yield) are both due for public review within a week or two of this hearing. These studies will trigger recommendations, these recommendations will need funding to implement. If the proposed project doesn't incorporate the recommendations for groundwater management the costs will be bourn by the water customers in a "double billing" in the water bill.

As the LOWWP navigates its way through the costly permit process, it becomes evident that each water infrastructure improvement will also have an expensive permit process. It is illogical to pay over and over again for design and permitting, when the wastewater project should shoulder the infrastructure improvements for both water and wastewater. A pipeline to the golf course for reuse is just one oversight of the project at this time concerning urban reuse.

At this time, the County Planning Commission is in a unique position in the LOWWP permitting process. You are able to shape the LOWWP into the best outcome for a community that has struggled for some 30+ years over a project. Your Commission can ask Public Works to research other alternatives for disposal, which include returning the treated wastewater to the basin, or better yet, never let it leave the basin. Request that Public Works, as the applicant, return with new information that will optimize the outcome, striking a balance between quality and quantity of water for the basin. Your Commission can require Public Works to incorporate groundwater management into the

LOWWP as is anticipated in the ISJ, relieving the additional burden of permitting on purveyors.

It is my request that your Commission make no decision regarding wastewater disposal on May 28, 2009, you simply do not have enough information. Task I and Task II results and the consultant's recommendations are unknown at this time. Task III is yet to be pursued and it is specific to Groundwater Recharge Opportunities. The outcome of these important studies needs to be incorporated into the project scope. Additionally, with the knowledge that the purveyors are hamstrung by their individual challenges to raise rates should further compel you to require the LOWWP to carry the burden of groundwater management as part of its scope.

Feel free to contact me with any questions you may have, I will be in attendance at the Thursday, May 28, 2009 hearing on the above referenced matter.

Thank you,

Julie Tacker

SHIPSEY & SEITZ, INC.
A LAW CORPORATION
1066 PALM STREET
POST OFFICE BOX 953
SAN LUIS OBISPO, CALIFORNIA 93406
(805) 543-7272 FAX (805) 543-7281
JON S. SEITZ
District Legal Counsel
Los Osos Community Services District

JON S. SEITZ
MICHAEL W. SEITZ

JOHN L. SEITZ
(1924-1986)

GERALD W. SHIPSEY
(RETIRED)

May 27, 2009

Hand Delivered

Ms. Sarah Christie,
Planning Commission Chairperson, and
Members of the Planning Commission
Department of Planning and Building
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

RE: Los Osos Wastewater Project Development Plan / Coastal Development Permit
County File Number: DRC2008-00103
Hearing Date: May 28, 2009; Agenda Item 4

Honorable Chairperson Ms. Sarah Christie and Commission Members Bruce White, Anne Wyatt, Carlyn Christianson, and Eugene Mehlschau:

Please find appended the Los Osos Community Services District's (LOCSD or District) further written comments to disposal issues related to the San Luis Obispo County's proposed Wastewater Treatment Project. The attached comments were delivered and reviewed by Mr. Paavo Ogren earlier this morning.

The written comments include:

- Proposed revised Condition 97; and
- New Condition 97.A.

In forwarding the attached comments on disposal, the District notes:

1) The District is not wed to the proposed revised Conditions 97 and would agree to other versions as long as all treated effluent is committed to return to the Basin or its watershed for groundwater management. The District is agreeable to reserving up to a combined 20% (twenty percent) for Project environmental mitigation and agricultural mitigation with a preference that such mitigation water be used within the groundwater Basin or its watershed.

2) Sprayfields may be necessary to facilitate start-up and as a backup to disposal within the Basin.

3) To the extent feasible, disposal at the Broderson site must be maximized.

Thank you for considering the District's concerns and the proposed revised Condition 97 and the proposed new Condition 97.A

If you should have questions, please do not hesitate to contact me directly.

Very Truly Yours,
Shipsey & Seitz, Inc.

[Dictated but Not Reviewed]

Jon S. Seitz, Esq.
District Legal Counsel

cc: Via email w/ attachments
Paavo Ogren
Tim McNulty
Marshall Ochylski, Director
Mitch Cooney, Interim General Manager

Encl.

JSS: ey

OUTLINE:
MAY 28TH, 2009 PLANNING COMMISSION

Background

The Los Osos Community Services District currently pumps approximately 1,000 AFY from the Los Osos Groundwater Basin ("Basin") to serve approximately 2800 customers.

District's Concerns

1) Under the County's resource management system, the Basin is certified as a Severity Level III.

2) The underlying groundwater basin is currently impacted by seawater intrusion at a continuing rate of 420 AFY.

3) The County Project theorizes a projected positive impact of 170 AFY to existing seawater intrusion. In other words, the Project acknowledges that the current infiltration of seawater into the Basin will continue to exist (approximately 330 AFY on a continuing basis) after the Project is constructed.

4) The only realistic resource to maintain the integrity of the groundwater basin from seawater intrusion is the return of the treated effluent to the groundwater basin.

5) The County Project includes the construction of adequate piping to return 100% of the treated effluent to the groundwater basin.

6) The County Project only conditionally commits the return of treated effluent to the groundwater basin (see Proposed County Condition 97, below).

7) Committing the return of the treated effluent to the groundwater basin is the only strategy that satisfies Coastal Watershed Policies 1 and 5.

8) Unequivocal commitment to the long term integrity of the groundwater basin is an essential component of a basin-wide management program to provide potable water to County residents within the District's water system.

COUNTY COASTAL WATERSHED CONDITIONS (found in Staff Report)

Coastal Watersheds

Policy 1: Preservation of Groundwater Basins. *The long-term integrity of groundwater basins within the coastal zone shall be protected. The safe yield of the groundwater basin, including return and retained water, shall not be exceeded except as part of a conjunctive use or resource management program which assures that the biological productivity of aquatic habitats are not significantly adversely impacted.*

Offices At:
2122 9th Street
Los Osos, California 93402

Mailing Address:
P.O. Box 6064
Los Osos, California 93412
Phone 805/528-9370
Fax 805/528-9377
www.losososcsd.org

The proposed project's purpose is to protect the groundwater basin from contamination.

Policy 5: Los Osos Groundwater Management. *The Public Works Department should work with communities, property owners and the Regional Water Quality Control Board to develop and implement a basin-wide water management program for the Los Osos groundwater basin which addresses:*
- existing and potential agricultural demand,
- urban expansion in relation to water availability,
- groundwater quality,
- possible need for alternative liquid waste disposal,
- protection of aquatic habitats including coastal waters, streams and wetlands.
The Resource Management System of the Land Use Element provides a framework for implementing this policy and an interim alert process for timely identification of potential resource deficiencies, so that sufficient lead time is allowed for correcting or avoiding a problem.
This effort is on-going and also includes the water purveyors.

COUNTY CONDITIONS "EXHIBIT B"

County Proposed Condition 97

Treated Effluent Reservation. Except as otherwise may be required by a court judgment arising from the current groundwater litigation involving the Los Osos Groundwater Basin, all treated effluent not required to be returned to the Los Osos Groundwater Basin or otherwise utilized to satisfy the judgment of the court shall be reserved to satisfy environmental and agricultural needs in the Los Osos Valley, except that such reservation may not be less than ten percent of the treated effluent for the environment and not less than ten percent for agricultural uses. No amount of treated effluent may be used to satisfy or offset water needs that result from non-agricultural development outside the Urban Reserve Line of the community of Los Osos.

LOCSD Proposed Condition 97

Treated Effluent Reservation. All treated effluent, not delivered to the Broderson site or otherwise required for Project impact mitigation, is reserved for further "groundwater management" within the Los Osos Groundwater Basin ("Basin"). "Groundwater management" includes, but is not limited to, projects that mitigate seawater intrusion and balance the Basin at build out. The reservation may be reduced up to ten percent for Project environmental mitigation measures, with the preference for environmental measures within the Basin and its watershed, and use of up to ten percent for agricultural land mitigation purposes, with a preference for agricultural use within the Basin and its watershed. No amount of treated effluent may be used to satisfy or offset water needs that result from non-agricultural development outside the Urban Reserve Line of the community of Los Osos.

LOCSD Proposed Condition 97.A

County Property. Subject to reasonable terms and conditions, the County of San Luis Obispo shall make available, at no charge, County roads, streets, rights of way, and properties that overlie the Basin for the construction, operation, and maintenance of infrastructure projects to facilitate further groundwater management referenced in Condition 97.

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of May 28, 2009 together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 8:45 A.M. HOWEVER, HEARINGS GENERALLY PROCEED IN THE ORDER LISTED. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

ROLL CALL (9:00 AM)

PRESENT: Commissioner(s) Sarah Christie, Gene Mehlschau, Anne Wyatt, Bruce White, and Carlyn Christianson.
ABSENT:

FLAG SALUTE (9:06 AM)

Sarah Christie: comments on the accustics of the room in reference to Jill Garcia singing a verse of America the Beautiful. States for the remainder of her chairmanship she will open up the chambers for other artists to express their talent. Please call Jill Garcia at 772-3190 or email her at wimisa@cfharter.net to make reservations.

PUBLIC COMMENT PERIOD (9:06 AM)

Victor Holanda, Director of Planning & Building: in speaking of his upcoming retirement expresses his gratitude to the commission for their courtesy towards himself and department staff. Comments on interactions between the commission, the public and staff during his tenure as Director.

Eric Greening: in speaking of retirements thanks the Planning & Building Director and John Euphrat for their years of service to the county. Discusses upcoming July Coastal Commission (CCC) meeting in San Luis Obispo, asks what will be on their agenda regarding this county relative to the Planning Commission. Speaks to concerns for not having representation at the CCC meeting in reference to retirements.

Robin Bell: discusses the Sun Power solar project proposed for California Valley. Speaks to concerns for scoping meeting on June 3, 2009. Would like a Planning Commission scoping meeting on this project and provides reasoning.

Bruce Falkenhagen: discusses Cold Canyon Landfill composting permits in reference to odor complaints and provides reasoning. Requests a public hearing.

Sarah Christie: addressing public comment asks Mr. Hoag if he knows of any San Luis Obispo (SLO) items on the CCC agenda with Mr. Hoag responding.

John McKenzie, staff: addresses Ms. Bell's public comment concern regarding a scoping meeting for the Sun Power solar project. Provides information on the purpose of a scoping meeting.

Sarah Christie: provides distinctions between notices sent out regarding the scoping meeting. Speaks to possibilities of Planning Commission holding a scoping meeting for the Sun Power project.

John Nall:, Principal Environmental Specialist: speaks to concerns for timelines being impacted by allowing several hours devoted to discussion during a scoping meetings.

Sarah Christie: asks commissioners if they are interested in such an idea with Mr. White, Ms. Wyatt, and Ms. Christianson being in agreement.

Anne Wyatt: speaks to discovery of different opportunities that may be found during a scoping meeting

Carlyn Christianson: gives reasoning for why having a Planning Commission scoping meeting on projects is beneficial.

Gene Mehlschau: states he believes scoping meeting may be helpful, and provides concerns for time impacts on agendas with commissioners offering techniques by which will be followed.

John McKenzie, staff: comments on the Solar Topaz Farm project coming after the Sun Power proposal possibly and having a combined scoping session of the PC.

John Nall: responds to Mr. Falkenhagen's public comment regarding concerns for odors at the Cold Canyon Landfill and holding a public hearing. Adds that the Integrated Waste Management board can be contacted to resolve this problem.

Sarah Christie: comments on the Cold Canyon Landfill permit being vested without meeting permit conditions.

Jim Orton, County Counsel: discusses conditioning of permits and discretions of the commission.

PLANNING STAFF UPDATES (9:34 AM)

Warren Hoag, staff: reports on San Luis Obispo (SLO) county items being heard on the Ca. Coastal Commission (CCC) agenda. States the CCC will begin hearings on July 7 through July 10, 2009, located in the San Luis Obispo county Board of Supervisor (BOS) chambers.

Sarah Christie: encourages the public to attend the CCC meeting.

Warren Hoag, staff: informs the commission of the Planning Commission secretary, Ellie Porter, retirement. States there are 7 or 8 retirements happening this month from the Planning and Building Department.

Bruce White: thanks Ms. Porter for her help and welcoming personality.

Sarah Christie: wishes Ms. Porter well in her retirement.

Anne Wyatt: thanks Mr. Holanda and Ms. Porter for their county service and Ms. Garcia for her singing of America the Beautiful. Thanks planning staff for the June newsletter especially in reference to greenhouse gas information. Congratulates Chuck Stevenson, Dana Lilly, and Ted Bench in reference to their award from the American Planning Association (APA) regarding the Inclusionary Housing ordinance.

CONSENT AGENDA: (9:40 AM)

no discussion made.

a. March 20, 2009 draft Planning Commission minutes

b. April 9, 2009 draft Planning Commission minutes

c. April 23, 2009 draft Planning Commission minutes

Thereafter, on motion of Gene Mehlschau, seconded by Anne Wyatt, and on the following vote:

AYES: Commissioner(s) Gene Mehlschau, Anne Wyatt, Sarah Christie, Bruce White Carlyn Christianson.
NOES: None.
ABSENT: None.

the commissioners approve Consent items a., b., and c.

HEARINGS: (9:41 AM)

1. Hearing to consider a request by the ROMAN CATHOLIC CHURCH OF MONTEREY for a Conditional Use Permit to allow construction of a 2,641 square foot community hall for parishioner use. The primary use of the hall will be for Sunday school and catechism classes. The project includes an adjustment to Land Use Ordinance standards to reduce of the number of required parking spaces for the site as well as an exception to the location standards that require a religious facility to be located on an arterial or collector road. The project will result in the disturbance of approximately 22,000 square feet of a 24,500 square foot parcel. The proposed project is within the Commercial Retail and Residential Multi-Family land use categories and is located at 1711 Beach Street in the community of Oceano. The site is in the San Luis Bay (Inland) planning area. This project is exempt under CEQA . County File No: DRC2008-00080 Assessor Parcel Number: 062-086- Supervisorial District 4 020,021,022 Stephanie Fuhs, Project Manager Date Accepted: April 1, 2009 Recommend approval (45 min) (9:41 AM)

Stephanie Fuhs, staff: presents staff report.

Carlyn Christianson: asks about Pg. 1-12 regarding Low Impact Design (LID) with Mr. Marshall (Public Works) clarifying: Asks about square footage calculations with Ms. Fuhs responding.

Eugene Mehlschau: comments on meeting guidelines to the Specific Plan, and parking being effected on Beach St. with Ms. Fuhs responding.

Sarah Christie: speaks to hours of use for retail in reference to overlapping church activity hours with Ms. Fuhs, and Ms. Wyatt responding.

Bruce White: questions design of the church with Ms. Fuhs responding and referencing historic architectural compatibility was considered.

Bill Robeson, staff: discusses meeting held with Supervisor Achadjian and the project architect in reference to design and compatibility with the neighborhood.

Anne Wyatt: speaks to disagreement between staff and the advisory counsel on the new style with Ms. Fuhs stating no further comments have been received by the advisory counsel.

Bill Robeson, staff: explains Oceano Advisory Council's suggestion for style.

Sarah Christie: asks if there will be amplified music in the church with Ms. Fuhs responding.

Frank Montesinos, Project Architect: agrees to all conditioning.

Gene Mehlschau: asks Mr. Montesinos about the slope of the site and would like to know how this is compensated for with Mr. Montesinos responding.

Anne Wyatt: asks about the southeast elevation regarding windows with Mr. Montesinos responding. Suggests the large pane windows be split up to conform to historical standards with Mr. Montesinos stating his agreement. Seaks to concern for water conservation in reference to proposed landscaping and would like reasoning for having a lawn, with Mr. Montesinos responding.

Sarah Christie: asks if there are plans to have amplified music in the church with Mr. Montecino responding.

Anne Wyatt: asks if there have been any noise issues in the previous building, with Mr. Montecino stating he is not aware of any issues raised.

Commissioners discuss conditions for paned windows, amplified music, and landscaping turf.

Anne Wyatt: would like the landscaping plan changed for water conservation measures, especially in reference to the use of turf.

Sarah Christie: discusses drought tolerant landscaping and suggests locations for such.

Bill Robeson, staff: suggests a better point of connectivity

Bill Robeson, staff: suggests a better point of connectivity.

Bruce White: suggests limitations of the turf area left to the discretion of the church. Asks if staff is familiar with astro turf and costs of such with Mr. Robeson responding.

Carlyn Christianson: asks if there are any specific findings to make to reduce parking spaces with Ms. Fuhs stating a modification of Finding G. can be made from 46 spaces to 31.

