

**FIRST AMENDMENT TO THE LEASE BETWEEN  
THE COUNTY OF SAN LUIS OBISPO AND  
CENTRAL COAST SENIORS, INC.**

This **FIRST AMENDMENT** is entered into between the County of San Luis Obispo, hereinafter referred to as "County", and the Central Coast Seniors, Inc., a California Corporation, hereinafter referred to as "Lessee", to that Lease dated September 22, 1987 by and between County and the Oceano Improvement Association, Inc., a California Corporation, hereinafter referred to as "Assignor."

**WHEREAS**, the County and Assignor entered into a Lease dated September 22, 1987 for purposes of constructing a senior citizens building at 1580 Railroad Street in the community of Oceano, hereinafter referred to as "Premises"; and

**WHEREAS**, said original Lease was assigned from Assignor to Lessee and approved by the County Board of Supervisors on November 24, 1992; and

**WHEREAS**, the Term of the Lease is for a period of twenty five (25) years, which commenced February 1, 1990 and is due to expire on January 31, 2015; and

**WHEREAS**, Lessee desires to extend said lease for a period of five (5) years to January 31, 2020, with the option to extend the Lease for an additional five (5) years; and

**WHEREAS**, Lessor is in agreement with the above terms.

**NOW, THEREFORE**, in consideration of the mutual covenants, conditions, promises and agreements herein set forth, the parties hereto mutually agree that the aforementioned Lease between the County and Lessee, is hereby amended as follows:

1. Paragraph 4. TERM is deleted in its entirety and replaced with the following:

"4. TERM:

(a) The Term of this Lease shall be for a period of thirty (30) years, commencing February 1, 1990 and terminating January 31, 2020.

(b) Lessee shall be provided the option to extend the Lease Term for a period of five (5) additional years, commencing February 1, 2020 and terminating January 31, 2025. Lessee shall provide to County, within Ninety (90) days prior to expiration of the current Term via Certified mail, advance written notice of Lessee's intent to exercise its Option to Extend the Term of the Lease."

2. Paragraph 8. INSURANCE is deleted in its entirety and replaced with the following:

"8. INSURANCE: Lessee shall obtain and maintain insurance for the entire Term of the Lease and Lessee shall have no access to the property under this Lease until after it has obtained insurance complying with the provisions of this paragraph, delivered a certified copy of each insurance policy to the County, and obtained County approval of all such policies. Said policies shall be issued by companies

authorized to do business in the State of California, or otherwise approved by the County Risk Manager. Lessee shall maintain said insurance in force at all times. The following coverage with the following features shall be provided:

- (a) **Comprehensive Liability Insurance:** Lessee shall maintain in full force and effect for the period covered by this Lease, comprehensive liability insurance. This insurance shall include, but shall not be limited to, comprehensive general and automobile liability insurance providing protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from any act or occurrence arising out of Lessee's operations in the performance of this Lease, including, without limitation, acts involving vehicles. The policy shall provide not less than single limit coverage applying to bodily and personal injury, including death resulting therefrom, and property damage in the total amount of Two Million Dollars (\$2,000,000). The following endorsements must be attached to the policy:
  - (1) If the insurance policy covers on an "accident" basis, it must be changed to "occurrence".
  - (2) The policy must cover personal injury as well as bodily injury.
  - (3) Blanket contractual liability must be afforded and the policy must contain a cross liability or severability of interest endorsement.
- (b) **Workers' Compensation Insurance:** In accordance with the provisions of sections 3700 of the California Labor Code, et seq., if Lessee has any employees, Lessee is required to be insured against liability for workers' compensation or to undertake self-insurance for the entire term of this Lease.
- (c) **Additional Insureds to be Covered:** The professional liability and comprehensive liability policies shall name the "County of San Luis Obispo, its officers and employees" as additional insureds. The policy shall provide that the Lessee's insurance will operate as primary insurance and that no other insurance maintained by the County, or additional insureds will be called upon to contribute to a loss hereunder.
- (d) **Certification of Coverage:** At Lease Commencement, Lessee shall furnish County with the following for each insurance policy required to be maintained by this Lease:
  - (1) A copy of the Certificate of Insurance shall be provided. The certificate of insurance must include a certification that the policy will not be canceled or reduced in coverage or changed in any other material aspect without thirty (30) days prior written notice to the County.

