

# NIPOMO COMMUNITY SERVICES DISTRICT MINUTES

REGULAR BOARD MEETING APRIL 17, 1996 7:00 P.M.  
BOARD ROOM 261 W. DANA STREET, SUITE 100 NIPOMO, CA

## BOARD MEMBERS

STEVEN SMALL, PRESIDENT  
KATHLEEN FAIRBANKS, VICE PRESIDENT  
ALEX MENDOZA, DIRECTOR  
AL SIMON, DIRECTOR  
ROBERT BLAIR, DIRECTOR

## STAFF

DOUGLAS JONES, General Manager  
DONNA JOHNSON, Secretary to the Board  
JON SEITZ, General Counsel

## **CALL TO ORDER AND FLAG SALUTE**

Director Small called the April 17, 1996 Regular Meeting of the Nipomo Community Services District to order at 7:10 p.m. and led the flag salute.

## **ROLL CALL**

At Roll Call the following Board members were present:  
Directors Blair, Mendoza, Fairbanks and Small.  
Director Simon had planned to be away on this date.

## **APPROVAL OF MINUTES**

1. REGULAR MEETING OF APRIL 3, 1996  
Upon motion of Director Mendoza and seconded by Director Blair, the Board unanimously approved the Minutes of the April 3, 1996 Regular Meeting. Vote 4-0.

## **PUBLIC COMMENTS PERIOD**

2. PUBLIC COMMENTS  
Public comments on matters other than scheduled items.  
Presentations limited to three (3) minutes

President Small opened the meeting to Public Comment.  
There were none.

**BOARD ADMINISTRATION**

3. CYPRESS RIDGE GOLF COURSE PROJECT - ENVIRONMENTAL  
IMPACT REPORT

1. Review this project's impact on lowering the Nipomo Groundwater Basin.
2. Pumping and Water Right issues that may affect existing users.  
(Discussion/Action)

Mr. Jones presented his report to the Board concerning the proposed Cypress Ridge Golf Course Project. SLO County Planning Department asked for comments concerning the Environmental Impact Report for the Cypress Ridge Project.

Estar Holliday, Laguna Negra Mutual Water Co., spoke against the Cypress Ridge Project. She urged that the District wait for the DWR Report before approving the project.

Mitch Walker, Project proponent, spoke of an independent study by Don Asqueth.

Dennis Sullivan, partner with the development, spoke about the project. He also commented that even if the project is denied, some usage will occur, perhaps agricultural.

Mr. Seitz, General Counsel for the District, explained that the reason for the EIR is circulated for comment is to (1) share expertise of groundwater studies, (2) disclose agency analysis, (3) to check various reports for accuracy, (4) to detect omissions, (5) to discover public concerns and to solicit counter proposals. It gives parameters upon what the responses will be to the EIR.

Director Mendoza would like to hear comments from the neighbors of the project.

Director Blair would like to see the project go forward.

Gene Kaye wanted to know how surrounding property owners were notified. Mr. Walker said 200 letters were sent out to announce a meeting on the site of the project at 7:00 p.m. Tues. Apr. 23. Director Fairbanks would like a copy of the Cleath report. This item was tabled until the next meeting to review a draft letter to be sent to the County.



4. WATER RESOURCES ADVISORY COMMITTEE RESOLUTION REQUESTING THE COUNTY NOT TO SELL COUNTY'S UN-ALLOCATED PORTION OF STATE WATER

Requesting direction from the Board regarding this resolution. (Discussion/Action). San Luis Obispo County has about 20,000 acre feet of unallocated State Water it is trying to sell. The City of Morro Bay has proposed a resolution for adoption by WRAC recommending to the County Board of Supervisors that they not pursue the sale of the County's unallocated portion and reserve that amount for urban use. John Snyder commented from the audience. Director Fairbanks moved to direct the representative to the County Water Advisory Committee (either Doug or Bob) to support the resolution from Morro Bay. Director Blair seconded the motion. All Board members were in favor. Vote 4-0.