Stephanie Fuhs, stafrf: repeats condition edits and language changes suggested.

motion

Thereafter, on motion of Gene Mehlschau, seconded by Anne Wyatt, and on the following vote:

AYES: Commissioner(s) Gene Mehlschau, Anne Wyatt, Sarah Christie, Bruce White Carlyn Christianson.
NOES: None.
ABSENT: None.

the commission approves Conditional Use Permit DRC2008-00080 based on the findings listed in Exhibit A, changing Finding E. to read "The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the community hall for the Catholic Church in Oceano is appurtenant to the existing sanctuary and its use, and will not conflict with, the surrounding lands and uses."; and subject to the conditions in Exhibit B. changing Condition 2 to read: "At the time of application for construction permits plans submitted shall show all development consistent with the approved site plan, floor plan, and color and materials board. Revised elevations shall show split pane, separate or multi-pane windows. A revised landscape plan shall also be submitted showing a maximum of 700 square feet of irrigated turf area."; and adding Condition 21 to read: " No amplified music shall be allowed as part of this land use permit approval."; adopted.

2. Hearing to consider a request by AVIATION CONSULTANTS INC. (ACI), for a Conditional Land Use Permit and Curb, Gutter and Sidewalk waiver for a construction project that will be phased over a six to ten year period. The project is located on two lease sites known as Lease Sites "A" and "M" on San Luis Obispo County Regional Airport property. Phase I consists of the installation of approximately 1 acre of replacement tarmac area on site "A" and 3.5 acres of new tarmac area on site "M". Phase II consists of a new 22, 600 square foot private air terminal and a new 33, 400 square foot repair hangar on site "M". Phase III consists of a new 27,000 square foot repair hangar on site "M" and a new 5,600 square foot propeller shop and new 10,400 square foot hangar on site "A". ACI is currently operating a private jet charter business on airport property. The type of development described above was considered during the formulation and adoption of the 1998 and 2005 San Luis Obispo County Regional Airport Master Plans. The proposed project is within the Public Facilities land use category and is located south of the city of San Luis Obispo near the intersection of Airport Drive and HWY 227. The site is in the San Luis Obispo planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 2, 2008 for this project. Mitigation measures are proposed to address Air Quality and are included as conditions of approval. County File No: DRC2008-00122 Assessor Parcel Numbers: 076-401-08, Supervisorial District 3 076-401-013, 076-401-014, and 076- Bill Robeson, Project Manager 401-064 Date Accepted: March 27, 2009 Recommend approval (60 min) (10:21 AM)

Bill Robeson, staff: presents staff report. Explains the 11 x 17 packet the commissioners received. Explains why a mitigated Negative Declaration was prepared. Discusses architectural style, and traffic impact report.

Carlyn Christianson: discloses receipt of ex-parte contact.

Anne Wyatt: would like reasoning for waiver of curb gutter & sidewalk with Mr. Robeson responding.

Glenn Marshall, Public Works: further explains reasoning for waiver request.

Sarah Christie: asks if there will be an amendment to Title 22 regarding this waiver, with Mr. Marshall stating there will not be.

Bruce White: discusses having an agreement not to protest an assessment to require curb gutter sidewalk in reference to future projects with Mr. Marshall responding.

Glenn Marshall, Public Works: comments on a provision in Title 22 requiring the applicant to post a bond in reference to premature and future development needs. States the commission has the authority to require such.

Jim Orton, County Counsel: explains curb, gutter & sidewalk is incompatible development, the bonded area would be premature development. States under the rules these decisions are made by Public Works and the Planning & Building Department, and if they are not agreed to they can be appealed to the Board of Supervisors (BOS).

Bill Boardsmiller: owner of Aviation Consultants Inc. (ACI): Explains what the jet center provides, shows facility location, shows maintenance facility, explains revenue production, and advantages of of private jet services. Explains reasoning for proposed building. Discusses air traffic impacts.

Marcus ?: speaks to building design, use of the LEED format for design and will be LEED certified and provides reasoning, discusses landscaping, low flow plumbing fixtures, use of on-site renewable energy. Speaks to architectural aspects of proposed building

Bruce White: asks about exterior color of hangers and if this decision regards pilot glare with Mr. Broadmiller responding.

Richard Howell, Co. of San Luis Obispo, General Manager Airport Services: provides reasoning for support of project.

Sarah Christie: asks Mr. Howell about the waiver of curb, gutter, and sidewalk with Mr. Howell stating he is in support of such.

Jeff Hook, City of San Luis Obispo Development Dept: provides reasoning for being in support of project. States frontage improvements should be installed and provides reasoning for concerns for waiver.

Anne Wyatt: asks Mr. Hook about the possibility of having a trail instead of a sidewalk with Mr. Hook responding.

Carlyn Christianson: would like clarification from Public Works on Mr. Hook's concerns. Would like to know if the City of San Luis Obispo and the Air Pollution Control District's (APCD's) conditions were included with Mr. Robeson responding.

Glenn Marshall, Public Works: addresses Mr. Hook's concerns for waiver of curb, gutter and sidewalk, and provides reasoning for such.

Anne Wyatt: clarifies there will be a sidewalk on the other side of the street with Mr. Marshall responding.

Carlyn Christianson: provides input on city access from the airport and states she sees no need for curb, gutter, and sidewalk on the airport side of Broad Street.

Sarah Christie: would like Mr. Hook's comments on merit for reconsidering the need for curb gutter and sidewalk with Mr. Hook responding referencing city policies, and inconsistencies of such referencing urban area which lies near the airport. States there is a need for a sidewalk in front of the airport.

Bruce White: speaks to conflicts with the Americans with Disabilities Act (ADA) requirements with Mr. Marshall responding.

Bill Robeson, staff: presents clarification on reasoning for waiver, especially in reference to the southern side of Hwy. 227.

Bruce White: asks if a compromise not to protest an assessment can be made.

Jim Orton, County Counsel: states counsel has not recommended such an action.

Anne Wyatt: asks about requirements for bonding with Mr. Marshall stating the commissioners have the authority to require bonding.

Carlyn Christianson: states she prefers a shoulder without pavement in this situation and provides reasoning for such.

Thereafter, on motion of Carlyn Christianson, seconded by Gene Mehlschau, and on the following vote:

AYES: Commissioner(s) Carlyn Christianson, Gene Mehlschau, Sarah Christie, Anne Wyatt, Bruce White.
NOES: None.
ABSENT: None.

the commission adopts the Negative Declaration in accordance with the applicable provision of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Conditional Use Permit DRC2008--00122 and Curb Gutters and Sidewalk Waiver based on the finings listed in Exhibit A and subject to the conditions listed in Exhibit B.

Anne Wyatt: discusses amending the motion to require bonding.

Bill Boardsmiller: states he would not protest an assessment, however, does not like the idea of a bond. States he has financial concerns if required to provide curb, gutter & sidewalk.

Glenn Marshall, Public Works: states he would have to return to his office to put together a bond amount. Provides approximate costs for amount of curb, gutter, and sidewalk should the commissioners require this.

Jim Orton, County Counsel: explains why a waiver of protest is not recommended to be used by the county. Comments that the applicant can enter into a performance agreement to delete bond requirements.

Thereafter, on motion of Anne Wyatt, seconded by Sarah Christie, the motion fails on the following vote:

AYES: Commissioner(s) Anne Wyatt, Sarah Christie.
NOES: Commissioner(s) Sarah Christie, Gene Mehlschau, Bruce White, Carlyn Christianson.
ABSENT: None.

the commission amends the motion to require bonding for Curb, Gutters, and Sidwalk

3. Hearing to consider a request by ROBERT STANIEC for an amendment to the San Luis Bay (Inland) Area Plan of the Land Use Element by changing the land use category over an area of approximately 133 acres from Rural Lands (132.4 acres) and Agriculture (0.6 acres) to Residential Rural. A Planning Area Standard is further proposed to establish a minimum parcel size of 40 acres and to prohibit secondary residences. This project will facilitate the subdivision of an existing 92.3 acre parcel into two parcels of 43.0 and 49.3 acres, respectively. The project site is located on the east side of Monte Road between the Squire Canyon and Baron Canyon communities, approximately 0.5 miles north of San Luis Bay Drive, and approximately 3 miles south of the San Luis Obispo city limits. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 7, 2009 for this project. Mitigation measures are proposed to address aesthetics/visual resources, agricultural resources, biological resources, geology and soils, and water, and are included as proposed Planning Area Standards. County File No: LRP2007-00014 Assessor Parcel Number: 076-241-009, 026 Supervisorial District 3 Date Authorized: February 5, 2008 Michael Conger, Project Manager Recommend approval (60 min) (11:48 AM)

Michael Conger, staff: presents staff report.

Carol Florence, Oasis & Associates.: requests the commissioners approve staff's recommendation. Directs commissioners to Pg. 3-18 , 5. a. (3), and would like to add "on Parcel 2" in the second sentence.

Carlyn Christianson: would like clarification on the number of residences on property with Ms. Florence responding.

Bruce White: asks what the Pacific Gas & Electric's (P. G. & E.'s) participation is needed for with Ms. Florence responding it is to prevent spot

Bruce White: asks what the Pacific Gas & Electric's (P. G. & E.'s) participation is needed for with Ms. Florence responding it is to prevent spot zoning with no future intent of lot line adjustments.

Sarah Christie: discusses transition lines in reference to P. G. & E. and limitations of uses.

Carlyn Christianson: comments on the General Plan Amendments importance and is generally not in favor of amendments to such. States she cannot make the findings proposed by staff. States she is inclined to deny this application.

Anne Wyatt: comments on the authority to make changes as presented on Pg. 3-5.

Bruce White: discusses Rural land zoning in reference to the number of primary residences allowed on a parcel.

Michael Conger, staff: clarifies two primary residences are allowed and each primary residence are allowed a guest house.

Carlyn Christianson: clarifies proposal and implications of precident setting in the future should this be approved.

Warren Hoag, staff: states the necessity statements purpose/intent.

Sarah Christie: provides reasoning for being uncomfortable with the applicant's proposal. Speaks to limitations, slopes, grading permits, administerial permits, and improvements required to existing road. States she is in favor of denial of this proposal.

Tim McNulty, County Counsel: directs motion maker to make this a motion a recommendation to the Board of Supervisors (BOS).

Sarah Christie: would like revised findings brought back.

Bruce White: discusses previous Board of Supervisor's authorization to approve this application in 2008 with Mr. Conger's concurrence. States this is disappointing and provides reasoning for such.

Warren Hoag, staff: clarifies commissioners direction to the Board of Supervisors in this denial. Explains to Mr. White the authority of the commissioners as being independent.

Carlyn Christianson: states the findings can include the fact that the General Plan Amendment proposal does not meet the charector of the Residential Rural standards. Prompts this establishes a precident of subdividing Residential Rural Lands in ways that might lead to growth inducing impact.

Sarah Christie: would like staff to put together a letter to the Board of Supervisors which would indicate the commissioners established findings for denial.

Warren Hoag, staff: adds all General Plan Amendment proposal determinations are forwarded to the Board of Supervisors.

Bruce White: would like staff to explain how this recommendation came forward in light of commissioners statements with Mr. Conger responding.

Warren Hoag, staff: explains how this recommendation came forward and what staff based this recommendation on.

Sarah Christie: discusses Pg. 3-2 "Constraints" in reference to arguments made.

Thereafter, on motion of Carlyn Christianson, seconded by Sarah Christie, and on the following vote:

AYES: Commissioner(s) Carlyn Christianson, Sarah Christie, Anne Wyatt, Bruce White.
NOES: Commissioner(s) Gene Mehlschau.
ABSENT: None.

the commission recommends to the Board of Supervisors denial of a request for a General Plan Amendment based on inconsistency with the purpose and character statements for the Residential Rural designation, and inconsistency with Strategic Growth Principle 2.2.

4. Continued hearing to consider a request by the COUNTY OF SAN LUIS OBISPO for a Development Plan / Coastal Development Permit to allow construction and operation of a sewer system to serve the community of Los Osos, which includes a collection system, a sewer treatment facility, effluent disposal system, and all associated appurtenant infrastructure in multiple land use categories. The proposed treatment facility site is located at 3515 Turri Road, approximately 3 miles east of the community of Los Osos (known as the Tonini site) and is located in the Agriculture land use category. The infrastructure for the project is located in the county throughout the community of Los Osos and 3 miles east of the community of Los Osos, in the Estero Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is evidence that the project may have a significant effect on the environment, and therefore a Final Environmental Impact Report (FEIR) was prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project. The FEIR addresses potential impacts on: Land Use and Planning; Groundwater Resources; Drainage and Surface Water Quality; Geology; Biological Resources; Cultural Resources; Public Health and Safety; Traffic and Circulation; Air Quality; Noise; Visual Resources and Environmental Justice. Mitigation measures are proposed to address these impacts and are included as conditions of approval. Overriding considerations were determined necessary based on significant and unavoidable impacts associated with agricultural resources. (CONTINUED FROM 4/23/09 & 4/30/09). County File No: DRC2008-00103 Assessor Parcel Number(s): community-Supervisorial District No. 2 wide; sewer treatment plant site: 067- Murry Wilson, Project Manager 031-001 Recommend approval (210 min) (12:31 PM)

Sarah Christie: informs the public how this hearing item will be organized.

Warren Hoag, staff: would like discussion of the field trip.

Murry Wilson, staff: discusses tentative arrangements of a field trip. A Silverado bus has been tentatively reserved, however, only 2 people have expressed interest in trip. Discusses financial implications of bus costs.

Paavo Ogren, Public Works: discusses feedback from field trip. Estimates cost at approximately $4,000.00.

Anne Wyatt: asks Mr. Ogren if he has information on how we can obtain such information without making a field trip with Mr. Ogren responding.

John Waddell, Public Works: provides itinerary of field trip.

Sarah Christie: discusses growers contracts and states she is a strong proponent of taking a site visit to Monterey and feels having a representative come from Monterey would not provide the needed information as a site visit would.

Anne Wyatt: states this has become problematic and provides reasoning.

Paavo Ogren, Public Works: reports there is a group going in less than a week and if there is less than a quorum the commissioners are welcomed to go with that group.

Anne Wyatt: would like to know if 4 commissioners can go.

Tim McNulty, County Counsel: states if groups of two commissioners go it is not a Brown Act violation. Explains reasoning.

Anne Wyatt: suggests groups of two commissioners going and encourages commissioners to think about not having a field trip due to cost of trip citing staff costs and commissioner costs.

Sarah Christie: states her reasoning for going on the field trip.

Gene Mehlschau: states if we go as a group we will get the same information and would like a quorum.

Bruce White: believes having a quorum to go on the field trip is beneficial and provides reasoning. Makes ex-parte disclosure.

Pavvo Ogren, Public Works: breaks down the cost of the trip. Suggests E.I.R. not covering an ag. re-use program. States the commissioners have the option to deny this project because of the lack of the re-use program.

Sarah Christie: would like contact information on how to sign up.

Murry Wilson, staff: provides contact information for the public as being the county Planning Commission secretary, Ramona Hedges, 805-781-5612, email: rhedges@co.slo.ca.us

Bruce White: asks if the itinerary includes visiting farms that use the exchange with Mr. Waddell responding.

Warren Hoag, staff: reports on furture hearing dates for the LOWWP being June 11, 2009, for two hours; a special meeting on Friday, June 26, 2009, Monday June 29, 2009, and Tuesday, June 30, 2009. States there are 120 minutes available on the regular commission meeting date of Monday July 6, 2009, and on July 30, 2009 which includes discussion on the special events ordinance.

Anne Wyatt: would like full days scheduled.

Sarah Christie: would like all three full days with Gene Mehlschau not being available on June 26, 2009 and would not like us to go without him.

Commissioners: are all available on June 29 and 30, 2009. Commissioners state they are not interested in a June 11, 2009 continuance of this item.

Warren Hoag, staff: states the June 11, 2009 date can be used for the scoping session on Sun Solar systems.

Bruce White: discloses ex-parte contacts.

Anne Wyatt: discloses ex-parte contacts. Discusses comments regarding emails received regarding gravity vs. step treatment systems, and advises the public the decision made at the last commission meeting was for the gravity system.

Sarah Christie: discloses ex-parte contacts.

Bruce White: discusses the question on the need for a sewer and would like to see the document on what triggered this action by the water board.

Paavo Ogren, Public Works: states this documentation can be provided.

Murry Wilson, staff: states we will begin our session with the discussion on pumps and pipes.

Pavvo Ogren, Public Works: discusses the two components on the gravity system.

John Waddell, Public Works: discusses pump station at the mid town site that is needed and provides reasoning, pump station proposed in the E.I.R. and lift station throughout town discussed.

Mark Hutchinson, Public Works: discusses mid town pump site and no new significant impacts. Discusses alternative out of town conveyance routes and provides reasoning.

John Waddell, Public Works: presents a picture of the proposed pump station layout at the mid town site. Discusses pocket pump storeage pump capacity, pipe depths.