- (2) A copy of the Lessee's Workers' Compensation policy need not be provided, but a copy of proof of coverage does need to be provided.
- (3) Upon further written request, the Lessee shall provide a copy of the entire insurance policy and not just the "face sheet" or proof of coverage.
- (4) Approval of Insurance by County shall not relieve or decrease the extent to which the Lessee may be held responsible for payment of damages resulting from Tenant's services or operations pursuant to this Lease. Further, County's act of acceptance of an insurance policy does not waive or relieve Lessee's obligations to provide the insurance coverage required by the specific written provisions of this Lease.

(e). Effect of Failure or Refusal: If Lessee fails or refuses to procure or maintain the insurance required by this Lease, or fails or refuses to furnish County with the certifications required by subparagraph (D) above, County shall have the right, at its option, to forthwith terminate the Lease for cause.

Lessee shall not do, bring, or keep anything in or about the Premises that will cause a cancellation of any insurance covering the Premises, as set forth above."

3. Paragraph 9. INDEMNIFICATION is deleted in its entirety and replaced with the following:

"9. INDEMNIFICATION: To the fullest extent permitted by law, Lessee shall indemnify, defend, and hold harmless the County and its officers, agents, employees, and volunteers from and against all claims, demands, damages, liabilities, loss, costs, and expense (including attorney's fees and costs of litigation) of every nature arising out of or in connection with Lessee's performance or attempted performance of any obligation or duty provided for or relating to this Lease and/or the Premises, except such loss or damage which was caused by sole negligence or willful misconduct of the County.

It is the intent of the parties to provide the County the fullest indemnification, defense, and hold harmless rights allowed under the law. If any word(s) contained herein are deemed by a court to be in contravention of applicable law, said word(s) shall be severed from this contract and the remaining language shall be given full force and effect."

4. Paragraph 10. MAINTENANCE OF PREMISES of the Lease is amended to add the following third paragraph:

"Lessee shall adhere to the requirements of the permit issued to the County by the Regional Water Quality Control Board (RWQCB) that governs stormwater and non-

stormwater discharges. Activities performed on the Premises shall conform to the permit, and Lessee shall adhere to Best Management Practices (BMPs) per the Stormwater Facility Site Inspection Report attached as Exhibit "A" and/or future BMPs required by the RWQCB. Lessee shall allow the County to inspect the Premises to verify compliance with BMPs and will cooperate with County to fulfill the reporting requirements of the RWQCB."

- 5. Paragraph 12. LAWS of the Lease is amended to add the following second paragraph:

"Lessee shall comply with any County smoking ordinance, including that which may apply to County-owned land, and may request written approval of a designated smoking area by the County Public Health Director, if permitted by law."

All other provisions of said Lease shall continue in full force and effect.

**/////////////////////////////////NOTHING FURTHER PAST THIS POINT EXCEPT SIGNATURES////////////////////////////////**

IN WITNESS WHEREOF, the parties hereto have executed this First Lease Amendment this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY OF SAN LUIS OBISPO

