



CAMBRIA COMMUNITY HEALTHCARE DISTRICT

SEPTEMBER 15, 2022

FACILITY PROJECT AD-HOC COMMITTEE BOARD MEETING MINUTES

A) OPENING:

- 1) The meeting was called to order at 2:05 PM.
- 2) The pledge of allegiance was not done.
- 3) Board of Directors member Laurie Mileur was present, along with Committee member Don Sather. Board of Directors member Iggy Fedoroff and Committee member Gary Moyer were present via Zoom. Also present were Director of Operations/Administrator Tim Benes, Director of Finance Linda Hendy and Office Manager Simone Rathbun.

B) AGENDA

Facility project

- 1) A review of the September 7, 2022 San Luis Obispo County pre-planning meeting was given. Don stated he was very disappointed with the County meeting. He had given them questions two weeks prior to the meeting however they apparently had just received the questions that morning. They did not seem too interested or enthused in our questions however we did receive word on two important things that we have to deal with. We have a 15-foot set back from the property line, so we may need to do more dirt work than was originally intended. They promised to send a recap of the meeting but to date none has been received. They want to keep it on a residential scale with residential esthetics and a local advisory council will critique the design. Gary added that the engineering department was more responsive and there will be some questions regarding alignment of sidewalks with 6 to 12 feet more paving needed on Main St.
- 2) Code issues Don & Gary - Gary stated the parking lot is currently the same level as Main Street however new parking lot will be raised approximately 6 inches higher than Main St. Tim asked if dirt from hillside could be used for fill, and Don advised that it could not, due to foundation requirements. Moving the retaining wall out was discussed, as was exiting from the administrative offices into ambulance bay. On the blueprint, the building will be pushed to the north and west due to its closeness to the fueling area. The parking lot to the left of building will be moved down approximately three feet to keep the trash enclosure and the corner parking space out of the hillside. Gary's plan is viable even with a 15-foot setback. Northeast corner pushing towards hillside needs to be addressed; it should be at the 75-grade line on Gary's map when all is said and done.

Prescriptive plan vs. performance plan discussed. Performance plan shifts risk from the owner to the design/build team, whereas a prescriptive design/build is a collaborative effort between owner and builder. Gary would like to have a code specialist look at the plan, and Don adds that he thinks the design/build team should handle that. Director Fedoroff suggested that it might be a good idea to spend \$1,000 to \$2,000 and hire a civil engineer and a code specialist for reassurance.

Don and Tim will begin discussions with PG&E about setbacks and protections, etc. The Representative for our area will be contacted.

The continuation of leadership was discussed for continuity of the project. We will need to onboard an owner's agent; Gary will contact the design/build institute for recommendations. Don will contact the Santa Barbara Fire Department as they just completed a design/build project.

Tim will check to see if we still have an open agreement with North Coast Engineering. Don requested that Gary pin elevations to site plan.

C) ADJOURNMENT

The meeting was adjourned at 3:31 PM.