Bruce White: shows handout from the public regarding negative elevations.

Anne Wyatt: expresses public concern for a sealed system.

Sarah Christie: makes distinctions between seal types. Asks if the areas with vacuum system will be bell and spigot, or other, with Mr. Waddell stating the county will be using bell and spigot seals.

Don Beardon: describes handout provided. Discusses vacuum systems.

Don Beardon: describes handout provided. Discusses vacuum systems.

Dana Ripley, Ripley Systems: discusses pipes, seals, and how the collection system goes together. Asks that the step/steg system not official be excluded. Speaks to sea water elevations, ground water infiltration, and responses to team members.

Sarah Christie: asks if Mr. Ripley has a recommendation with respect to the technologies being considered today with Mr. Ripley responding.

Al Barrow: addresses Mr. Ripley's comment.

Eric Greening: speaks to straw pole results in reference to vacuum system and cultural impacts. Requests the Regional Transit Authority (RTA) be in attendance.

William Garfinkel: would like environmental impacts concentrated on and provides reasoning.

Sue Luft, Water Resources Advisory Committee (WRAC): provides summary of the WRAC's report.

David Duggan: discusses the vacuum system vs. the gravity system.

Frank Asilio: discusses the 1991 resource capacity study recommendation. Has concern for safe yield.

Gewynn Taylor: asks what the requirements are of the contractors who de-water the lines being laid, and would like to know how Los Osos can re-use the water.

Chris Allebe: discusses concern for expense of system proposed.

Chuck Cesena: discusses information obtained regarding high groundwater areas. Would like to see a cost for welded pipes in the high ground water areas.

Lisa Schicker: would like outside see experts besides the applicant. Explains the copied emailed to the commissioners. Would like the project conditioned before design build gets started.

Mary Fullwood, Surfrider Foundation: presents concerns for a vacuum system.

Fred Collins, Tribal Administrator to the Northern Chumash Tribal Council: discusses concerns with county proposal especially in reference to cultural resources. States he sent correspondence but has not received any contact. Does not want certification of the archeological aspect of this project. States his comments were not included in the E.I.R. and is very concerned about this. Urges the county to have counsel with the Chumash Tribal Council.

Lacey Cooper: speaks about types and would like an evaluation made.

Ben Difatta: would like step/stag and vacuum systems evaluated and provides reasoning.

Richard Margetson: states there needs to be a cost benefit analysis on the different pipes used and provides reasoning. Asks why the contractor obtains easements instead of the county for the step/steg system.

Linde Owen: discusses E.I.R. certification and permit application being evaluated at the same time. Would like evaluation of all three systems.

Alon Perlman: discusses remarks submitted about the Conditional Use Permit (CUP) by the Los Osos Community Advisory Council (LOCAC). States maps at the end of the comments were produced by Rob Miller.

Keith Wimer: states system must be sealed and provides reasoning.

Marshall Ochylski, President of the Los Osos Community Services District (LOCSD): introduces himself and is available for questions. Discusses treated effluent letter being sent to the commissioners and posted to the website. Urges commissioners to move this process forward.

Julie Tacker: discusses Tri-W property and pump station proposal concern. Would like the pump station moved around the corner.

Jeff Edwards: has correspondence dated May 21, 2009 and would like it kept until subject matter is discussed.

Andrew Christie, Director Santa Lucia Sierra Club: speaks to IPEC study regarding sea water levels in reference to sea level rise up to 5 feet. Provides phone number of 508-548-2545 for reference.

Joyce Albright: would like this process moved forward immediately and supports the county proposal.

Sarah Christie: states the vacuum system has not been discussed and asks the commissioners if they have any thoughts on that option.

Anne Wyatt: speaks to conditioning of this project and reassures the public that is the intent of the commissioners.

Tim McNulty, County Counsel: states conditions would be part of the decision process. The Board of Supervisors (BOS) will then carry out what the commissioners recommend.

Sarah Christie: discusses design build in reference to the commissioners deciding on another system.

Carlyn Christianson: states she did not know of an RFP going out.

Paavo Ogren, Public Works: states the final contract must conform with the conditions of the project. States the design build RFP's will not go out until the commission concludes their considerations. addresses pump station at mid town site and believes this can be re-located. Provides the focus for which Public Works uses in reference to sea water intrusion. States the proposal complies with all the federal and state regulations.

Sarah Christie: provides input regarding testimony on other type systems offered with Mr. Ogren responding referencing fusion welding and regulatory requirements.

Anne Wyatt: would like analysis on amounts of pipe within the current sea level and at five feet sea level.

Anne Wyatt: would like analysis on amounts of pipe within the current sea level and at five foot sea level.

Mark Hutchinson, Public Works: explains why the vacuum system has not been analysed.

Pavvo Ogren, Public Works: speaks to reference of Dr. Jalongus and his alternatives to gravity sewer systems.

Mark Hutchinson, Public Works: addresses cultural resources concerns announced at Public Comment. States Public Works did meet with the Native Americans community and explains why this communication was not included in the Environmental Impact Report (E.I.R.). Discusses SB18 which applies to General Plan Amendments (GPA's), which this proposal is not. Talks about decendants in reference to Chumash and Salinan tribes.

Sarah Christie: asks where the water is going from the trenches in reference to re-watering with Mr. Hutchinson responding.

Murry Wilson: refers commissioners to Condition 14.

Sarah Christie: discusses butt welded pipes and would like further clarification on why the costs are higher with Mr. Waddell responding.

Carlyn Christianson: asks about groundwater being high because of leach fields as per public comment with Mr. Waddell responding.

Anne Wyatt: asks if Public Works knows what groundwater level contours are with Mr. Hutchinson responding. Asks for estimates and analysis with Mr. Ogren responding.

Gene Mehlschau: asks if the different systems provide the same quality/quantity of waste water relief with Mr. Ogren responding.

Sarah Christie: would like commissioners response to sea level rise. Asks if they are comfortable with the two foot level, or the five foot level.

Anne Wyatt: would like to look at the five foot number and how we can accomodate for that possibility.

Carlyn Christianson: would like to look at the five foot number.

Bruce White: will not argue to look at either number. Would like an explanation about why the step/steg system is off the table with Public Works staff responding.

Sarah Christie: states the commissioners would like staff to assume the five foot level. Provide concern for sea level rise, and groundwater level and provides reasoning.

Anne Wyatt: re-iterates schedules of this hearing for the public.

Thereafter, on motion of Gene Mehlschau, seconded by Anne Wyatt, and on the following vote:

AYES: Commissioner(s) Gene Mehlschau, Anne Wyatt, Sarah Christie, Bruce White Carlyn Christianson.
NOES: None.
ABSENT: None.

the commission continues this item to June 12, 2009.

Thereafter, on motion of Anne Wyatt, seconded by Sarah Christie, and on the following vote:

AYES: Commissioner(s) Anne Wyatt, Sarah Christie, Gene Mehlschau, Bruce White Carlyn Christianson.
NOES: None.
ABSENT: None.

the commission adjourns this meeting to June 11, 2009.

ADJOURNMENT: 4:58 P.M.

Respectfully submitted,
Ramona Hedges, Secretary
Planning Commission

Minutes adopted at 6/6/09 PC.

Dear Mr. Jensen: Please add this document to the number of documents I have already sent and include it in my formal complaint about the shortlisting and contract procurement process irregularities for the Los Osos wastewater project.

Dear Planning Commission and BOS: please enter these documents into the formal public record for the same reasons. The potentially illegal and obviously unethical contract procurement process has damaged the CEQA and CDP review because it taints the results that are being presented to you.

It also circumvents the process that the Los Osos community was promised by the County as early as Spring 2006 (copy of your minutes citing these adopted committments were sent to you on May 5, 2009 as part of my complaint), where an advisory vote and a full vetting of all alternatives was approved by the Board.

This has not yet occured, and your board and commission need to honor the board's vote and direction and the promise to our community.

Attached is a letter send from Paavo Ogren to the President of the LOCSD (me) in October 2006. It mentions the County's legally required need for conflict waivers before the county could hire any consultants that were on contract with the LOCSD.

We now know that these legally required waivers were never obtained, yet MWH, etc. were hired by Paavo and the County anyhow.

I think this also adds to the argument of illegality for the current contract procurement process, considering the fact that MWH is still on the short list, and that they were interviewed and evaluated for the shortlisting by their former business partners carella/carollo and wallace (from previously awarded LOCSD and County jobs).

Please take these allegations seriously, they are compromising the success of a wastewater project for Los Osos.

Lisa Schicker, Previous President and LOCSD Board Member 2004-2008
805-528-3268

Fw: Planning Department Contact Form (response #785)

Patricia Warren to: Murry Wilson 05/29/2009 09:31 AM
Cc: Ramona Hedges

----- Forwarded by Patricia Warren/Planning/COSLO on 05/29/2009 09:29 AM -----

"Internet Webmaster " <webmaster@co.slo.ca.us>

05/29/2009 08:44 AM

To "planning@co.slo.ca.us" <planning@co.slo.ca.us>
cc
Subject Planning Department Contact Form (response #785)

Planning Department Contact Form (response #785)

Survey Information

Site:	County of SLO
Page Title:	Planning Department Contact Form
URL:	http://www.slocounty.ca.gov/CM/WebUI/PageTypes/Survey/Survey.aspx?Pag 469
Submission Time/Date:	5/29/2009 8:44:00 AM

Survey Response

Name:	miss cinthea t coleman
Telephone number:	805-528-8736
Email address:	cintheatcoleman@gmail.com
Subject:	Othe r
Comments or questions:	thank you so much for closely scrutinizing paavo ogren & his plans for the most i'm in close contact with the coastal commission about what's going on here. i h from the local waterboard and they say i'm "already compliant as long as the cc the sewer". don't they need to ACCEPT the project before permits can be issue for almost $25,000.00. i've been threatened with over $39 MILLION in fines for prohibited (by barry tolle) from becoming "compliant" using any other worldwide should be GRANTS for "greening" our properties, not "permits for greywater cle miss cinthea t coleman

"al barrow"
<a.barrow@charter.net>
05/29/2009 10:20 AM

To <deano@airvac.com>
cc "al barrow" <a.barrow@charter.net>, "planning commission" <planningcommission@co.slo.ca.us>
bcc
Subject Fw: Response to RFQ

Dear Dean Ouelette:
As per our phone conversation here is the email for the planning commission. Chair person Sara Christie can be reached here. Please provide your cell for her.
Thank You.
Al Barrow Coalition for Low Income Housing
----- Original Message -----
From: Dean Ouellette
To: 'al barrow' ; 'Don Bearden'
Sent: Friday, February 06, 2009 8:01 AM
Subject: Response to RFQ

Gentlemen,
Please see the attached letter that I am sending to John Waddell in response to the RFQ, Thanks you!

Dean Ouellette
Land Development Manager
AIRVAC, Inc.
200 Tower Dr. Suite A
Oldsmar Fla., 34677
Office : 813-855-6297
Mobile : 321-356-4280
deano@airvac.com
www.airvac.com


RFQFinal.doc

"al barrow"
<a.barrow@charter.net>
05/29/2009 01:19 PM

To "planning commission" <planningcommission@co.slo.ca.us>
cc <deano@airvac.com>, "'Leon Goldin'" <lgoldin@charter.net>, "Piper Reilly" <getgreenlo@gmail.com>, <birgie1326@sbcglobal.net>
bcc
Subject Fw: AIRVAC Estimate Package - Los Osos, California

Dear Commissioners;
This preliminary estimate was adjusted upward to relflex cost the SLO County wanted added to $40 million. I have asked Airvac to confirm what fluctuactions have occurred since Oct. 2008 if any.
Thank You.
Al Barrow Coalition for Low Income Housing
----- Original Message -----
From: Sean Agans
To: a.barrow@charter.net
Cc: Dean Ouellette ; Denny Moss ; Tom LaHue ; Rich Naret
Sent: Wednesday, October 01, 2008 3:13 PM
Subject: AIRVAC Estimate Package - Los Osos, California

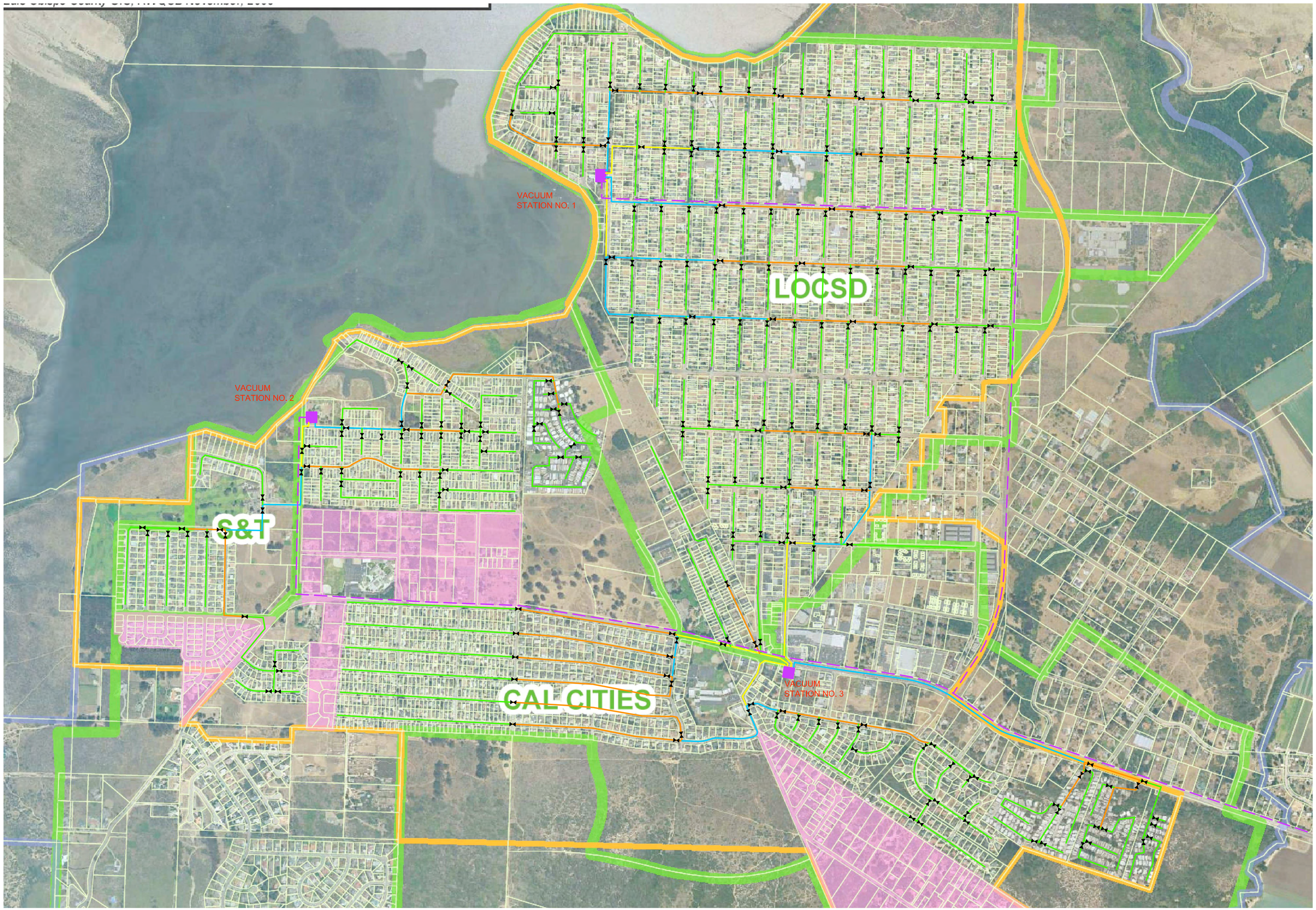
Good afternoon Mr. Barrow,

Thank you for giving AIRVAC the opportunity to evaluate the Los Osos project area. Attached you will find an illustrative layout, AIRVAC Basis of Pricing report, cost estimates, technical report, and an annual O&M estimates.

Should you have any questions, don't hesitate to contact me – Sean.