LESSEE: CENTRAL COAST SENIORS, INC., A California Corporation

By: \_\_\_\_\_  
Chairperson of the Board of Supervisors

By: Gail Alane Cheda  
Gail Alane Cheda, President

Date: 8-19-14

APPROVED BY THE BOARD OF SUPERVISORS

This \_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL  
County Counsel

By: Shanna Matyn  
Deputy County Counsel

Date: 8/15/14



## San Luis Obispo County General Services Agency Stormwater Facility Site Inspection Report

General Information		
<b>Facility Name:</b> Oceano Senior Citizens Center		<b>Facility Location or Description:</b> 1580 Railroad Street, Oceano
<b>County Facility Code &amp; APN:</b> PP47                                      061-046-053		<b>Date of Inspection:</b> March 14, 2014
<b>Inspector's Name(s), Title(s) &amp; Phone:</b> Manuel Acosta – Intern, 805.781.5210		<b>Type of Inspection:</b> <input checked="" type="checkbox"/> Regular Maintenance <input type="checkbox"/> Pre-storm event  <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event
<b>Total Site Area:</b> 25,600 square feet (approx.)	<b>Total Building Area:</b> 2,400 square feet approximately	<b>Total Parking Area:</b> Approx. 20,000 square feet, 45 parking stalls
<b>Proximity to Receiving Water: Does the facility discharge directly or adjacent to a 303(d) water body or environmentally sensitive area?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Weather Information		
<b>Weather at time of this inspection?</b> <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds  <input type="checkbox"/> Other:    Temperature: 46 Degrees		
Site Stormwater Management Information		
<b>Is there a chronic history of spills and leaks?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <b>If yes, describe:</b>	<b>Is there evidence of leaks and drips from equipment and machinery?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>If yes, describe:</b>	
<b>Have any discharges occurred since the last inspection?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <b>If yes, describe:</b>	<b>Is there a spill prevention and response team?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>If yes, describe:</b> County Maintenance provides mobile response to County Facilities as required	
<b>Are there any discharges at the time of inspection, including non-stormwater related outfall?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <b>If yes, describe:</b>	<b>Are appropriate spill containment and cleanup materials kept on site and in convenient locations?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>If yes, describe:</b> (Community Bldg. Staff would rely on General Services Agency to respond)	
<b>Are cleanup procedures for spills followed regularly and correctly?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>If yes, describe:</b>	<b>Are personnel regularly trained in the used of spill control materials?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>If yes, describe:</b>	

EXHIBIT "A"

	Site Construction Project Activity	Applicable Activity:	Maint. Required:	Effectiveness of BMP Measures, Corrective Action Needed and Notes:
1	Are all slopes, graded and disturbed areas being worked on properly stabilized?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
2	Are natural resource areas (streams, wetlands, mature trees, etc.) protected with barriers, filtration or other BMP's?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
4	Are storm drain inlets properly protected and are discharge points and receiving waters free of any sediment deposits?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
5	Is the construction exit preventing sediment from being tracked into the street?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
6	Are washout facilities (paint, stucco, concrete) available, clearly marked and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
7	Is trash/litter from work areas collected and placed in covered dumpsters?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
8	Are materials that are potential stormwater contaminants stored inside or under cover?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
9	Are non-stormwater discharges (wash water, dewatering) properly controlled?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5

	Material Stored Onsite:	Typical Quantity/Frequency: (ex. – gal/day, lbs/wk)	Is Stored Material Likely to Generate Pollutants?	Corrective Action Needed and Notes:
1			<input type="checkbox"/> Yes <input type="checkbox"/> No	
2			<input type="checkbox"/> Yes <input type="checkbox"/> No	
3			<input type="checkbox"/> Yes <input type="checkbox"/> No	
4			<input type="checkbox"/> Yes <input type="checkbox"/> No	
5			<input type="checkbox"/> Yes <input type="checkbox"/> No	
6			<input type="checkbox"/> Yes <input type="checkbox"/> No	
7			<input type="checkbox"/> Yes <input type="checkbox"/> No	
8			<input type="checkbox"/> Yes <input type="checkbox"/> No	



For Effectiveness of **Best Management Practices (BMP's)** listed, 1 = No BMP's used and stormwater pollution likely, 2 = Some BMP's used but not effective, 3 = Some BMP's used and moderately effective, 4 = Source control BMP's used and very effective/structural BMP's needed, or 5 All necessary BMP's used and very effective.

	<b>Site Activity and BMP*</b> (*note: for each typical BMP see SC-11 for Spill Prevention, Control and Cleanup Procedures)	<b>Applicable Activity:</b>	<b>Maint. Required:</b>	<b>Effectiveness of BMP Measures, Corrective Action Needed and Notes:</b>
A	<b>Vehicle and Equipment Fueling: (Ref. SC-20)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, shutoff valves installed, staff training in fueling + cleanup procedures, spill control absorbent materials ready, drains labeled for oil/water separator, sewer, and stormdrain, fuel area cover or overhanging roof?</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
B	<b>Vehicle and Equipment Washing/Steam Cleaning: (Ref. SC-21)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, vehicles cleaned at commercial cleaning facility off-site, washing area clearly marked, signage posted that discharges to stormdrain prohibited, trash containers provided, map of storm drain to prevent discharge of wash water?</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
C	<b>Vehicle and Equipment Maintenance and Repair: (Ref. SC-22)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, idle equipment stored under cover, drip pans used for leaking vehicles/equipment, maintenance areas designed to prevent stormwater pollution, signs painted on stormdrain inlets to prohibit liquid or solid wastes, covered or roofed work area, spill control materials available?</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
D	<b>Outdoor Loading or Unloading of Materials: (Ref. SC-30)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, materials stored inside when feasible, training of staff in transfer of materials + spill management, spill control materials available, dry sweeping of area, storage containers have lids and are in good condition?</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
E	<b>Outdoor Container Storage of Liquids: (Ref. SC-31)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, liquids stored inside when feasible, training of staff in transfer of liquids + spill management, spill control materials available, storage containers have lids and are in good condition, secondary containment berm or curb?</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5