5. WELL PUMP HOUSES

Review bids to construct three pump houses. (Discussion/Action). Plans for the pump house for the Via Concha, Eureka and Bevington wells were prepared and bids were requested. Only one bid came in at \$31,922.00. Manager Jones recommended that the bid be rejected as it was higher than budgeted. Upon motion of Director Mendoza and seconded by Director Blair, the Board unanimously agreed to reject the bid and to investigate advertising for the bid again.  
Vote 4-0.

6. REVIEW BLACK LAKE WASTEWATER FACILITY EXPANSION IN COMPLIANCE WITH CEQA.

Consideration of adopting a resolution of compliance. (Discussion/Action).

The process of developing Tract 1912 at Black Lake includes the expansion of the existing sewer plant. Deputy District Legal Counsel, Mike Seitz, explained that a resolution would be in order to determine that no additional environmental assessment is necessary. Upon motion of Director Blair and seconded by Director Fairbanks, the Board unanimously approved Resolution No. 96-574.  
Vote 4-0.

**RESOLUTION NO. 96-574  
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
NIPOMO COMMUNITY SERVICES DISTRICT  
REGARDING ENVIRONMENTAL DETERMINATION FOR THE  
BLACK LAKE SEWER PLANT EXPANSION PROJECT**

7. SAFETY MINUTES

Review and approve the minutes of a Safety Meeting. (Discussion/Action).

The Minutes of the Safety Meeting of April 10, 1996 were presented to the Board for their review and acceptance. This is a procedural item so the District may receive credit on its insurance premium. Upon motion of Director Fairbanks and seconded by Director Mendoza, the Board unanimously accepted the Minutes of the April 10, 1996 Safety Meeting as presented. Vote 4-0.

8. REVIEW AND COPY COSTS OF PUBLIC DOCUMENTS

Resolution establishing review procedures and setting reproduction costs of public documents. (Discussion/Action).

Due to increased volume of document requests, staff analyzed the cost of making copies of documents. Comments from the audience were made by Cees Dobbe and John Snyder.

Upon motion of Director Mendoza and seconded by Director Blair, the Board unanimously approved Resolution No. 96-575. Vote 4-0.

RESOLUTION NO. 96-575  
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
NIPOMO COMMUNITY SERVICES DISTRICT  
A: ESTABLISHING A PUBLIC RECORDS POLICY; AND  
B: ESTABLISHING FEES FOR DUPLICATION

**FINANCIAL REPORT**

9. APPROVAL OF WARRANTS

Upon motion of Director Fairbanks and seconded by Director Mendoza, the Board unanimously approved the Warrants presented at the April 17, 1996 meeting. Vote 3-0. Director Blair had temporarily stepped out of the room at the time of the vote.

**OTHER BUSINESS**

10. MANAGER'S REPORT

Doug Jones presented information of the following ITEMS:

1. FOUNDATION FOR COMMUNITY DESIGN MEETING APRIL 24
2. SLO-CSDA MEETING APRIL 25  
Director Blair was appointed as the voter.
3. SCADA SYSTEM UPDATE
4. NEW OFFICE BUILDING  
Mr Jones will bring letter back to the next meeting for approval.
5. STATE REVOLVING FUND



6. BOARD STUDY SESSION APRIL 27
7. DISTRICT LEGAL COUNSEL REPORT ON WATER CONFERENCES

Mr. Jones also reported that a chlorine cylinder at the Bevington Well-Site had malfunctioned and 30-40 lbs of chlorine gas escaped.

Mr. Seitz gave a report on some of the things discussed at the water conferences he had recently attended.

Mr. Ed Sauer commented that he thought that Twitchell Dam was for flood control not a reservoir.

Mr. Dobbe also commented.

11. DIRECTORS COMMENTS

12. PUBLIC COMMENTS

Mr. Dobbe commented about the draft of the proposed Groundwater Management Agency Plan.

Gene Kaye reminded the Board that water is being taken from the fire hydrants in the Summit Station area. It was suggested that it be referenced in the Will-Serve letters.

13. ADJOURN TO STUDY SESSION ON APRIL 27, 1996 AT 8:00 A.M.  
REVIEW RATE STUDY AND FINANCIAL PLAN

At 9:40 p.m. Director Small adjourned the meeting to a Study Session to be held Saturday, April 27, 1996 at 8:00 a.m.