Sean Agans AIRVAC, Inc. Sales Engineer 813-503-3629
***Click Here* to view our new animation – "How the AIRVAC Vacuum Sewer System Works"**

AIRVAC Estimate Package - Los Osos, CA.pdf AIRVAC Layout - Los Osos, CA.pdf



600 300 0 600 1200

SCALE: 1" = 600'

LEGEND

- 4" VACUUM SEWER MAIN
- 6" VACUUM SEWER MAIN
- 8" VACUUM SEWER MAIN
- 10" VACUUM SEWER MAIN
- FORCE MAIN
- DIVISION VALVE
- VACUUM STATION

AIRVAC®

VACUUM SEWER SYSTEMS

AIRVAC, INC
P.O. BOX 528, 4217 N. OLD U.S. 31, ROCHESTER, INDIANA 46975 U.S.A.
TELEPHONE (574) 223-3980
FAX (574) 223-5566

AIRVAC ESTIMATE #2008-196

The Viable Alternative®

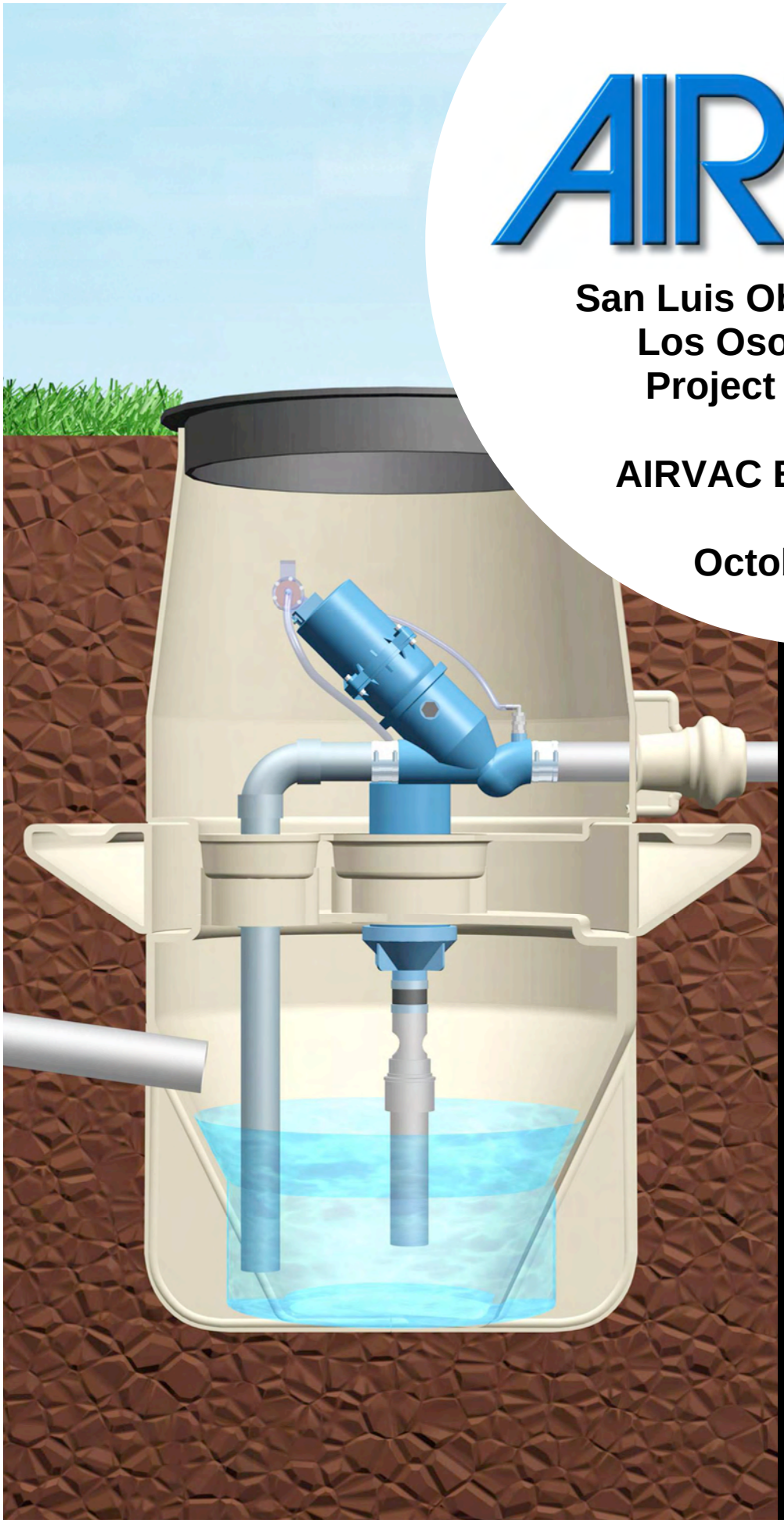
NO.	REVISIONS	DATE

TITLE: LOS OSOS WASTEWATER PROJECT, CALIFORNIA
PRELIMINARY VACUUM COLLECTION SYSTEM LAYOUT

CLIENT: CASE ENVIRONMENTAL

DRAWN BY	DATE	SCALE	DRAWING NO.
S.AGANS	10/01/2008	1" = 600'	

DESIGNED BY: S.AGANS



San Luis Obispo County, CA
Los Osos Wastewater Project Development

AIRVAC Estimate #2008-196

October 1, 2008

Prepared for:

CASE Environmental

AIRVAC, INC.
200 Tower Drive
Suite A
Oldsmar, FL 34677
813.855.6297
813.855.9093

Corporate Office
4217 N. Old US 31
Rochester, IN 46975
574.223.3980
574.223.5566

THE WORLD LEADER IN
VACUUM SEWER TECHNOLOGY

TAMPA OFFICE
AIRVAC, INC.
200 Tower Drive, Suite A
Oldsmar, FL 34677 U.S.A.
Phone: (813) 855-6297
Fax: (813) 855-9093
Web: www.airvac.com

October 1, 2008

Al Barrow
CASE Environmental
P.O. Box 6931
Los Osos, CA 93412
(805) 534-0800

RE: San Luis Obispo County, California
Los Osos Wastewater Project Development
AIRVAC Estimate #2008-196

Dear Mr. Barrow,

Thank you for considering AIRVAC, *the world leader in vacuum sewer system technology*, for your collection needs. AIRVAC currently has 270 vacuum sewer systems in operation and 21 in construction or scheduled to start construction in 2008. AIRVAC vacuum sewer systems can be found in 28 states within the U.S. and an additional 500+ AIRVAC vacuum systems in operation in 32 foreign countries.

A vacuum sewer system has the following advantages over other alternative wastewater collection methods:

- Vacuum sewer systems provide a superior collection system when compared to a gravity sewer system. First, the inherent tight nature of a vacuum system eliminates I/I problems associated with gravity system. Second, shallow vacuum main installation makes future connections and repairs much easier than deeply trenched gravity sewers. Finally, odors are significantly reduced since no manholes or other openings exist within a vacuum collection system.

- A vacuum sewer system outperforms low-pressure sewers utilizing grinder pumps. Power is only required at the vacuum station. Grinder pumps require a power source at each service connection. Standby power at the vacuum station insures uninterrupted service during power outages, whereas standby power is not practical or cost effective for each grinder pump service connection. Finally, long term Operation & Maintenance is significantly less especially when grinder pumps must be replaced every ten years.

The purpose of this evaluation is to provide a vacuum collection system for the Los Osos Wastewater project area. An illustrative layout, AIRVAC Basis of Pricing report, cost estimates, technical report, and an annual O&M estimates have been prepared. A summary of the probable costs for the vacuum collection system is shown below.

Item	($M)	Notes
Mobilization/Demobilization/General Conditions	1.2	Based on 5% Construction Cost Subtotal
AIRVAC COLLECTION SYSTEM	10.1	See AIRVAC Cost Estimates for Collection System Itemization
AIRVAC VACUUM STATIONS (Three)	1.9	See AIRVAC Cost Estimates for Vacuum Station Itemization
Force Main	1.3	30,000 lf @ $44/lf
Road Restoration	2.6	Based on 50% of the gravity system requirements
		due to estimated reduction in pavement disturbance
ON-LOT COSTS		
Abandon Septic Tank	2.4	4,769 connections @ $500/tank
Sewer Lateral	2.9	From Home to Valve Pit, 4,769 connections @ $600/lateral
Yard Restoration	3.5	4,769 connections @ $725/restoration
Subtotal	$25.9	
Overhead and Profit (15%)	$3.9	
Subtotal	$29.8	
Sales Tax (8%)	$2.4	
TOTAL CONSTRUCTION COST	**$32.2**	

Estimated O&M costs for the collection system follows. A complete summary can be found in the individual O&M Estimate sheets.

Item	Annual O&M
Labor	57,900
Power	102,000
Equipment Replacement (Station)	18,400
Equipment Replacement (Valves)	15,400
TOTAL O&M COSTS	**$193,700**
Number of Connections	4,769
Cost per Connection	$41/yr/conn

Again, thank you for allowing us to evaluate the project area. If there is any additional technical information you would like, please do not hesitate to call.

Sincerely,

Sean Agans, EI
Sales Engineer

Copy: AIRVAC – Tampa
AIRVAC – Rochester

600 300 0 600 1200

SCALE: 1" = 600'

LEGEND

- 4" VACUUM SEWER MAIN
- 6" VACUUM SEWER MAIN
- 8" VACUUM SEWER MAIN
- 10" VACUUM SEWER MAIN
- FORCE MAIN
- DIVISION VALVE
- VACUUM STATION

AIRVAC®

VACUUM SEWER SYSTEMS

AIRVAC, INC
P.O. BOX 528, 4217 N. OLD U.S. 31, ROCHESTER, INDIANA 46975 U.S.A.
TELEPHONE (574) 223-3980
FAX (574) 223-5566

AIRVAC ESTIMATE #2008-196

The Viable Alternative®

NO.	REVISIONS	DATE

TITLE: LOS OSOS WASTEWATER PROJECT, CALIFORNIA
PRELIMINARY VACUUM COLLECTION SYSTEM LAYOUT

CLIENT: CASE ENVIRONMENTAL

DRAWN BY	DATE	SCALE	DRAWING NO.
S.AGANS	10/01/2008	1" = 600'	

DESIGNED BY: S.AGANS

AIRVAC BASIS OF PRICING
San Luis Obispo County, California
Los Osos Wastewater Project Development

BASIS OF PRICING

Shown below is the expected year 2008 price range for the various products offered by AIRVAC. Final pricing will be determined after final plans and specifications are completed.

ITEMS SUPPLIED BY AIRVAC	PRICE RANGE
AIRVAC valve pit	$ 2,900 - $ 3,500/ea
Special tools	$ 3,500 - $ 5,000/set
Trailer mounted vacuum pump	$ 18,000 - $ 20,000/ea
AIRVAC skid	$200,000 - $ 225,000/ea
Field services	$ 2,400 - $ 2,600/wk

The AIRVAC prices above do not include installation.

AIRVAC VALVE PIT

AIRVAC offers a 1-piece PE pit and 3-piece fiberglass pit in various depths. AIRVAC recommends the use of the 1-piece PE pit for most projects. In situations where deeper pits are needed, the 3-piece fiberglass pit is used. It has been assumed the AIRVAC 1-piece PE Pit - 5' deep will be used on the project. Installed costs for the valve pit would increase slightly if deeper pits are used.

AIRVAC SKID PRICE ADJUSTMENTS

Each AIRVAC skid is unique. The final price for the skid is dependent on the size and configuration of the equipment as well as any optional equipment desired by the owner/engineer. The price range shown above assumes the standard AIRVAC skid is used. Optional items such as stainless steel tanks, stainless steel deck plates, PLC logic, special sewage pumps, UL labels, etc. may add 25% or more to the above figures.

FIELD SERVICES

The correct installation of a vacuum sewer system is critical to its success. AIRVAC field services help to ensure proper installation. The Field Service Representative can also provide immediate resolution to unforeseen construction difficulties as well as provides advice on whether "lifts" can be added or deleted. This helps minimize contractor downtime resulting in fewer change orders.

Three levels of field service support are offered. The first level is full-time field services. A trained Field Service Representative is on site from the beginning of installation and every day until the job is complete and the system is in operational. This option ensures the highest level of system performance. The second level is half-time field services. A trained Field Representative is on site 50 percent of the time. The third and final level is part-time field services. A trained Field Representative is on site during selected critical stages of the construction phase. One option should be included in the project budget.

"FOR WHAT ITS WORTH" INSTALLED PRICES

Construction conditions on each project are unique; therefore, installed prices are project specific. In order to provide installed prices similar completed AIRVAC and comparison projects have been used as a reference. Estimated installed prices are shown below. These prices include AIRVAC material and estimated installation costs.

10" Vacuum Sewer	$ 35.00/lf
8" Vacuum Sewer	$ 27.00/lf
6" Vacuum Sewer	$ 18.00/lf
4" Vacuum Sewer	$ 12.00/lf
3" Service Laterals (Main to pit)	$ 400.00/ea
10" Division valve	$ 1500.00/ea
8" Division valve	$ 1250.00/ea
6" Division valve	$ 1000.00/ea
4" Division valve	$ 800.00/ea
AIRVAC Valve pit (installed)	$ 3800.00/ea
Special tools (1 set per project)	$ 4800.00/set
Spare parts	(multiply 3% x valve pit $$)
Trailer mounted vacuum pump (testing)	$19000.00/ea
AIRVAC Field Rep	$ 2500.00/wk
Vacuum station-complete (skid + building)	3.0 to 3.5 x skid price

Please note that our cost estimate does not include items such as mobilization, final surface restoration, homeowner hookups and other incidental costs. Nor does it include project costs such as engineering, R-O-W, legal, etc. All labor to install AIRVAC and other items will be supplied by the contractor.

AIRVAC®

COST ESTIMATE

Los Osos Wastewater Project , California
Vacuum Station No. 1
Estimate No. 2008-196
Estimate Date: October 01, 2008
Client: C.A.S.E.

Connections:
1895 Residential/Small Commercial Connections

INSTALLED COST-COLLECTION SYSTEM

Quantity		Description	@	Unity Price		Total Price
2,300	lf	10" Vacuum Main	@	35.00	/lf	80,500
8,600	lf	8" Vacuum Main	@	27.00	/lf	232,200
1,300	lf	6" Vacuum Main	@	18.00	/lf	23,400
61,500	lf	4" Vacuum Main	@	12.00	/lf	738,000
632	ea	3" Service Lateral	@	400.00	/ea	252,800
1	ea	10" Division Valve	@	1,500.00	/ea	1,500
6	ea	8" Division Valve	@	1,250.00	/ea	7,500
12	ea	6" Division Valve	@	1,000.00	/ea	12,000
98	ea	4" Division Valve	@	800.00	/ea	78,400
632	ea	AIRVAC Valve Pit Package	@	3,800.00	/ea	2,401,600
1	set	Special Tools	@	4,800.00	/set	4,800
3%		Spare Parts	@			72,000
1	ea	Trailer Mounted Vacuum Pump	@	19,000.00	/ea	19,000

COLLECTION SYSTEM COST $3,923,700

INSTALLED COST-STANDARD VACUUM STATION

Equipment (AIRVAC supply - standard skid)	222,700
Equipment Installation	51,000
Wiring/Piping, etc.	30,000
Building	300,000
Generator	50,000
Odor Control	15,000
Adjustment	0

VACUUM STATION COST $668,700

TOTAL INSTALLED COSTS $4,592,400
Number of Connections 1,895
Cost per Connection $2,423

Estimate does not include site specific items such as surface restoration, road bores,etc.
AIRVAC Field Services should be included in project budget (Options: full time, part time, train engineer's inspector)
Estimate good for 1 year

AIRVAC®

COST ESTIMATE

Los Osos Wastewater Project , California
Vacuum Station No. 2
Estimate No. 2008-196
Estimate Date: October 01, 2008
Client: C.A.S.E.

Connections:
950 Residential/Small Commercial Connections

INSTALLED COST-COLLECTION SYSTEM

Quantity		Description	@	Unity Price		Total Price
600	lf	10" Vacuum Main	@	35.00	/lf	21,000
3,300	lf	8" Vacuum Main	@	27.00	/lf	89,100
6,500	lf	6" Vacuum Main	@	18.00	/lf	117,000
31,000	lf	4" Vacuum Main	@	12.00	/lf	372,000
317	ea	3" Service Lateral	@	400.00	/ea	126,800
1	ea	10" Division Valve	@	1,500.00	/ea	1,500
4	ea	8" Division Valve	@	1,250.00	/ea	5,000
5	ea	6" Division Valve	@	1,000.00	/ea	5,000
52	ea	4" Division Valve	@	800.00	/ea	41,600
317	ea	AIRVAC Valve Pit Package	@	3,800.00	/ea	1,204,600
3%		Spare Parts	@			36,100

COLLECTION SYSTEM COST $2,019,700

INSTALLED COST-STANDARD VACUUM STATION

Equipment (AIRVAC supply - standard skid)	192,000
Equipment Installation	44,000
Wiring/Piping, etc.	25,000
Building	225,000
Generator	35,000
Odor Control	15,000
Adjustment	0

VACUUM STATION COST $536,000

TOTAL INSTALLED COSTS $2,555,700
Number of Connections 950
Cost per Connection $2,690

Estimate does not include site specific items such as surface restoration, road bores,etc.
AIRVAC Field Services should be included in project budget (Options: full time, part time, train engineer's inspector)
Estimate good for 1 year

AIRVAC®

COST ESTIMATE

Los Osos Wastewater Project , California
Vacuum Station No. 3
Estimate No. 2008-196
Estimate Date: October 01, 2008
Client: C.A.S.E.

