NIPOMO COMMUNITY SERVICES DISTRICT

Regular Meeting - April 18, 1990

BOARD PRESENT
David Manriquez
Steven Small
Kathleen Furness
Alex Mendoza
Gordon Gracia

STAFF PRESENT
Art Shaw, General Counsel
W. Ryder Ray, General Manager
Barbara K. T. Haslam, Interim
Administrator

CALL TO ORDER AND FLAG SALUTE President Manriquez called the meeting to order and led the flag salute.

APPROVAL OF MINUTES

1. RESCHEDULED MEETING - MARCH 28, 1990
On the motion of Director Small, seconded by Director Mendoza the Board unanimously approved the minutes.

BOARD ADMINISTRATION

- 2. REPORT ON ACTION TAKEN IN CLOSED SESSION MARCH 16, 1990
 Barbara Haslam presented and welcomed W. Ryder Ray,
 who was hired by the Board of Directors. She stated
 he is willing to work with the Directors and Staff.
- 3. STATUS REPORT OF NIPOMO COMMUNITY SERVICES DISTRICT REMODEL

 The site notice will be posted. The District has paid for and applied for the permit.
- 4. INTERIM ADMINISTRATOR REPORT
 Interim Administrator Haslam reported that there is a lot going on in the District. She stated that Mr.
 Vierra (Eureka Well site outside District) is asking the District for fire protection. Letter was sent and no action is necessary at this time.

The San Luis Obispo County Inspector is aware of the Weaver situation. A hold has been put on that since September 7, 1989, until necessary requirements for occupancy of the three buildings is handled.

RAGS fencing has been completed.

Bill Dyer is checking the valve vibration at the pump site, as the bond for the job will be up in July. A report will be forthcoming next week.

FINANCIAL MANAGEMENT

- 5. REPORT ON STATUS OF LOCAL AGENCY INVESTMENT FUND ACCOUNT AND RECOMMENDATION TO MAKE TRANSFER At the present time the District has a total of \$1,916,000.00 in their account. No action. Information only.
- 6. CLAIMS On the motion of Director Small, seconded by Director Furness the Board unanimously approved the claims.

WATER RESOURCES MANAGEMENT

7. CONFIRMATION OF WATER AVAILABILITY TO NIPOMO OAKS

Interim Administrator Haslam noted that the District
and Nipomo Oaks have had lengthy and involved discusssions regarding their agreement with one another.
The agreement is for storage tanks in order to increase
District capacity to meet the growing demand in the
area. The County is demanding that they hook up prior
to map recordation.

Bill Dyer - Interim District Engineer was asked how the District should proceed to serve this development and also comply with development about 4,000 feet away from a connection.

Dan Lloyd (EDA) stated that a package agreement with Nipomo Oaks and the Board is ready for recordation, however, the District has to sign off.

The main problem is how service is going to be provided for the area. This is not a functional item.

On the motion of Director Mendoza, seconded by Director Gracia to authorize Board President Manriquez to sign and forward the draft letter to Bryce Tingle, Acting Planning and Building Department Director. Unanimously approved by the Board.

8. UPDATE ON SUPPLEMENTAL WATER PUBLIC INFORMATION MEETING WITH LEGAL COUNSEL STUART L. SOMACH
On the motion of Director Mendoza, seconded by Director Small the first informational meeting will be held Monday, June 25, 1990, at the NARA building.

On the motion of Director Small, seconded by Director Furness to direct staff to purchase copies of the newspaper which has a section on STATE WATER. Unanimously approved by the Board. (Legal Counsel Shaw to purchase papers).

9. REPORT ON DANA WELL SITES The Grant of Easements has been recorded on March 20, 1990. Negative declaration was filed on March 19, 1990.

On the motion of Director Small, seconded by Director Mendoza to authorize the General Manager to proceed with bids for the design of pumps and casing. Unanimously approved by the Board.

