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Nancy Orton, AICP
Environmental Specialist
Dept. of Planning and Building
County Government Center
San Luis Obispo, CA 93408

March 2, 2004

Re: Los Osos Waste Water Treatment Project

Dear Nancy;

Thank you for meeting with our project team this morning. Our hope is to resolve any issues that may exist and to explain the design progression from the time that the Planning Commission approved the Project Plan to the Final Site Design. At the meeting this morning, we discussed the differences in the public use areas, primarily focusing on the dog park and the southwest corner of the project site. During the course of discussion, you requested a break-down of the areas and differences or changes that have been made during that time. The refinements and modifications to the site design since the County Planning Commission granted approval are listed in the following table.

Site Comparison

Site Feature:	Final Site Design	Development Permit Design
<i>Limited Access Areas:</i>		
Retention Basin	.27 acres	.29 acres
Sedimentation Basin	.47 acres	.38 acres
Harvest Well	.04 acres	.04 acres
Buildings	.53 acres	.50 acres
Paved Yard	1.02 acres	.93 acres
Security & Safety Zones	.66 acres	.4 acres
Sub-Total	2.99 acres	2.54 acres
<i>Public Access Areas:</i>		
Dog Park	.6 acres	.74 acres
Multi-Use Area	3.26 acres	3.09 acres
Trails & Paths	.96 acres	.96 acres
Landscaped Areas	3.29 acres	3.77 acres
Sub-Total:	8.11 acres	8.56 acres
Site Total:	11.10 acres	11.10 acres

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The dog park area has generated the most interest and there are two main elements that affected the final design configuration; the sedimentation basin size; and the location of the wave wall in respect to the buried aeration basin.

The statistics of the dog park is as follows:

CDP Hearing Plan – 1 Acre gross .74 acres net; Final Site Design - .6 acres net. The design refinement process for each element is described below.

#1- The Sedimentation Basin: based on data that we received from the County Engineering Department and the District Engineer, the area needed to handle the amount of off-site storm water increased from 16,553 sq. ft. to 20,473 sq. ft. The function of the sedimentation basin is geometrically dependant on the amount of water to be treated. The relationship of width, depth and length are crucial in the de-sedimentation process, if a particular dimension of the basin is modified, the corresponding dimensions must be adjusted accordingly. The potential for mud and other sediment or debris flowing out onto the multi-use area is increased substantially by changing the size and configuration of the sedimentation basin. As currently designed, the mud and sediment would be confined to the fenced sedimentation basin. The basin will be cleaned periodically and the natural landscaping will be allowed to regenerate. If the configuration of the basin is changed, the multi-use area could be impacted by storm events that could deposit mud and sediment on the surface. That material would then have to be removed before public access could be resumed. Removing the sediment material is accomplished by a backhoe that scrapes the material to a specific depth and then loads the material into a dump truck to be hauled to a suitable disposal site.

#2 - Buried Aeration Basin Structure: The final design of the aeration basin is directly dependant on the wave wall design and location. The wave walls provide the primary screening of the treatment facility and are a vital component of the overall site design. By placing the wave walls over or on top of the aeration basin, the structural elements of the basin would have to be enlarged and enhanced to accommodate the structural forces generated by the wave walls. The wave walls are from 6'-0" to 11'-0" above the finished grade of the dog park. The basin is 3'-0" below the finished grade, making the over-all height of the walls 9'-0" to 14'-0" tall. These walls, when acted on by wind, seismic or other forces, greatly increase the forces that are transferred into the underlying structure or earth. The design requirements of the aeration basin dictate that the basin resist these forces without moving and maintain it's water-tight integrity. It became very challenging and cost prohibitive to accomplish both functions. The concrete and steel needed would be doubled and in some cases triple, the normal, un-loaded condition. By moving the walls off the basin, the design team has been able to maintain the originally intended screening function of the walls without affecting the design parameters of the aeration basin. If the walls were not moved off of the basin, the height, and thus the screening function of the walls will be decreased to accommodate the dynamic forces that could reasonably be handled by the aeration basin structure. Moving the wave walls south approximately 15 feet allows all functions and uses to operate more efficiently without adding cost. The difference is approximately 1,800 square feet, and the impact to the dog park has been acceptable to SLO 4 Pups, the sponsoring group associated with the dog park.

The remaining areas of the site have been adjusted to accommodate the treatment process and to address off-site and on-site storm water issues and have not varied significantly from the intended use or size from the design presented at the Development Permit Hearing.

Please review the information and feel free to contact me if you have any questions or need further clarification.

Thank you,

A handwritten signature in black ink that reads "K. E. HARRIS". The letters are slanted and connected in a cursive style.

Project Architect
RRM Design Group

Cc: Gordon Hensley, Director, Los Osos CSD
Bruce Buell, General Manager, Los Osos CSD
Dave Moran, CMCA.
Steve Hyland, MHW