Connections:
1924 Residential/Small Commercial Connections

INSTALLED COST-COLLECTION SYSTEM

Quantity		Description	@	Unity Price		Total Price
4,200	lf	10" Vacuum Main	@	35.00	/lf	147,000
7,900	lf	8" Vacuum Main	@	27.00	/lf	213,300
19,700	lf	6" Vacuum Main	@	18.00	/lf	354,600
53,000	lf	4" Vacuum Main	@	12.00	/lf	636,000
641	ea	3" Service Lateral	@	400.00	/ea	256,400
2	ea	10" Division Valve	@	1,500.00	/ea	3,000
4	ea	8" Division Valve	@	1,250.00	/ea	5,000
14	ea	6" Division Valve	@	1,000.00	/ea	14,000
71	ea	4" Division Valve	@	800.00	/ea	56,800
641	ea	AIRVAC Valve Pit Package	@	3,800.00	/ea	2,435,800
3%		Spare Parts	@			73,100

COLLECTION SYSTEM COST $4,195,000

INSTALLED COST-STANDARD VACUUM STATION

Equipment (AIRVAC supply - standard skid)	222,700
Equipment Installation	51,000
Wiring/Piping, etc.	30,000
Building	300,000
Generator	50,000
Odor Control	15,000
Adjustment	0

VACUUM STATION COST $668,700

TOTAL INSTALLED COSTS $4,863,700
Number of Connections 1,924
Cost per Connection $2,528

Estimate does not include site specific items such as surface restoration, road bores,etc.
AIRVAC Field Services should be included in project budget (Options: full time, part time, train engineer's inspector)
Estimate good for 1 year

EXPLANATION OF STANDARD COLLECTION SYSTEM COMPONENTS

Vacuum Main – PVC thermoplastic pipe Schedule 40 or SDR 21 PVC pipe, with SDR 21 recommended. To reduce expansion and contraction induced stresses, flexible elastic joint ("rubber ring" joint) pipe is recommended. Pipe manufacturer requires the "Reiber Style" gasket for certification of pipe.

Service Lateral - 3" diameter Schedule 40 or SDR 21 PVC pipe which connects the valve pit package or buffer tank to the vacuum main

Division Valve – Resilient-wedge gate valve used to isolate sections of the vacuum system for troubleshooting purposes.

AIRVAC Valve Pit – Consists of a 3" AIRVAC interface valve, fiberglass or polyethylene plastic pit, cast iron cover w/ frame, in-sump breather, and sump. The valve pit package is H20 traffic-rated and can serve up to four properties or 3 gpm. The most common arrangement is a single valve pit package serving two properties.

Special Tools – Consist of materials and tools needed for installation and maintenance of the system, i.e. sensor pipe puller, test box, cycle counters…

Spare Parts – Consists of materials to maintain the 3" AIRVAC interface valve, i.e. controller mounting keys, tubing, valve rebuild kit…

Trailer Mounted Vacuum Pump – Aids the contractor in the vacuum main testing process.

Force Main - Force main costs are not included in our budget estimate; however, the cost for the vacuum station includes sewage pumps sized to transmit the flow to the ultimate point of discharge.

EXPLANATION OF STANDARD VACUUM STATION COMPONENTS

The vacuum station is a package station where the skid-mounted mechanical and electrical plant is supplied pre-assembled, tested and painted.

Collection Tank – Mild steel, internally and externally epoxy coated tank with a designed working pressure of 20 in. Hg vacuum and tested to 28 in. HG vacuum.

Sewage Pumps – Duplicate Dry-pit, horizontal, non-clog centrifugal pumps each capable of pumping the design peak flow.

Vacuum Pumps – Multiple sliding-vane type vacuum pumps capable of an ultimate vacuum range of 29" Hg and offer efficient air-delivery-to-horsepower ratios. Horsepower varies with total flow rate, normally 10 - 25 Hp.

Building – Multi-level structure with a basement for the collection tank and sewage pumps and a ground floor for the vacuum pumps and control panel.

Generator – Used to provide standby power for duty discharge and vacuum pump operation - can be located either inside or outside of the vacuum station.

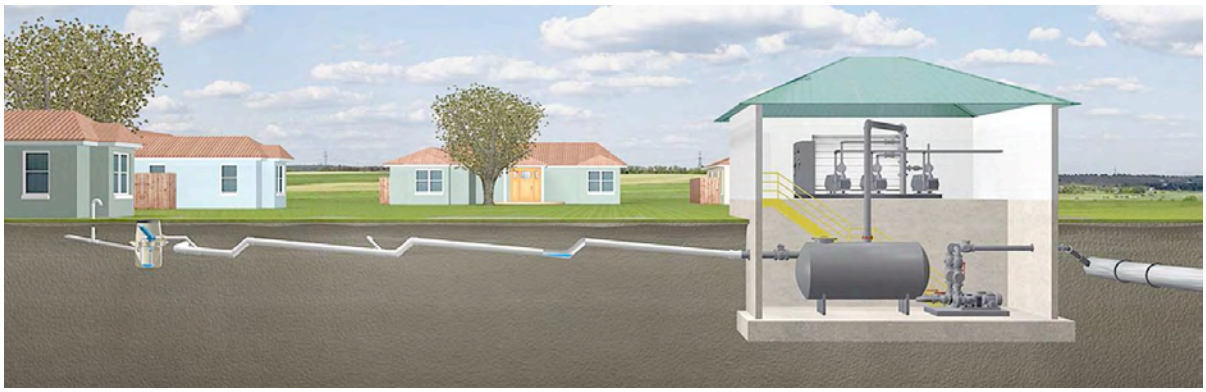
Odor Control – Bio-mass compost bed for airborne H_2S within the vacuum pump exhaust.

Adjustments - Includes stainless steel upgrades, control panel upgrades, difficult site conditions, upgrade of the building, etc.

INTRODUCTION

A vacuum sewer system is a mechanized method of transporting wastewater. Differential air pressure creates flow rather than gravity or pressure. Essentially, a vacuum sewer system is a negative pressure sewer system.

Vacuum sewer systems require a vacuum station similar to a gravity lift station or pumping station. Unlike a lift station, vacuum pumps maintain vacuum on the collection mains. To maintain this vacuum, a valve at each sewage input point seals the system. The valve opens automatically when a given quantity of sewage accumulates in a collection sump. This valve is entirely pneumatic in its control and operation. Differential pressure between local atmospheric pressure and the vacuum pressure provides the thrust needed for liquid transportation.



GENERAL PROJECT SUMMARY

The proposed collection system requires one vacuum station. Wastewater will enter the vacuum system through AIRVAC valve pit packages. From the vacuum station a force main will carry the wastewater to the ultimate point of discharge.

SERVICE CONNECTIONS

A vacuum collection system typically collects wastewater from many different sources. Sources include residential, commercial, industrial, institutional, and recreational areas. Connections include single-family homes, cluster homes, townhouses, a recreational facility, and a school.

The Los Osos Wastewater Project vacuum system has been sized to collect wastewater from a total of 4,769 residential and small commercial connections divided into three vacuum stations. A connection summary for each vacuum station is shown below.

Service connections

Vacuum Station No. 1	1,895
Vacuum Station No. 2	950
Vacuum Station No. 3	1,924
Total	**4,769**

BASIS OF DESIGN

Determining wastewater flow rates is a fundamental step in the conceptual design of a vacuum collection system. Reliable data for existing and projected flow rates affect the hydraulic characteristics and sizing of the vacuum collection system components. Flow rates from residential, commercial, industrial, institutional, and recreational areas must be established before the collection system can be accurately designed.

Extraneous flow into the collection system from infiltration and inflow is not included in the flow rates. By its very nature, a vacuum sewer system is tight leaving no chance of infiltration or inflow, unless a break occurs. A break or small leak would be detected by an increase in vacuum pump run time and would be isolated and repaired.

All of the major vacuum system components are sized according to peak flow, expressed in gallons per minute (gpm). Peak flow rates are calculated by applying a peaking factor of 3.0 to the average daily flow rate of 231 gpd per residential or small commercial connection. A summary of the system design flows is shown below.

Design flows

Flow per capita	66 gpd
Capita per connection	3.5
Average daily flow per connection	231 gpd
Peak factor	3.5
Peak flow per connection	0.48 gpm
Residential service connections	4,769
Average daily flow	1.1 MGD
Peak flow	**2,285 gpm**

3" INTERFACE VALVE

The vacuum sewer system requires a normally closed vacuum/gravity interface valve at each entry point to seal the lines in order to maintain vacuum. The interface valves opens when a predetermined amount of sewage accumulates in the collecting sump. The resulting differential pressure between atmosphere and vacuum becomes the driving force that propels the sewage towards the vacuum station.

The valve pit, with two internal chambers, provides the vacuum/gravity interface. The upper chamber houses the AIRVAC Three Inch Valve. The bottom chamber or collecting sump allows a connecting point for the gravity sewer. These two chambers are sealed from each other.

The valve pit is typically located in the right-of-way between property lines and is able to withstand traffic loads. Up to four separate building sewers can connect to a valve pit, each at 90 degrees of one another. However, this is rarely done as property lines considerations, lot depths, and elevation differences may render this impractical. By far, the most common valve pit sharing arrangement is a single valve pit shared by two adjacent houses.

Included in the Los Osos Wastewater Project budget estimate are 1,590 valve pits for the 4,769 service connections at a ratio of one valve pit per three connections.

VACUUM MAIN

Each AIRVAC 3" interface valve is connected to the vacuum collection system by a 3" service lateral. Differential air pressure (7-10 psi) propels the sewage into the vacuum collection system. Turbulence disintegrates the solids and mixes them with the air and liquid to form aerobic foam, which scours the pipeline, preventing blockage.

The 3" service lateral connects to a branch or main line. Unlike gravity sewers that must be laid with enough slope to create a scoring velocity, the vacuum lines are only slightly sloped (0.2%) toward the vacuum station since vacuum provides adequate velocity.

The vacuum mains are installed with a saw tooth profile to minimize burial depth. When the vacuum line exceeds the minimal cover by a foot or more, inserting two 45-degree fittings and a short section of pipe creates a lift back to minimum cover.

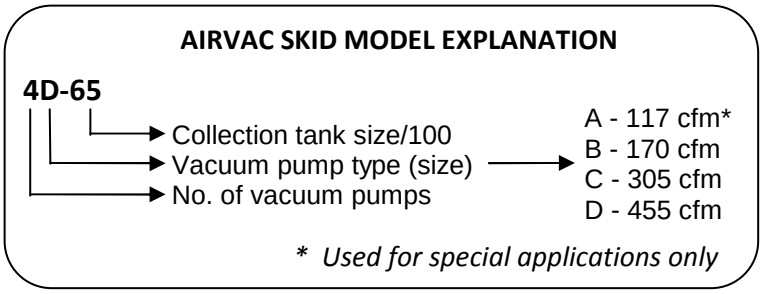
Division valves are installed in the branch or main lines to allow portions of the piping system to be isolated for troubleshooting and maintenance.

VACUUM STATION

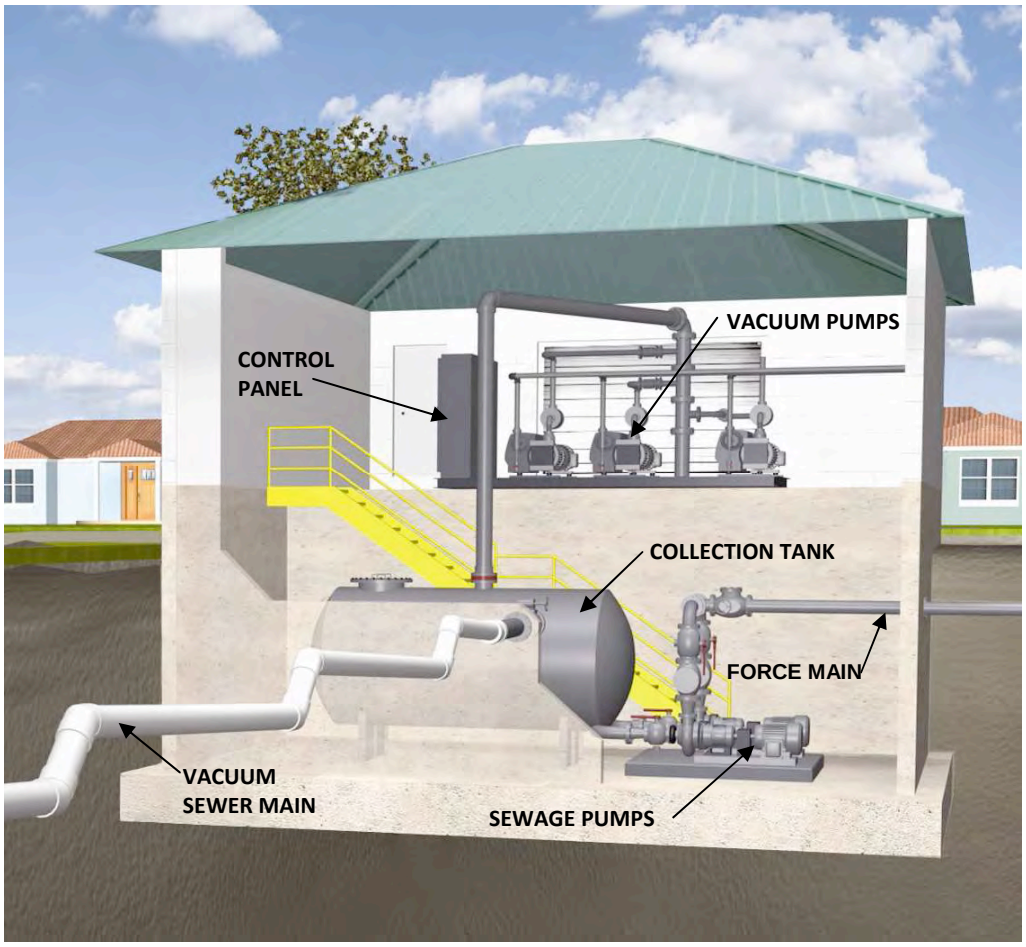
The vacuum station is the heart of the vacuum collection system. The machinery installed is similar to that of a conventional sewage pumping station or lift station, except vacuum is applied to the wetwell (collection tank) that is sealed. Major components including a collection tank, sewage pumps, vacuum pumps, and a control panel.

Most modern vacuum systems utilize factory pre-fabricated collection stations mounted on skids for ease of installation. This allows the skid to be lifted into the building and connect to the incoming vacuum mains and the outgoing force or gravity main.

Three vacuum stations are needed to serve the Los Osos Wasteater project area. The AIRVAC Skid Models chosen are 4D-65 for Vacuum Station No. 1, 3D-35 for Vacuum Station No. 2, and 4D-65 for Vacuum Station No. 3. An explanation of the Skid Model is shown below.



The AIRVAC Skid is typically housed in a two story structure with the vacuum pumps and control panel located on the top floor and the collection tank and sewage pumps on the lower floor. Since the systems require only one source of power, many systems utilize existing portable generators for emergency power; others have permanently installed backup generators.



OPERATION & MAINTENANCE ESTIMATE

Enclosed is an estimate of the annual Operational & Maintenance costs (O&M) for this project. The O&M estimate has been based on the 1991 United States Environmental Protection Agency (EPA), publication number EPA/625/1-91/024, *The Manual For Alternative Wastewater Collection Systems* and the 2008 Water Environment Federation (WEF) *Alternative Sewer Systems, 2nd ed.; Manual of Practice No. FD-12.*

AIRVAC®

O&M ESTIMATE

Los Osos Wastewater Project , California
Vacuum Station No. 1
Estimate No. 2008-196
Estimate Date: October 01, 2008
Client: C.A.S.E.

