



DEPARTMENT OF PLANNING AND BUILDING

**TO:** Vince Morici, Administrative Analyst  
**FROM:** Chuck Stevenson, Division Manager, Long Range Planning  
**VIA:** Kami Griffin, Assistant Director, Department of Planning and Building  
**DATE:** June 31, 2009  
**SUBJECT:** Response to Grand Jury Report on Oceano Community Center - An Old Fable Revisited

**RECOMMENDATION**

It is recommended that this report serve as the Department of Planning and Building's response to the Grand Jury Report on *Oceano Community Center - An Old Fable Revisited*.

**DISCUSSION**

On June 24, 2009, the Grand Jury issued a report on *Oceano Community Center - An Old Fable Revisited*. This response addresses the findings and the recommendations pertaining to the Oceano Community Center.

The Department's complete response is included in the attached report. It is shown in italics following the specific applicable portions of the Grand Jury Report.

**OTHER AGENCY INVOLVEMENT/IMPACT**

Not Applicable

**FINANCIAL CONSIDERATIONS**

Costs for preparing this response are included in the current department budget.

**RESULTS**

This response will meet the legal requirements for responding to a Grand Jury report with findings and recommendations.

**ATTACHMENT 2**

**Response by the Department of Planning and Building to the  
Grand Jury Report of July 2009 on  
Oceano Community Center An Old Fable Revisited**

The San Luis Obispo County Department of Planning and Building has the following comments in respect to the **Grand Jury's Finding 5, and Recommendations 3 & 4** contained within the report titled: **Oceano Community Center - An Old Fable Revisited.**

**GRAND JURY FINDINGS**

5. The County is best positioned to monitor and insure continued operation of the Oceano Community Center for the "benefit of the local community."

*Response: The Planning and Building Department disagrees partially with the finding as follows:*

*The Oceano Community Center is located on land owned by the Oceano Community Services District (OCSD). That property is leased to the Lucia Mar Unified School District (Lucia Mar), who owns the building. The OCSD has local presence, and as the owner of the land, has an obligation to maintain "recreational purposes" on the subject property "in perpetuity" after acquisition and is in the best position to continuously monitor to ensure compliance.*

*However, the Planning and Building Department does have an interest in the continued use of the Oceano Community Center to benefit the local community. The department will **periodically** monitor and inspect the Oceano Community Center to protect its Community Development Block Grant (CDBG) investment and assure compliance with applicable federal law. The landowner, OCSD, and Lucia Mar, the owner of the building, have entered into a 30-year agreement with the County to operate and maintain the Oceano Community Center for the benefit of the community. The 30-year term is the standard term requirement with the award of large CDBG grant funds typically involving property acquisitions or new construction. The term is to ensure long-term benefit and recreational opportunities to the public, in this case, the low and moderate-income population, or children thereof, of Oceano. The contract expires in May 2036.*

**GRAND JURY RECOMMENDATIONS**

3. The Grand Jury recommends that the County give strong consideration to having a security interest in future projects of this type and size.

*Response: The recommendation has not yet been implemented, but will be in the future beginning with the next grant cycle.*

*The County consistently requires security for financial assistance provided for affordable housing developments. The County also requires proper security for public facilities. However in the past, these have taken various forms. Giving strong consideration to having a security interest for future public facility projects will be implemented in conjunction with the grant funding cycle, depending on the applications received by the County and the specific, case-by-case needs of those applications.*

4. The Grand Jury recommends that the Planning and Building Department be required to keep the County apprised of total estimated costs and associated risks involved in an entire project, not just the County's portion, both prior to, and during, that project.

*Response: The recommendation has not yet been implemented, but will be in the future at the beginning of the next grant funding cycle.*

*The department is basing this response on the assumption that this recommendation pertains to projects provided with federal grant funds administered by the Planning and Building Department.*

*The CDBG application form already requires the submittal of a project budget by applicants. In addition, the department is currently beginning to require detailed budgetary information from grant funding applicants. This will occur by modifying the CDBG application form to request additional budgetary information. The application will be modified to ask for additional budgetary information by the beginning of the grant funding cycle in September and October 2009. The need for the additional budgetary information will be determined on a case-by-case basis, depending on the type of grant applications received in the funding cycle. This will allow the department to provide the Board of Supervisors with the total estimated costs of the entire project as they are known at the beginning of the grant funding cycle.*

*In addition, Planning and Building Department will consider in its review criteria of future funding applications, the identification of committed alternative project funding sources for large public facility projects by non-profit organizations.*