NIPOMO COMMUNITY SERVICES DISTRICT

REGULAR MEETING - APRIL 15, 1992

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

STAFF PRESENT
Art Shaw, General Counsel
Ryder Ray, General Manager

CALL TO ORDER AND FLAG SALUTE

President David Manriquez called the regular meeting to order and led the flag salute.

APPROVAL OF MINUTES

1. REGULAR MEETING - APRIL 15, 1992
Director Small moved, seconded by Director Mendoze to approve the minutes. Unanimously approved by the Board.

BOARD ADMINISTRATION

- 2. STATUS OF MAY 19, 1992 ELECTION

 Manager Ray reported that everything was going well.
- 3. RESOLUTION NO. 461, A RESOLUTION OF APPLICATION BY THE NIPOMO COMMUNITY SERVICES DISTRICT REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE ANNEXATION OF THE SUMMIT STATION AREA ANNEXATION NO. 6

 Director Fairbanks moved, seconded by Director Mendoza and the following roll call vote:

Ayes: Directors Fairbanks, Mendoza, Gracia and

Manriquez

Noes: Director Small Absent: None

The foregoing resolution was passed and adopted.

Byron Grant inquired about the rumor that there are 2 other water companies in the area.

Manager Ray reported that we are not in conflict with any other water companies. The Environmental Health Department has informed the District that an application for another water company has never been filed. The area consists of approximately 2200 acres. Director Manriquez also stated that the Local Agency Formation Commission (LAFCo) has asked the District to annex this property in order not to have a 'checkerboard' area.

Director Small inquired as to the number of units possible at build-out? Manager Ray said there would be approximately 168 to 200 units in the Summit Station area.

Legal Counsel also mentioned again that the District has no control over lot-splits, zoning, etc., as this is handled by the County.

On the motion of Director Fairbanks, seconded by Director Mendoza, and on the following roll call vote:

Ayes: Directors Fairbanks, Mendoza, Gracia and

Manriquez

Noes: Director Small Absent: None

the foregoing resolution was passed and adopted.

4. RESOLUTION NO. 462, A RESOLUTION OF APPLICATION BY NCSD REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE ANNEXATION OF BLACK LAKE COUNTRY CLUB AREA ANNEXATION NO. 7
On the motion of Director Fairbanks, seconded by Director Mendoza, and on the following roll call vote:

Ayes: Directors Fairbanks, Mendoza, Gracia and

Manriquez

Noes: Director Small Absent: None

the foregoing resolution as passed and adopted.

MANAGERS REPORT

Director Small asked Ryder if he could prepare some sort of a form in order that we would know just how many requests are pending, etc. He said these annexations should not be detrimental to the District.

Ryder remarked that we have water to serve all the the lots of record on file with the District. He further stated that we are here to provide waternot to control growth.

Director Manriquez also said at this time we have more than enough capacity to serve 1059 units, and with the 2 annexations we will be getting 2 other producing wells.

Legal Counsel Shaw then then briefly explained the ajudication process to Paul Luiz.

Ryder also informed the Directors that if AB 3214 passes the District will lose about \$150,00 a year in taxes. (Ryder will keep checking on this).

Also mentioned was the fact that the Annual Water Quality Report is being printed and will be mailed shortly to all residents.

FINANCIAL REPORT

CLAIMS

Director Mendoza moved, seconded by Director Small to approve the claims. Unanimously approved by the Board.

OTHER BUSINESS

7. COMMITTEE REPORT ON REQUESTED ANNEXATION OF THE HERMRECK PROPERTY, EAST OF THOMPSON, NORTH OF CHESTNUT Directors Gracia and Manriquez are members of the sub-committee. The committee met with Ryder and Dan Lloyd, EDA. The maps are still being prepared. There is a well on the property and the possibility that it will be able to supply the property.

At this time Director Small said that he is voting the way he is, because he hasn't all the information regarding annexations.

Mr. Lloyd will to further evaluations and report back to the District.

Director Gracia moved, seconded by Director Mendoza to place an item on agenda. All in favor.

The Brookside Professional Offices (Burnsed) has presented a completed 'Offer of Dedication' to the District.

Standard form Resolution No. 463, A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT ACCEPTING THE WATER AND SEWER SYSTEM IMPROVEMENTS FOR THE BURNSED (BROOKSIDE PROFESSIONAL BUILDING).

Director Gracia moved, seconded by Director Mendoza, and on the following roll call vote, to wit:

Ayes: Directors Gracia, Mendoza, Fairbanks, Small and

Manriquez

Noes: None Absent: None

the resolution was passed and adopted.

8. BUILDING COMMITTEE REPORT ON PROPOSED MAINTENANCE BUILDING

Alex suggested that he would like to see the maintenance building startedon as soon as possible.

Ryder will get bids and then report back to the Board.

- 9. REQUEST BY URBAN PLANNING CONCEPTS INC. FOR ANNEXATION OF 160 ACRES BOUNDED BY WILLOW ROAD ON THE NORHT, DAWN ROAD ON THE SOUTH, SUNDALE WAY ON THE WET, AND WESTWIND ON THE EAST This item will be sent to committee.
- 10. CONSIDER PURCHASING NEW PICK-UP
 Director Small moved to directo staff to proceed on the pick-up. Seconded by Director Gracia. All in favor.
- 11. <u>DIRECTORS COMMENTS</u>
 Director Mendoza stated it appears that the Board is going to be presented many annexations.

 (Many people are in dire need of water).

Luiz stated is is illegal to hold up building for lack of water.

Art stated that water purveyors have a duty to try to find water.

You can't control growth.

Director Mendoza also stated that the lection would give the Board some clear direction about state water.

Director Fairbanks if we don't get state water we will have to expand in order to get water.

Every annexation will stand on its own merits.

12. PUBLIC COMMENTS

<u>ADJOURN</u>