Connections:
1895 Residential/Small Commercial Connections

LABOR

Item	Labor effort		Quantity		Annual Labor
Vacuum Station	300 hrs/yr/station	x	1 station	=	300 hrs/yr
Piping	60 hrs/yr/system	x	1 system	=	60 hrs/yr
Valves	1.75 hrs/yr/valve	x	632 valves	=	1106 hrs/yr
					1466 hrs/yr
				x	$15 /hr
					$21,990 /yr
				ROUND TO:	$22,000 /yr

POWER

Item	Unit cost		Conn		Duration	Annual Power
Vacuum Station						
Flat rate	$50.00 /mo	x	1 station	x	12 mo =	$600 /yr
Consumption	$1.75 /mo/conn	x	1,895 conn	x	12 mo =	$39,795 /yr
						$40,395
					ROUND TO:	$40,400 /yr

EQUIPMENT REPLACEMENT

Item	Replacement cost		Useful life		Quantity	Annual R&R
Vacuum Station						
Vacuum Pumps	$15,800 /ea	/	15 years	x	4 pumps =	$4,213 /yr
Sewage Pumps	$7,800 /ea	/	15 years	x	2 pumps =	$1,040 /yr
Collection Tank	$10,750 /ea	/	15 years	x	1 ea =	$717 /yr
Control Panel	$10,750 /ea	/	20 years	x	1 ea =	$538 /yr
Misc. Equip	$2,000 /ea	/	15 years	x	1 ea =	$133 /yr
						$6,641 /yr
					ROUND TO:	$6,600 /yr
Vacuum Valves						
Vacuum Valves	$20.00 /ea	/	10 years	x	632 valves =	$1,264 /yr
Controller	$40.00 /ea	/	7 years	x	632 valves =	$3,611 /yr
Misc. Parts	$20.00 /ea	/	10 years	x	632 valves =	$1,264 /yr
						$6,139 /yr
					ROUND TO:	$6,100 /yr

SUMMARY

Labor	$22,000	/yr
Power	$40,400	/yr
Equipment Replacement (Station)	$6,600	/yr
Equipment Replacement (Valves)	$6,100	/yr
	$75,100	/yr
Number of Connections	1,895	
Cost per Connection	$40	/yr/conn

AIRVAC®

O&M ESTIMATE

Los Osos Wastewater Project , California
Vacuum Station No. 2
Estimate No. 2008-196
Estimate Date: October 01, 2008
Client: C.A.S.E.

Connections:
950 Residential/Small Commercial Connections

LABOR

Item	Labor effort		Quantity		Annual Labor
Vacuum Station	300 hrs/yr/station	x	1 station	=	300 hrs/yr
Piping	60 hrs/yr/system	x	1 system	=	60 hrs/yr
Valves	1.75 hrs/yr/valve	x	317 valves	=	555 hrs/yr
					915 hrs/yr
				x	$15 /hr
					$13,725 /yr
				ROUND TO:	$13,700 /yr

POWER

Item	Unit cost		Conn		Duration	Annual Power
Vacuum Station						
Flat rate	$50.00 /mo	x	1 station	x	12 mo =	$600 /yr
Consumption	$1.75 /mo/conn	x	950 conn	x	12 mo =	$19,950 /yr
						$20,550
					ROUND TO:	$20,600 /yr

EQUIPMENT REPLACEMENT

Item	Replacement cost		Useful life		Quantity	Annual R&R
Vacuum Station						
Vacuum Pumps	$15,800 /ea	/	15 years	x	3 pumps =	$3,160 /yr
Sewage Pumps	$6,700 /ea	/	15 years	x	2 pumps =	$893 /yr
Collection Tank	$8,000 /ea	/	15 years	x	1 ea =	$533 /yr
Control Panel	$10,000 /ea	/	20 years	x	1 ea =	$500 /yr
Misc. Equip	$2,000 /ea	/	15 years	x	1 ea =	$133 /yr
						$5,220 /yr
					ROUND TO:	$5,200 /yr
Vacuum Valves						
Vacuum Valves	$20.00 /ea	/	10 years	x	317 valves =	$634 /yr
Controller	$40.00 /ea	/	7 years	x	317 valves =	$1,811 /yr
Misc. Parts	$20.00 /ea	/	10 years	x	317 valves =	$634 /yr
						$3,079 /yr
					ROUND TO:	$3,100 /yr

SUMMARY

Labor	$13,700 /yr
Power	$20,600 /yr
Equipment Replacement (Station)	$5,200 /yr
Equipment Replacement (Valves)	$3,100 /yr
	$42,600 /yr
Number of Connections	950
Cost per Connection	$45 /yr/conn

AIRVAC®

O&M ESTIMATE

Los Osos Wastewater Project , California
Vacuum Station No. 3
Estimate No. 2008-196
Estimate Date: October 01, 2008
Client: C.A.S.E.

Connections:
1924 Residential/Small Commercial Connections

LABOR

Item	Labor effort		Quantity		Annual Labor	
Vacuum Station	300 hrs/yr/station	x	1 station	=	300	hrs/yr
Piping	60 hrs/yr/system	x	1 system	=	60	hrs/yr
Valves	1.75 hrs/yr/valve	x	641 valves	=	1122	hrs/yr
					1482	hrs/yr
				x	$15	/hr
					$22,230	/yr
				ROUND TO:	$22,200	/yr

POWER

Item	Unit cost		Conn		Duration		Annual Power	
Vacuum Station								
Flat rate	$50.00 /mo	x	1 station	x	12 mo	=	$600	/yr
Consumption	$1.75 /mo/conn	x	1,924 conn	x	12 mo	=	$40,404	/yr
							$41,004	
					ROUND TO:		$41,000	/yr

EQUIPMENT REPLACEMENT

Item	Replacement cost		Useful life		Quantity		Annual R&R	
Vacuum Station								
Vacuum Pumps	$15,800 /ea	/	15 years	x	4 pumps	=	$4,213	/yr
Sewage Pumps	$7,800 /ea	/	15 years	x	2 pumps	=	$1,040	/yr
Collection Tank	$10,750 /ea	/	15 years	x	1 ea	=	$717	/yr
Control Panel	$10,750 /ea	/	20 years	x	1 ea	=	$538	/yr
Misc. Equip	$2,000 /ea	/	15 years	x	1 ea	=	$133	/yr
							$6,641	/yr
					ROUND TO:		$6,600	/yr
Vacuum Valves								
Vacuum Valves	$20.00 /ea	/	10 years	x	641 valves	=	$1,282	/yr
Controller	$40.00 /ea	/	7 years	x	641 valves	=	$3,663	/yr
Misc. Parts	$20.00 /ea	/	10 years	x	641 valves	=	$1,282	/yr
							$6,227	/yr
					ROUND TO:		$6,200	/yr

SUMMARY

Labor	$22,200	/yr
Power	$41,000	/yr
Equipment Replacement (Station)	$6,600	/yr
Equipment Replacement (Valves)	$6,200	/yr
	$76,000	/yr
Number of Connections	1,924	
Cost per Connection	$40	/yr/conn

STATION CALCULATIONS

Los Osos Wastewater Project , California
Vacuum Station No. 1
Estimate No. 2008-196
Estimate Date: October 01, 2008
Client: C.A.S.E.

Connections:
1895 Residential/Small Commercial Connections

NUMBER OF CONNECTIONS		1,895			CONNECTION CAPACITY	2,040
GROWTH FACTOR	x	1.00				
PER CAPITA FLOW	x	66	gpd			
PERSONS/CONNECTION	x	3.50				
PEAK FACTOR	x	3.00				
PEAK FLOW	=	912	gpm			
OTHER PEAK FLOW	+	0	gpm			
TOTAL PEAK FLOW		**912**	**gpm**	**Qmax**	CAPACITY Qmax	982 gpm
AVERAGE FLOW		304	gpm	Qa		
MINIMUM FLOW		152	gpm	Qmin		
"A" FACTOR		8				
VACUUM PUMP CAPACITY REQUIRED		973	cfm	Qvp		
SELECTED VACUUM PUMPS	4	455	cfm	Qvp (SELECTED PUMP)		
SEWAGE PUMP CAPACITY		910	gpm	Qdp (SELECTED PUMP)		
OPERATING VOLUME		1,899	gal	Vo		
TANK VOLUME REQUIRED		6,100	gal			
SELECTED TANK VOLUME		6,500	gal	Vct		
VOLUME OF PIPE		86,550	gal	Vp	CAPACITY Vp	###########
SYSTEM PUMP DOWN TIME		2.05	min	t		

SKID MODEL **4D-65**

- Collection Tank Size/100
- Vacuum Pump Type (size) → A - 117 cfm; B - 170 cfm; C - 305 cfm; D - 455 cfm
- No. of Vacuum Pumps

AIRVAC®

STATION CALCULATIONS

Los Osos Wastewater Project , California
Vacuum Station No. 2
Estimate No. 2008-196
Estimate Date: October 01, 2008
Client: C.A.S.E.

Connections:
950 Residential/Small Commercial Connections

NUMBER OF CONNECTIONS		950			CONNECTION CAPACITY	1,040
GROWTH FACTOR	x	1.00				
PER CAPITA FLOW	x	66	gpd			
PERSONS/CONNECTION	x	3.50				
PEAK FACTOR	x	3.00				
PEAK FLOW	=	457	gpm			
OTHER PEAK FLOW	+	0	gpm			
TOTAL PEAK FLOW		**457**	**gpm**	**Qmax**	CAPACITY Qmax	501 gpm
AVERAGE FLOW		152	gpm	Qa		
MINIMUM FLOW		76	gpm	Qmin		
"A" FACTOR		8				
VACUUM PUMP CAPACITY REQUIRED		487	cfm	Qvp		
SELECTED VACUUM PUMPS	3	455	cfm	Qvp (SELECTED PUMP)		
SEWAGE PUMP CAPACITY		460	gpm	Qdp (SELECTED PUMP)		
OPERATING VOLUME		952	gal	Vo		
TANK VOLUME REQUIRED		3,300	gal			
SELECTED TANK VOLUME		3,500	gal	Vct		
VOLUME OF PIPE		47,460	gal	Vp	CAPACITY Vp	87,300 gal
SYSTEM PUMP DOWN TIME		1.69	min	t		

SKID MODEL **3D-35**

- Collection Tank Size/100
- Vacuum Pump Type (size) → A - 117 cfm; B - 170 cfm; C - 305 cfm; D - 455 cfm
- No. of Vacuum Pumps

AIRVAC®

STATION CALCULATIONS

Los Osos Wastewater Project , California
Vacuum Station No. 3
Estimate No. 2008-196
Estimate Date: October 01, 2008
Client: C.A.S.E.

Connections:
1924 Residential/Small Commercial Connections

NUMBER OF CONNECTIONS		1,924			CONNECTION CAPACITY	2,040
GROWTH FACTOR	x	1.00				
PER CAPITA FLOW	x	66	gpd			
PERSONS/CONNECTION	x	3.50				
PEAK FACTOR	x	3.00				
PEAK FLOW	=	926	gpm			
OTHER PEAK FLOW	+	0	gpm			
TOTAL PEAK FLOW		**926**	**gpm**	**Qmax**	CAPACITY Qmax	982 gpm
AVERAGE FLOW		309	gpm	Qa		
MINIMUM FLOW		154.5	gpm	Qmin		
"A" FACTOR		8				
VACUUM PUMP CAPACITY REQUIRED		988	cfm	Qvp		
SELECTED VACUUM PUMPS	4	455	cfm	Qvp (SELECTED PUMP)		
SEWAGE PUMP CAPACITY		930	gpm	Qdp (SELECTED PUMP)		
OPERATING VOLUME		1,932	gal	Vo		
TANK VOLUME REQUIRED		6,200	gal			
SELECTED TANK VOLUME		6,500	gal	Vct		
VOLUME OF PIPE		113,460	gal	Vp	CAPACITY Vp	###########
SYSTEM PUMP DOWN TIME		2.64	min	t		

SKID MODEL **4D-65**

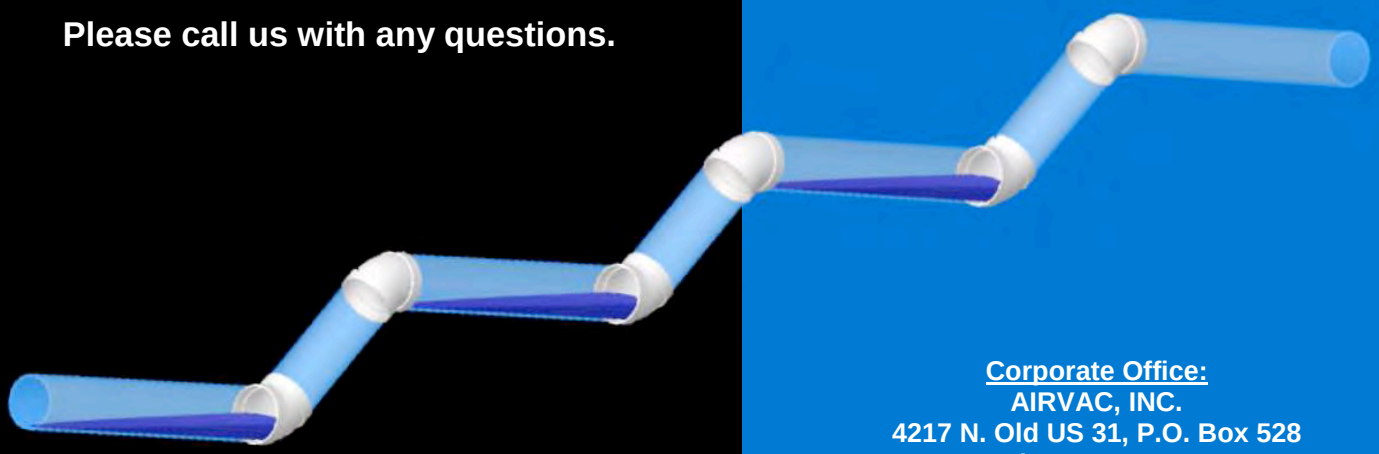
- Collection Tank Size/100
- Vacuum Pump Type (size) → A - 117 cfm; B - 170 cfm; C - 305 cfm; D - 455 cfm
- No. of Vacuum Pumps

AIRVAC®

The World Leader in Vacuum Sewer Technology

AIRVAC prides itself on the ability to deliver a broad range of services from planning, design, and engineering support to inspection, training and contractor services. We focus our efforts on developing full-service, long-term customer relationships.

Please call us with any questions.



Corporate Office:
AIRVAC, INC.
4217 N. Old US 31, P.O. Box 528
Rochester, IN 46975
Phone: 574.223.3980
Fax: 574.223.5566

National Sales Office:
AIRVAC, INC.
200 Tower Drive, Suite A
Oldsmar, FL 34677
Phone: 813.855.6297
Fax: 813.855.9093

www.airvac.com

"Internet Webmaster "
<webmaster@co.slo.ca.us>
05/28/2009 08:11 PM

To "planningcommission@co.slo.ca.us"
<planningcommission@co.slo.ca.us>
cc
bcc
Subject Planning Commission Contact Form (response #31)

Planning Commission Contact Form (response #31)

Survey Information

Site:	County of SLO
Page Title:	Planning Commission Contact Form
URL:	http://www.slocounty.ca.gov/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=104 9
Submission Time/Date:	5/28/2009 8:11:06 PM

Survey Response

Name	Lisa Schicker
Contact Information (Phone Number, Email, etc.)	lisaschicker@sbcglobal.net
Question or Comment	Thank you for an excellent hearing today - I can't tell you how much I appreciate all of you - you are listening and asking the hard questions - it is most appreciated and completely refreshing. Please post Dana Ripley's Rebuttal Report that was submitte today on the county website for everyone to review - I understand that an electronic copy was provided in your copies. Thank you very much from Lisa

Dean Ouellette
<DeanO@airvac.com>
05/29/2009 01:51 PM

To planning commission <planningcommission@co.slo.ca.us>
cc Rich Naret <RichN@airvac.com>, 'al barrow' <a.barrow@charter.net>
bcc
Subject Los Osos wastewater project

Attn: Commission Chair Person Sarah Christie

Sarah,
The reason for this communication is to explain the position of AIRVAC in regards to the Los Osos wastewater project and to further extend our willingness to meet with the San Luis Obispo county staff to present our technology and provide the county with the necessary tools to properly evaluate vacuum sewer systems as a viable alternative for the collection system. AIRVAC is the world leader in vacuum sewer technology and has been providing residential wastewater solutions for well over thirty years with over 300 projects in the united states and an additional 500 in 32 other countries around the world.

AIRVAC was introduced to the project through Metcalf and Eddy in February 1994 at which time an evaluation and cost estimate was performed by AIRVAC for the proposed collection system (see attachment no.1). The project then incurred funding issues which left our involvement dormant in the project until October 5th, 2007 when Mark Hutchinson was contacted (see attachment no.2). That contact was prompted from tradeshow that AIRVAC attended in San Francisco earlier that year where we were approached by numerous people that thought that AIRVAC could help San Luis Obispo county with their sewer needs. The conversation with Mark was very positive and he seemed very versed on vacuum technology and agreed that a vacuum sewer system could potentially be a viable alternative.