SEWERAGE SYSTEM MANAGEMENT

10. DISCUSSION OF "GREAT DIVIDE"

Interim Administrator Haslam stated that at the present time we have not had any notification from A.

Castellanos, Tract 1661 regarding the plan. Bill Rebik, Westland Engineering, informed the Directors that Andy is ready to proceed.

Of the 4 proposed sewer alignments the Directors appeared to be most enthusiastic about Option B.

At the present time Bill Rebik informed the Directors that he is gathering topographic information which should be available in approximately 2 weeks.

Dan Lloyd remarked that it was good that Westland Engineering is handling this along with Tract 1741.

Legal Counsel Shaw suggested that a Public Hearing be held and at that time a resolution be adopted. (Prior to that time he recommended that all easements be in hand before approval). He further stated that a blanket or floating easement might be agreeable.

Manager Ryder Ray and Bill Rebik will meet with Dan Lloyd to discuss the plan.

LAND DEVELOPMENT PROJECTS

TRACT 1556 BY TEFFT CORPORATION

General Counsel Shaw read draft Resolution, "A

RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO

COMMUNITY SERVICES DISTRICT APPROVING AN INTERIM POLICY

PERMITTING SUBDIVIDERS TO CONSTRUCT RESIDENTIAL UNITS

CONCURRENTLY WITH THE CONSTRUCTION OF SUBDIVISION IM
PROVEMENTS TO BE DEDICATED TO THE DISTRICT, SUBJECT TO

CERTAIN RECORDED AGREEMENTS AND ESCROW PROCEDURES WHICH

WILL ASSURE NO SALE OR OCCUPANCY OF RESIDENTIAL UNITS

PRIOR TO COMPLETION OF DISTRICT IMPROVEMENTS: BUT NOT

AUTHORIZING PERMISSION FOR SUCH CONCURRENT CONSTRUCTION

UNTIL CONSTRUCTION OF REQUIRED SEWER PUMP STATIONS".

12. TRACT 1608 - KENGEL
Bill Rebik stated that Bruce Kies would perform the necessary tests that have to be done on-site. It was also pointed out that Lot 20 does not require water services.

Agenda item for April 25, 1990.

- 13. TRACT 1640 BY WESTLAND ENGINEERING FOR FARROLL GARDENS Agenda item for April 25, 1990.
- 14. TRACT 1676 BY MID STATE ENGINEERS FOR M. HODGES
 To be brought back to the Directors when the easements are in hand.
- 15. DEVELOPMENT PLAN FOR APN 91-326-53 BY WESTLAND ENGINEERING FOR O'ROARK O'Roark has returned the 2 fire sprinkler agreements.

General Manager Ray suggested that a detector check be in place in order to see if water is being used and a cross connection device needs to be placed because of toxic wastes. There should also be one meter per building with a double check valve. Fees will be calculated in order to receive payment. Bill Rebik will bring this information in.

- 16. TRACT 1741 BY EDA FOR CROOKS AND LLOYD Continue.
- 17. RESOLUTION ACCEPTING BROOKSIDE TRACT WATER AND

 SEWERAGE FACILITIES

 On the motion of Director Small, seconded by Director Furness to authorize Interim Administrator Barbara Haslam to sign and forward draft letter to Tim Mazzacano for "Clearance for Map Recordation".

On the motion of Director Small, seconded by Director Furness, Resolution No. 408, "A RESOLUTION OF THE NIPOMO COMMUNITY SERVICES DISTRICT ACCEPTING THE WATER AND SEWER SYSTEM IMPROVEMENTS CONSTRUCTED FOR THE LOTS CREATED BY BROOKSIDE TRACT (BLOCKS 6 AND 7)" was adopted on the following roll call vote:

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

NOES: None ABSENT: None

18. OTHER

OTHER BUSINESS

- 19. DIRECTORS COMMENTS
- 20. PUBLIC COMMENTS
- 21. OTHER

ADJOURN TO CLOSED SESSION TO DISCUSS PERSONNEL ADJOURN TO APRIL 25, 1990