	<b>Site Activity and BMP*</b> (*note: for each typical BMP see SC-11 for Spill Prevention, Control and Cleanup Procedures)	<b>Applicable Activity:</b>	<b>Maint. Required:</b>	<b>Effectiveness of BMP Measures, Corrective Action Needed and Notes:</b>
F	<b>Outdoor Process Equipment Operations and Maintenance: (Ref. SC-32)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, training staff in spill management, spill control materials available, secondary containment berm or curb, cover or overhead roof, trash containers provided, labeling of stormdrain?</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
G	<b>Outdoor Storage of Raw Materials: (Ref. SC-33)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, materials stored inside when feasible, outside stockpile areas covered, roofed over or enclosed, storage containers in good condition with lids, drums in secure storage area?</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
H	<b>Waste Handling and Disposal: (Ref. SC-34)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, trash collected and placed in covered dumpsters, storage containers in good condition, recycling containers utilized, areas dry swept regularly, no hazardous waste materials stored, secondary containment methods, staff trained in spill prevention?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 Waste and recycling container in good condition and with lids. Waste container is in an enclosure and recycle container is exposed to elements. Enclosure of waste container requires dry sweep to remove sediment and other debris.
I	<b>Building and Grounds Maintenance: (Ref. SC-41)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, drop cloths used for maintenance, any washing done with stormdrain filtration, spill control training and materials available, utilize non-toxic chemicals for maintenance, recyclable cleaning materials, regular dry sweeping?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 Facility site in need of regular sweeping, vegetation and litter removal and maintenance. BBQ Pit covered in rust and could use maintenance and refinishing. Some landscape areas along the perimeter of the site could use edging others are edged with CMU. Soil is soft and sandy which allows easy water percolation. More vegetation around site would prevent this good soil from eroding.
J	<b>Parking/Storage Area Maintenance: (Ref. SC-43)</b> <ul style="list-style-type: none"> <li>Are areas free of spills/leaks/trash, site designed to include vegetated strips, swales or infiltration devices, rooftop drains prevent drainage directly onto paved surfaces, lot includes semi-permeable hardscape, trash receptacles provided, dry sweeping and regular parking lot sweeping?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 Parking lot appearance at approx. 50-60% of original or new life expectancy. There are some low spots in the lot with minor ponding. Dry sweep to remove sediment and other debris. One drain to be marked at far end of parking. Cleaning of mud around parking lot drain required for proper water flow into drain.

**Other Comments or Non-Compliance Issues:**

Area for information and comments or incidents of non-compliance not described above:

The Oceano Senior Citizen's Center retains stormwater onsite to its landscape and directs it to street gutters on Railroad Street. A retention basin adjacent to the parking lot area for groundwater recharge is in a dry condition with some vegetation. More planting and would help prevent soil erosion and is a good Low Impact Development (LID) BMP. Sandy soils allow effective drainage of water. The parking lot is at approximately 50-60% effectiveness. Some low areas with minor ponding should be addressed during next maintenance or overlay of parking lot. The sediment and debris on the site should be removed, especially around drain at parking lot. Drain is also to be tagged/marked 'Drains to Waterbody'. Drysweep of trash enclosure and BBQ pit areas is required. Edging needs to be installed between the planting areas and the sidewalk to prevent soil erosion. The waste and recycling containers are in good condition and have lids. The BBQ pit is rusting and needs to be refinished. Various wood, concrete and metal debris trash to be removed around perimeter going toward railroad tracks (back fence-line). A large old tire to be removed at far end of parking lot adjacent of drain. The three storage/outbuildings are in good condition. Reference attached photos of facility.



EXHIBIT "A"



EXHIBIT "A"





EXHIBIT "A"



EXHIBIT "A"