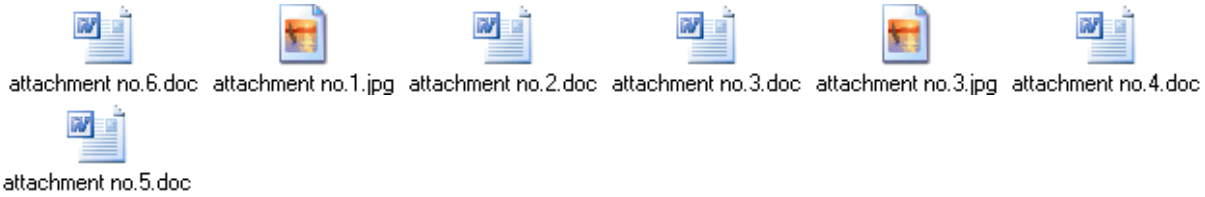
After further investigation of the project, AIRVAC learned of the EIR report being produced by Carollo Engineers Inc. and attempted to contact them to discuss vacuum sewer systems and to also provide them with the necessary tools to properly evaluate vacuum sewer systems (see attachment no.3). Other means of communication also yielded no further response and the draft EIR report soon followed. Upon reviewing the report AIRVAC felt as though vacuum was not properly represented in the findings of the report. Again attempts to contact those involved were fruitless. The draft EIR report then entered the review and comment stage where AIRVAC responded with comments to further express the validity of our systems in this application (see attachment no.4 & 6). After comments period was completed the project swiftly moved to the RFQ process.

The RFQ process presents issues for AIRVAC as we are product manufactures that produce products that are necessary working components of a vacuum sewer system. Vacuum systems are unique in nature which requires AIRVAC to take the process into account the entire project from conception to construction and help our potential customers with every aspect from design assistance, construction assistance as well as operations and maintenance assistance. AIRVAC has to offer a full spectrum of services to support our products. Although AIRVAC employs many engineers and construction field personnel, we are not the engineer of record nor are we the installation contractor. This often categorizes us as sub-contractors or product vendors which excludes us from participating in the RFQ process. AIRVAC responded to the RFQ process by communication both verbal and written with John Waddell of the public works department to ensure our ability to participate in the project as a viable

alternative (see attachment no.5). The project moved into the respondents stage and began the process of short-listing the teams that submitted RFQ documentation.

The process for AIRVAC at that point becomes a sales function, contact has been made with one of the short-listed teams but the others have been non-responsive. It has always been the intention of AIRVAC to participate in the project at any level from providing sewer service for the entire service area to serving a portion. AIRVAC remains interested in helping the community of Los Osos with providing an ecological as well as economical solution to your wastewater collection needs. Please feel free to contact me at anytime with any questions and if there is an opportunity for AIRVAC to come and present our technology we would very much welcome that opportunity, thank you and hope to hear from you soon.

Dean Ouellette
Land Development Manager
AIRVAC, Inc.
200 Tower Dr. Suite A
Oldsmar Fla., 34677
Office : 813-855-6297
Mobile : 321-356-4280
deano@airvac.com
www.airvac.com



"Bill Cagle"
<bcagle@orenco.com>
05/28/2009 10:00 AM

To <planningcommission@co.slo.ca.us>
cc
bcc
Subject 7 points rebuttal

Honorable Planning Commissioners:

Attached are Orenco's comments regarding the presentation given by staff during the April 30th Planning Commission meeting.

Please don't hesitate to call me 800.718.4046 or Mike Saunders 866.914.9454 if you have any questions. Thanks

Respectfully,

Bill Cagle
National Accounts
Orenco Systems Inc.
www.orenco.com
bcagle@orenco.com
(P) 800.718.4046 direct
(F) 541.459.2884

LOWWP_CS-Interview-final_with_speaker_tag (3).pdf 7 Points to Eliminate STEP.pdf

"Bill Cagle" <bcagle@orenco.com>
05/28/2009 10:00 AM

To <planningcommission@co.slo.ca.us>
cc
bcc
Subject 7 points rebuttal

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Respectfully,

Bill Cagle
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LOWWP_CS-Interview-final_with_speaker_tag (3).pdf


7 Points to Eliminate STEP.pdf

County of San Luis Obispo
Los Osos Wastewater Project
Collection System

March 18, 2009

Introduction (1 min – SS)

- Stan Simmons – W.M. Lyles (Construction)
- Rick Amigh – W.M. Lyles (Construction)
- Tom Yeager – Kennedy/Jenks (STEP System)
- Jack Detweiler – Kennedy/Jenks (STEP System)
- Mike Saunders – Orenco Systems (STEP System)
- Mike Cannon– Cannon (Civil / On Site)

Introduction (SS)

“Our unique open book approach integrates all stakeholders to produce proven, cost effective, and risk averse design-build projects”

Stakeholders (1 min – SS)

- Community of Los Osos
- San Luis Obispo County
- W.M. Lyles Co. – Contractor
- Kennedy/Jenks – Engineer
- Orenco Systems – STEP System Manufacturer

Project Objectives (2 mins – SS)

County project goals:

- Compliance with WDR
- Alleviate groundwater contamination
- Minimize potential environmental impacts
- Deliver a best value project
- Regulatory compliance
- Water resources

Meeting project objectives:

- Expert at developing comprehensive integrated solutions
- Involvement in project prior to SOQ (2006)
- Forefront of promoting the design-build delivery method

Project Objectives (SS)

“The combination of a STEP / STEG and gravity sewer collection system will cost 20% less than a complete gravity sewer collection system”

Open Book Philosophy (5 mins – SS/RA)

“The unique W.M. Lyles Co. open book philosophy defines value engineering practiced in a transparent format”

Open Book Philosophy (SS)

…design build at proposal

Fixed	Variable
▪ Design criteria ▪ 4,800 services ▪ 1.2 MGD	▪ Location of plant ▪ Routing of collection piping ▪ STEP / STEG ▪ Gravity sewer

Design process by stakeholders

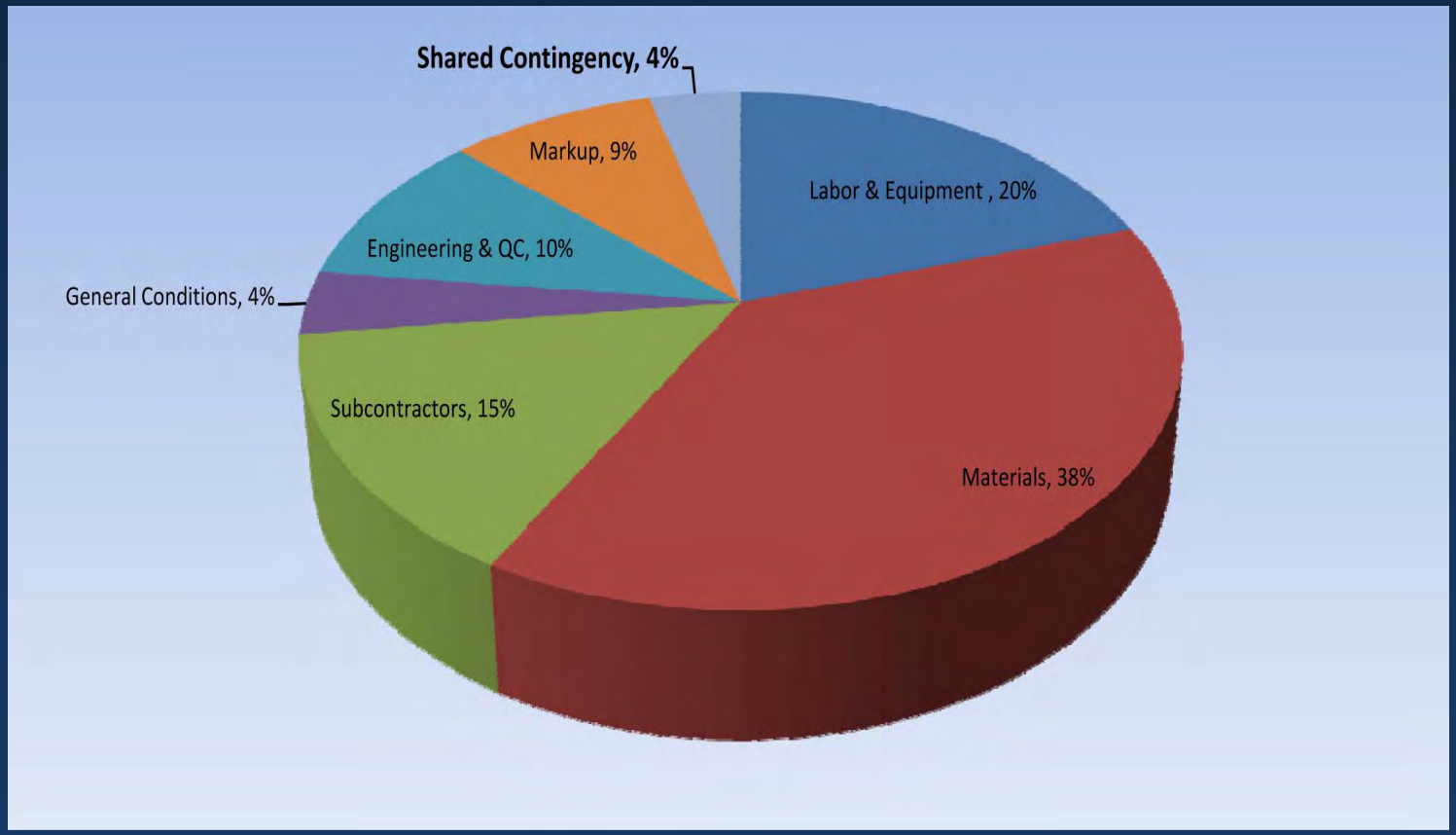
Open Book Philosophy (SS)

…design build at completion of design

Fixed	Variable
▪ Design criteria ▪ 4,800 services ▪ 1.2 MGD ▪ Location of plant ▪ Routing of collection piping ▪ STEP / STEG ▪ Gravity sewer	

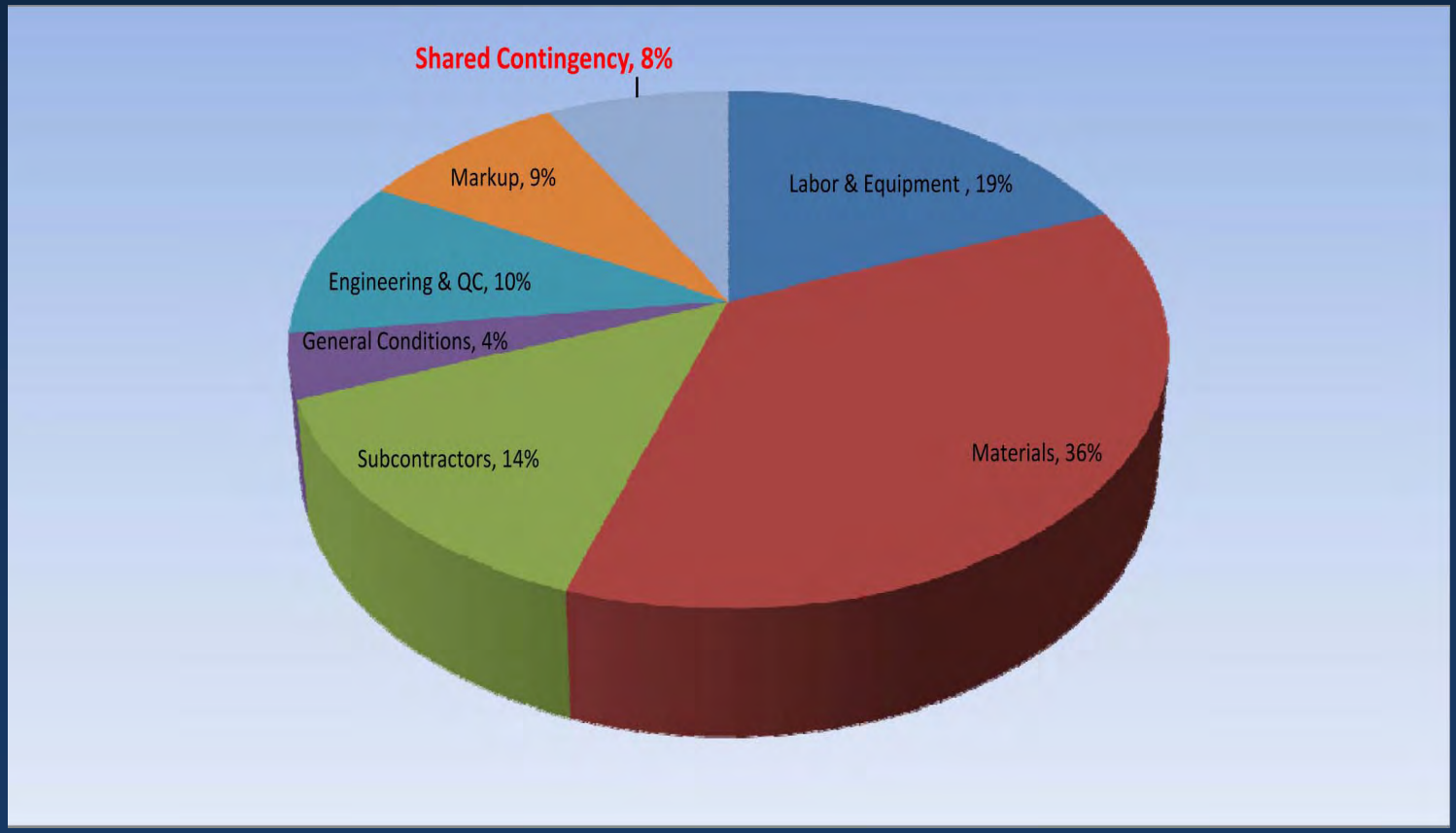
Open Book Philosophy (SS)

…collection system GMP at proposal



Open Book Philosophy (SS)

…collection system GMP at completion of design



Open Book Philosophy (RA)

Open Book pricing process:

- Stakeholders participate in design / pricing workshops every two weeks
- Stakeholders collaborate on all significant design / selection decisions
- Stakeholders collaborate on the assignment of contingency

Open Book Philosophy (RA)

Open Book pricing process:

- Stakeholders conduct review of detailed estimate spreadsheet
  - Labor and equipment
  - General conditions
  - Taxed materials and equipment
  - Un-taxed materials
  - Take-off materials for supplier distribution
  - Subcontractors / professional services
  - Company overhead
  - Profit
- All “variables” are highlighted in yellow until they become “fixed”

Technical Approach (16 mins – TEY,JD,MC,MS)

An experienced integrated Design-Build Team that will provide ongoing value engineering with the County as the design evolves by balancing:

- Engineering
- Environmental
- Long-term operations
- Constructability
- Cost

Design Approach (4 mins – TEY)

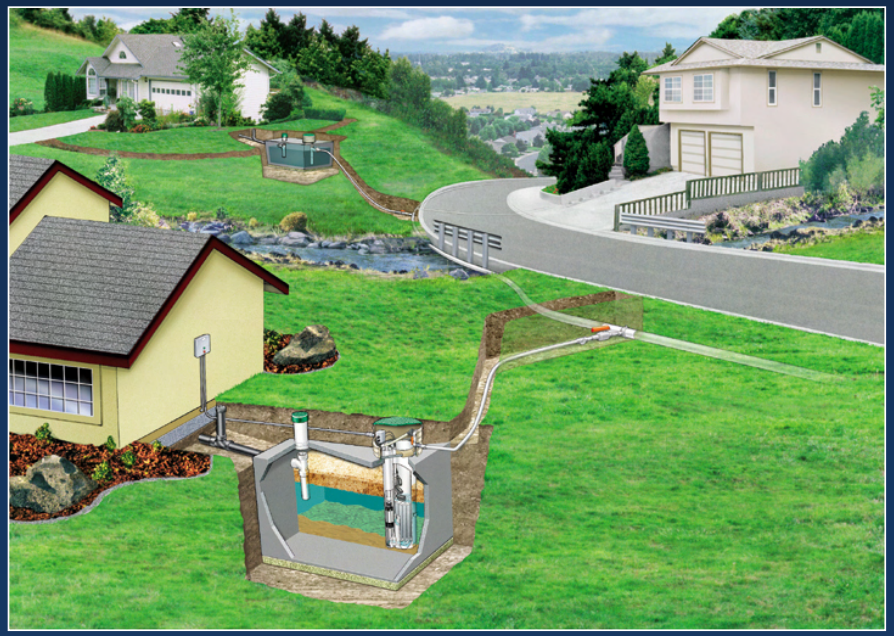
- Single point management oversight
- Establish design teams
  - One transmission / reclaimed water lines team
  - Two collection systems teams
  - One on-lot design team
- Support team
  - Environmental
  - Geotechnical
  - Surveying
  - Constructability / cost / schedule
  - Local permitting

Transmission / Reclaimed Water Lines (TEY)

