

NIPOMO COMMUNITY SERVICES DISTRICT

Adjourned Meeting - January 24, 1990

BOARD PRESENT

Barbara Haslam
David Manriquez
Steven Small
Kathleen Furness
Alex Mendoza

STAFF PRESENT

Art Shaw, General Counsel
Robert A. Paul, General
Manager and Chief Engineer

CALL TO ORDER AND FLAG SALUTE

President Haslam call the adjourned meeting to order and led the flag salute.

APPROVAL OF MINUTES

1. REGULAR MEETING - JANUARY 10, 1990
Continued to January 31, 1990
2. ADJOURNED MEETING - JANUARY 17, 1990
Continued to January 31, 1990

FINANCIAL MANAGEMENT

3. REPORT ON STATUS OF LOCAL AGENCY INVESTMENT FUND ACCOUNT AND RECOMMENDATION TO MAKE TRANSFER
On the motion of Director Small, seconded by Director Manriquez the Directors unanimously approved the transfer of \$30,000 from the regular checking account into the Local Agency Investment Fund Account.
4. APPROVAL OF CLAIMS
On the motion of Director Manriquez, seconded by Director Mendoza the Board unanimously approved the claims.
5. REPORT ON BUDGET SUGGESTIONS FOR FISCAL YEAR 1990-1991
Information only.

WATER RESOURCES MANAGEMENT

6. REPORT ON ENCROACHMENT ON SAVAGE WATER WELL SITE
An 'Agreement Affecting Real Property' was discussed. Director Small moved and Director Furness seconded to proceed into final form with property owners and obtain signatures prior to the January 31, 1990 meeting. Unanimously approved by the Board.
7. REPORT ON PROPOSED QUIT CLAIM OF PENDERGRASS TEST HOLE SITES
Continue to January 31, 1990 meeting.

8. REPORT ON CURRENT POTENTIAL FOR ADDITIONAL WATER WELL TEST HOLE SITES
Continue to January 31, 1990 meeting.
9. REPORT ON CURRENT STATUS OF PROPOSED TARGET DATES FOR SUPPLEMENTAL WATER PROJECTS REVIEW
Manager Paul made note of the fact that the Environmental Impact Report will not be ready until the end of February. He recommended that the Board delay their proposed schedule of meetings.

SEWERAGE SYSTEM MANAGEMENT

10. REPORT ON REVIEW OF CURRENT OPERATION OF SEWAGE TREATMENT AND DISPOSAL FACILITIES
Manager Paul stated that a 'Facilities Inspection Report' had been received from Regional Water Quality Control Board. No problems were noted at the sewage treatment plant. (Sodium and Chloride in the wastewater and groundwater samples were caused by on-site generating water softeners). No action necessary.
11. REPORT CAPACITY OF PRESENT SEWAGE TREATMENT AND DISPOSAL FACILITIES
Manager Paul stated that the District has the time and capacity for the future projects as outlined.
12. FIRST READING OF AN ORDINANCE TO REQUIRE THAT NEW NON-RESIDENTIAL PROJECTS CONNECT TO THE COMMUNITY SEWERAGE SYSTEM
Legal Counsel Shaw read Ordinance No. 90-60 titled, 'AN ORDINANCE OF THE NIPOMO COMMUNITY SERVICES DISTRICT REQUIRING ALL NEW PARCELS CREATED FOR NONRESIDENTIAL USES OR PURPOSES TO PROVIDE SEWER SERVICE THROUGH THE DISTRICT'S COMMUNITY SEWAGE DISPOSAL SYSTEMS'.

Terry Orton, Westland Engineering, asked the District not to adopt this ordinance because of the hardships it would create for some of his clients.

Manager Paul stated that it would have a substantial impact on some properties, however, he thought that it was important for the District to have a policy for nonresidential uses or purposes.

Terry volunteered to bring back to the Board some information (they have in their office) that might help minimize the impact on some properties.

Director Manriquez stated his only concern was to have an ordinance in place to protect the District.

The consensus was to bring the ordinance back to the next meeting.

LAND DEVELOPMENT POLICIES

13. CONSIDERATION OF RESOLUTION ESTABLISHING WATER SERVICE CONNECTION POLICIES FOR FIRE PROTECTION FACILITIES

Director Small moved, seconded by Director Furness to have the sub-committee review the draft resolution. Unanimously approved by the Board.

Directors Manriquez and Small to meet with the General Manager and Legal Counsel January 30, 1990 at 5:00 P.M.

RECESS

14. COMMITTEE REPORT ON PROPOSED POLICIES TO REGULATE THE ISSUANCE OF SERVICE VERIFICATIONS

Continue to next meeting.

