



# Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6886

September 9, 2015

Luis Andrade  
1915 Paso Robles  
Oceano, CA. 93445

**SUBJECT: Intent to Serve Letter – Water and Wastewater Collection  
APN 062-087-001; OCSD PROJECT #6484 OWNER/PROJECT: Andrade/ DRC 2014-00136**

Dear Mr. Andrade:

The purpose of this letter is in response to your request for a will serve letter dated June 15, 2015 and to provide you with a confirmation that it is the intent of the Oceano Community Services District (OCSD) to serve you water and provide you wastewater collections services for the project described in this letter.

Please understand that prior to obtaining any building permit from the County of San Luis Obispo for the project, you must obtain a final will-serve letter from the District. In order to obtain a final will-serve letter, the conditions of this "intent to serve" letter must be fully satisfied, or otherwise waived or modified by the Board of Directors unless the General Manager is authorized to modify or waive. In addition, other agencies related to the OCSD, specifically the Five Cities Fire Authority (FCFA) and the South San Luis Obispo County Sanitation District (SSLOCSO) may also have conditions that you must satisfy and provide proof of doing so to the OCSD.

In the event that facts and circumstances associated with your application include errors or omissions, or for other reasons needed to ensure compliance with the OCSD ordinances, resolutions and/or rules and regulations, the OCSD reserves the right to modify the conditions prior to approval of the final will serve letter. In the event of non-compliance with the OCSD requirements, the OCSD reserves the right to take any and all actions necessary to ensure compliance and to also request that the County of San Luis Obispo take any and all actions to help ensure compliance, including but not limited to stop notices on construction activities.

Oceano Community Services District intends to serve the single family residence development proposed for 1915 Paso Robles subject to the following conditions:

1. Payment of \$ 7,852.76 is due to OCSD.
2. Approval by OCSD of the following items on the project's plans and specifications submitted to the County of San Luis Obispo:
  - a. Onsite water and sewer services and cleanouts.
  - b. Offsite improvements if applicable. If off-site improvements are required, you must provide engineered plans and submit them to the District for review and approval, which may also include requirements from the FCFA and street lighting. You will also be required to execute a reimbursement agreement to cover costs of the OCSD on a time and materials basis.
3. If any of the OCSD facilities are required to be modified because of required conditions of the



# FIRE DEPARTMENT

## MEMORANDUM

**To:** Oceano Community Services District  
**Copy:** Steve Babcock, Property Owner / Contractor  
**From:** Barton C. Pearson, Fire Captain / Fire Inspector  
**Phone:** (805) 574-3487  
**Date:** June 23, 2015  
**Subject:**  Building Plan Review     Sprinkler Plan Review  
                    Revision to Memorandum Dated:  
**Project Address:** 1915 Paso Robles  
**APN #** 062-087-001

**I have reviewed the plans for the above referenced project. The following fire and life safety conditions must be met prior to Fire Department approval of the project:**

1. Installation of a NFPA 13D Fire Protection System is required and shall be installed in accordance with current adopted building and fire codes. Plans shall be submitted to the Five Cities Fire Authority for review and approval prior to installation
2. Riser must have a water flow alarm with a dedicated electrical circuit and a lock on device installed, please see attached
3. Fire sprinkler riser must be installed inside the garage in a fire rated protective enclosure
4. Main control valve must only shut off domestic water service and not the fire water
5. A minimum 1" water service line and 1" water meter must be installed to each residence, calculated and approved by Fire Protection Engineer
6. **6.3.4** A warning sign, with a minimum ¼ in. letters, shall be affixed adjacent to the main shutoff valve and shall state the following:

**WARNING:** The water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems, and automatic shutoff valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. **DO NOT REMOVE THIS SIGN**

7. Smoke detectors and Carbon Monoxide Detectors must be installed in all sleeping areas and in corridors leading to the sleeping areas and be electrically interconnected with battery back-up
8. Address number shall be Arabic numerals or Alphabet Letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch in Residential / Commercial Zones
9. Five Cities Fire Authority must be contacted to do a final fire inspection upon completion.

***Note: All conditions must be noted on plans as written.***

If you have any questions regarding these conditions, please do not hesitate to contact my office.  
Thank you.