- Relatively straight forward
- Develop base map
  - Add R-O-W and utilities
- With contractor, identify preferred locations prior to start of design
  - Environmental
  - Geotechnical
  - Encroachment permit
  - Cost
- Develop final alignment with County, contractor, and design team

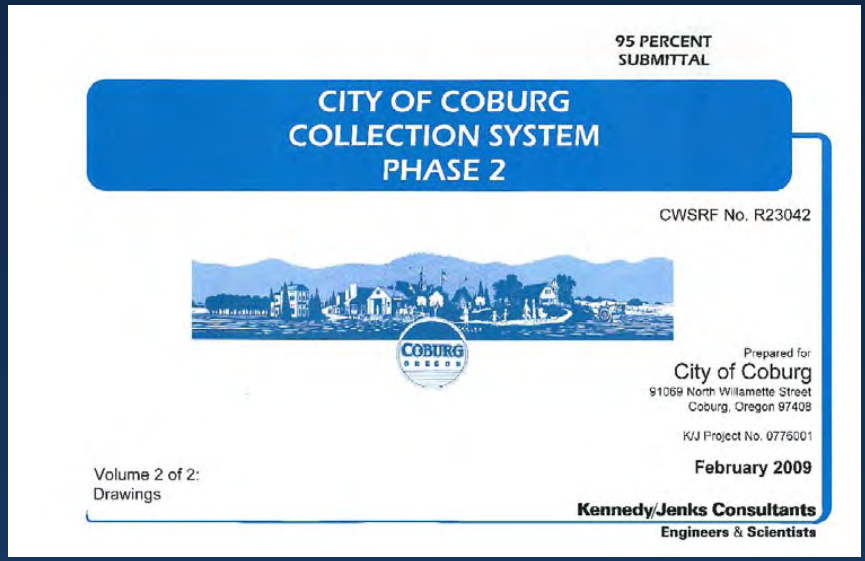
STEP/STEG Collection System (4 mins – JD)

- Pressurized collection system
  - Large, central pump stations not required
- On-lot improvements
  - STEP Tanks
  - STEG Tanks



Coburg, OR (JD)

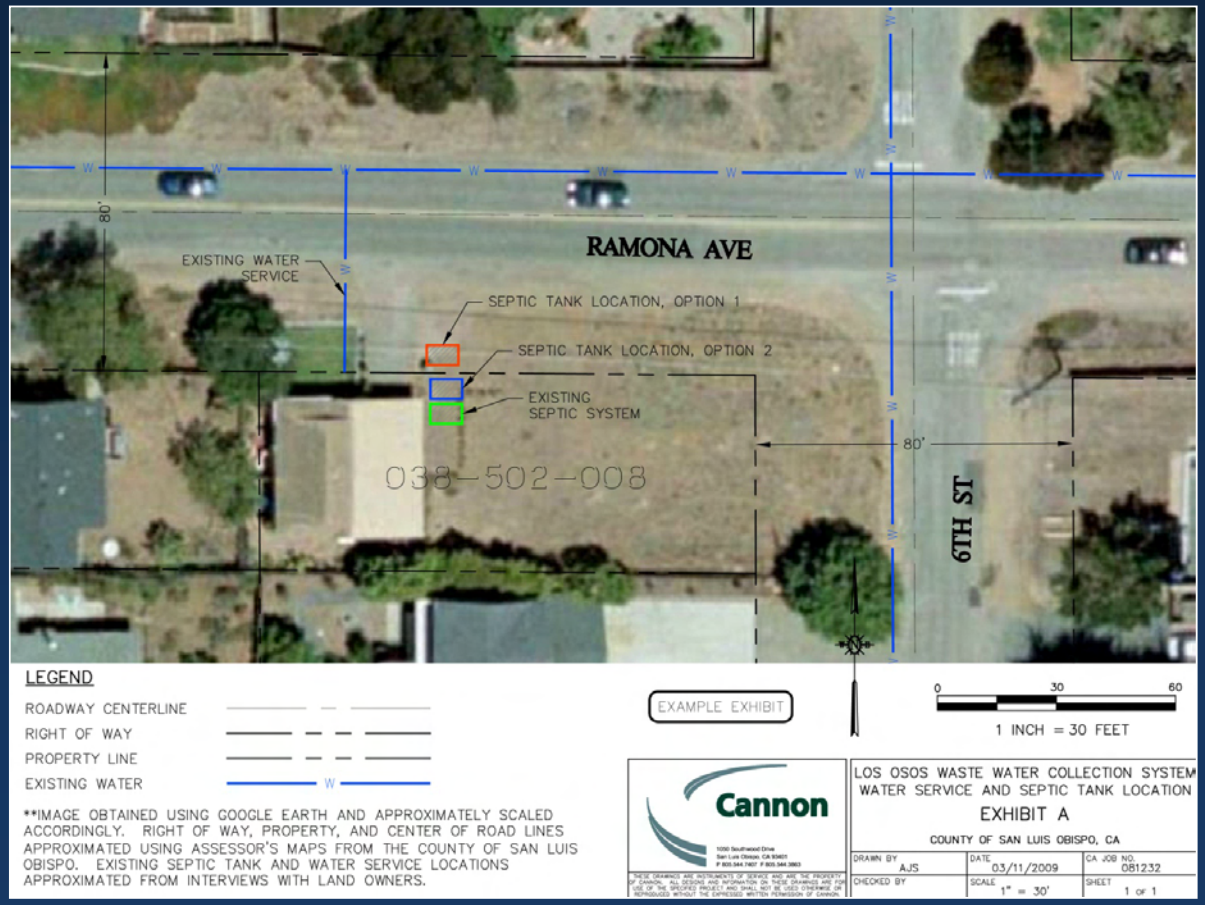
- STEP collection
  - 400 connections
  - Interviewed system operators
  - Worked closely with Orenco Systems
- MBR treatment (0.5 MGD)
  - Sampled exiting STEP systems to identify influent to WWTP



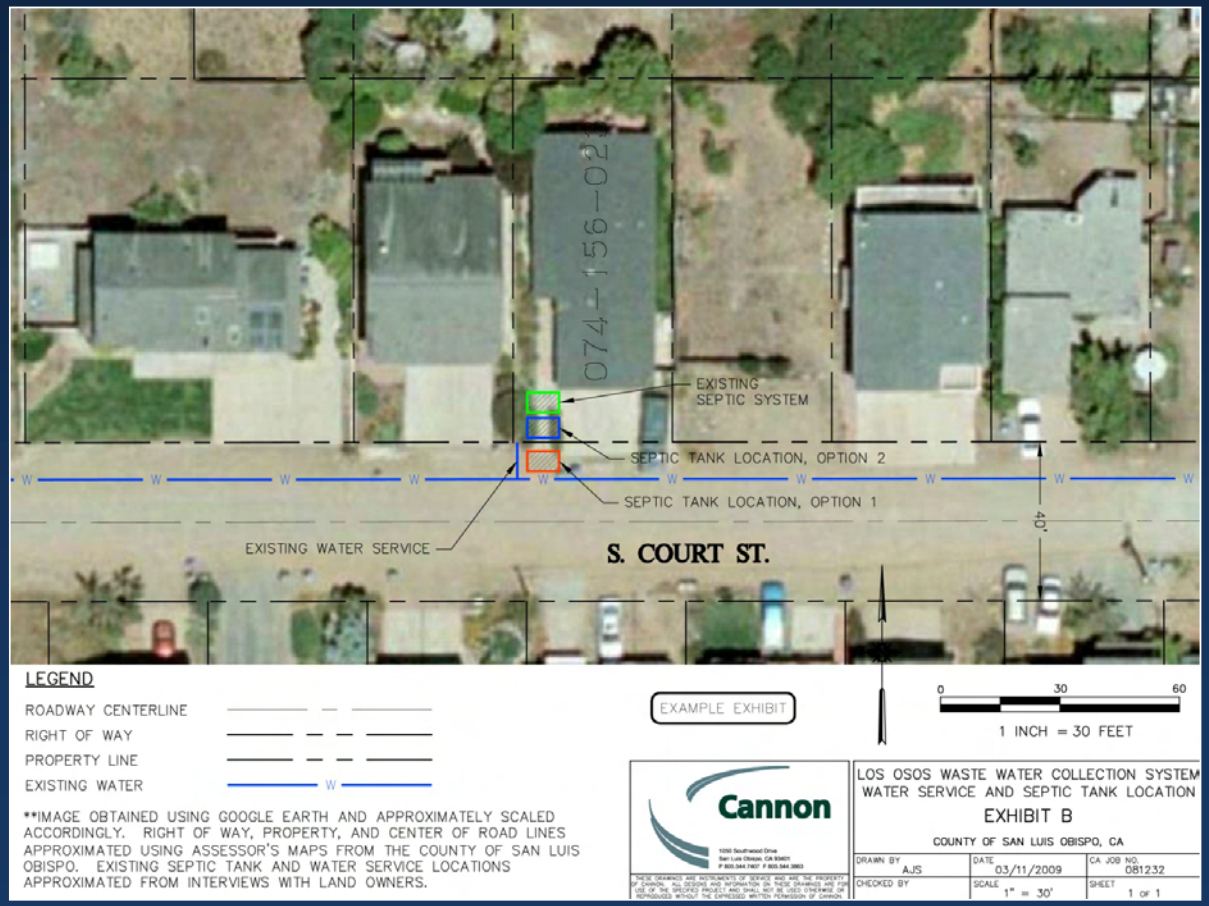
On-Lot Facilities/Public Relations (4 mins – MC)

- Data collection
  - Inventory – SFR, MFR, non-residential
  - Locate existing septic tanks
  - Locate individual water service lines
  - Photograph existing conditions
  - Manage data through a web-based database
- Design
  - Develop design criteria
  - Evaluate environmental, geotechnical, long-term O&M, constructability, cost constraints

Example 80-foot R-O-W (MC)

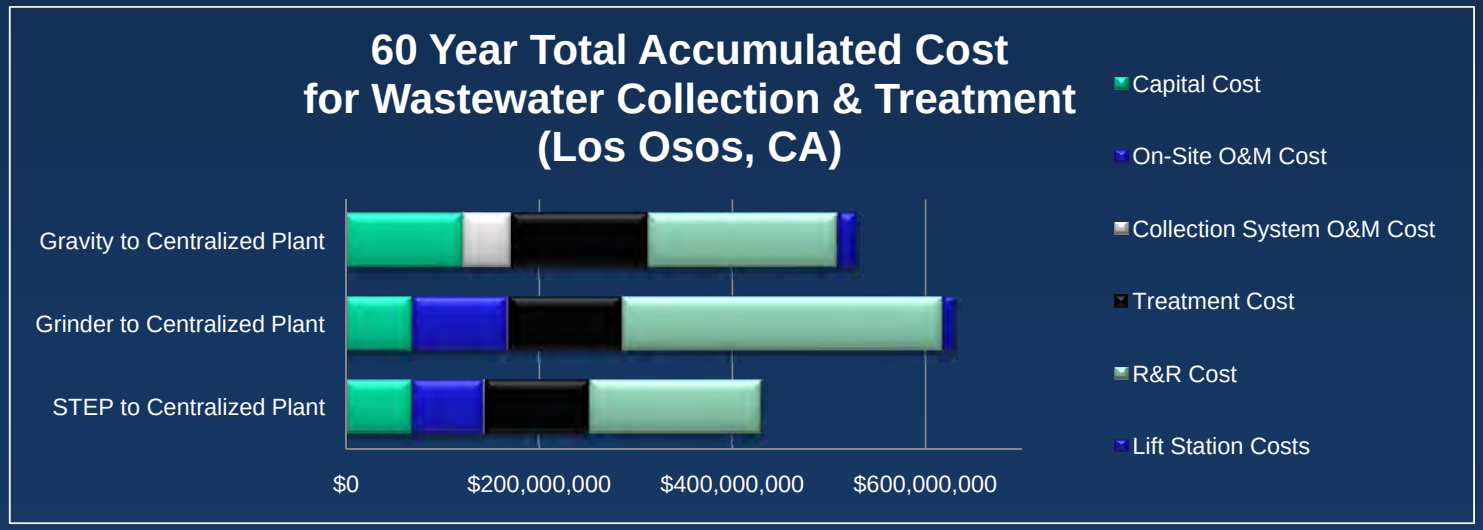


Example 40-foot R-O-W (MC)



STEP/STEG Collection System (4 mins – MS)

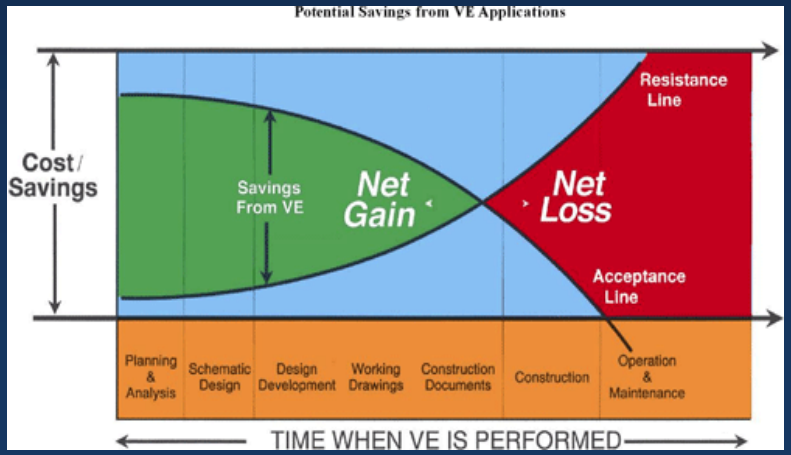
- Lower initial capital cost
- Best value - long term cost
  - Lower R&R
  - Ongoing savings in treatment costs
  - No lift stations



Operational Perspective (MS)

Orenco Systems can contribute immediately in identifying opportunities for Value Engineering (VE):

- Experts in STEP wastewater collection
- 28 years of real world experience
- Invests heavily in R&D
- Details of design
- Extensive O&M experience



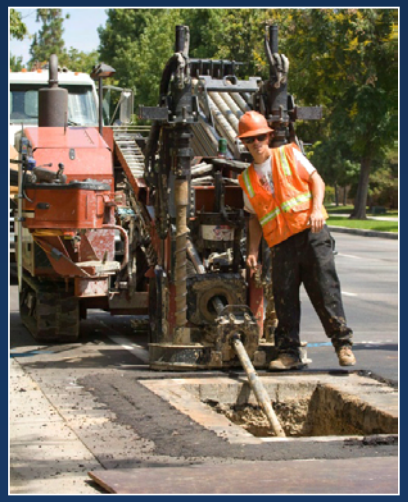
Construction Approach (4 mins – RA)

STEP / STEG HDD construction advantages over gravity sewers:

- STEP / STEG pressure pipelines allow HDD installation
- Sealed system = no infiltration, exfiltration or inflows
- Pipeline profile flexibility = reduced conflicts with existing substructures
- Branch (multiple) service installations
- No intermediate lift stations required

Construction Approach (RA)

- Lower cost of installation
- Faster installation
- Reduced excavation volumes and spoils
- No significant dewatering operations or discharge
- Less impact to neighborhood traffic patterns
- Less street, sidewalk, landscape repairs
- Reduced environmental impacts = Sierra Club, Surfrider Foundation, etc. endorsements
- Reduced cultural resource impacts = Chumash Tribe endorsement



Conclusion (1 minutes – SS)

- Meet County's objectives
- Deliver the lowest guaranteed maximum price (GMP)
- Open book philosophy / transparency
- Experience / integration of stakeholders
- Value engineering

Questions & Answers

May 27, 2009

Orenco Systems®
Incorporated

814 AIRWAY AVENUE
SUTHERLIN, OREGON
97479

TOLL FREE:
(800) 348-9843

TELEPHONE:
(541) 459-4449

FACSIMILE:
(541)459-2884

WEB SITE:
www.orenco.com

Department of Planning and Building
Attn: Ms. Sarah Christie
Chairperson SLO Planning Commission
976 Osos Street, Room 300
San Luis Obispo, CA. 93408

Subject: **7 reasons why STEP was eliminated**

Honorable Planning Commissioners:

Please accept this letter as a rebuttal to the 7 reasons that are being presented to you as to why STEP is not being considered by staff.

Please take into consideration the following rebuttals are given within the context of the criteria set forth in the Collection System Request for Qualifications. This is the criteria by which all teams are evaluated and ranked. This context is critically important because the result is that most of staffs 7 reasons fall outside of the RFQ evaluation and ranking criteria:

Reason #1: STEP would require additional funds and schedule delays –

a. This reason implies that a gravity sewer hybrid would cause no additional funds or schedule delays.
b. During our interview the WM Lyles team proposed a gravity sewer hybrid. Following is the slide that was presented and explained during our interview.