LAND DEVELOPMENT PROJECTS REQUESTING TENTATIVE APPROVAL OF SERVICE

15. TENTATIVE TRACT 1501 BY WESTLAND ENGINEERING ON BEHALF OF SPINELLI

On the motion of Director Small, seconded by Director Mendoza the Board unanimously authorized tentative approval to provide water and sewer to 14 mobile homes in Tract 1501.

16. TENTATIVE TRACT 1813 BY NORMAN AND VASQUEZ ASSOCIATES ON BEHALF OF HARRISON

Director Mendoza moved, seconded by Director Small to issue tentative approval for 30 units in Tract 1813. Unanimously approved by the Board.

17. TENTATIVE TRACT 1881 BY NORMAN AND VASQUEZ ASSOCIATES ON BEHALF OF PRUITT

Director Manriquez moved, seconded by Director Furness and unanimously approved by the Board to issue tentative approval.

18. TENTATIVE TRACT 9124 BY TARTAGLIA-HUGHES ON BEHALF OF
Manager Paul requested that this item be deferred to the next meeting.

19. TENTATIVE PARCEL MAP CO 89-376 BY SAN LUIS ENGINEERING ON BEHALF OF AYYAR

Manager Paul suggested that this item be referred to District's General Counsel for agreement preparation before the Board considers issuing a tentative approval.

Terry Orton spoke about the Weldon property and his need for tentative approval. Discussion followed.

20. OTHER
No projects.

LAND DEVELOPMENT PROJECTS REQUESTING FINAL SERVICE
APPROVAL OF SERVICE

21. TENTATIVE TRACT 1599 BY SAN LUIS ENGINEERING ON
BEHALF OF CONKLIN
Conklin requested that the Board indefinitely continue this item.
22. TENTATIVE PARCEL MAP CO 88-045 BY CENTRAL COAST
ENGINEERING ON BEHALF OF ROBINSON, AND APPROVAL
OF PRIVATE FIRE SPRINKLER AGREEMENT
Manager Paul stated that Lots 3 and 4 should have recorded encumbrances on them. To be continued to the next meeting.
23. TENTATIVE PARCEL MAP CO 88-306 BY TWIN CITIES
ENGINEERING ON BEHALF OF TUTTLE
Director Small moved, seconded by Director Manriquez to issue final approval and map recordation. Unanimously approved by the Board.
24. TENTATIVE PARCEL MAP CO 88-327 BY TWIN CITIES
ENGINEERING ON BEHALF OF OZZIMO
Director Manriquez moved, seconded by Director Small to issue final approval and map recordation. Unanimously approved by the Board.
25. OTHER
No projects.

LAND DEVELOPMENT PROJECTS REQUESTING SERVICE VERIFICATION

26. SUBDIVISION TRACT 1427
Manager Paul recommended conditional requirements for this project - including the posting of a \$5,000 cash bond in order to confirm that the remaining items of work will be completed.
- Director Mendoza moved, seconded by Director Small and unanimously approved by the Board to accept the Manager's recommendation.
27. OTHER
No projects.

LAND DEVELOPMENT PROJECTS REQUESTING ACCEPTANCE OF COMPLETED
WATER AND SEWERAGE FACILITIES

28. SUBDIVISION TRACT 1475

Legal Counsel Shaw read in title only Resolution No. 397, 'A RESOLUTION OF THE NIPOMO COMMUNITY SERVICES DISTRICT ACCEPTING THE WATER SYSTEM IMPROVEMENTS CONSTRUCTION FOR THE LOTS CREATED BY SUBDIVISION TRACT NO. 1475'. Director Manriquez moved, seconded by Director Furness and on the following roll call vote:

AYES: Directors Manriquez, Furness, Small, Mendoza and Haslam

NOES: None

ABSENT: None

the resolution was adopted.

29. OTHER

No projects.

OTHER BUSINESS

30. REPORT ON PROPOSED OFFICE AND YARD MODIFICATIONS

Building permits will probably be in place in about three months. No report at this time.

31. REPORT ON PROPOSED TEMPORARY RELOCATION OF OFFICE
AND YARD

Directors Manriquez and Mendoza will meet with Legal Counsel and Manager Paul to evaluate a proposed agreement to forward to NARA for discussion.

32. OTHER

Director Small moved, seconded by Director Furness to authorize formation of sub-committee to discuss new Manager. Unanimously approved by the Board. Directors Manriquez and Small to serve.

CLOSED SESSION

ADJOURN TO WEDNESDAY EVENING, JANUARY 31, 1990 AT 7:30 P.M.