

NIPOMO COMMUNITY SERVICES DISTRICT

AGENDA

SEPTEMBER 6, 2000

REGULAR SESSION 10:30 A.M.
BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

BOARD MEMBERS

ROBERT BLAIR, PRESIDENT
AL SIMON, VICE PRESIDENT
RICHARD MOBRAATEN, DIRECTOR
ALEX MENDOZA, DIRECTOR
MICHAEL WINN, DIRECTOR

STAFF

DOUGLAS JONES, GENERAL MANAGER
DONNA JOHNSON, SECRETARY TO THE BOARD
JON SEITZ, GENERAL COUNSEL

NOTE: All comments concerning any item on the agenda are to be directed to the Board Chairperson.

A. CALL TO ORDER AND FLAG SALUTE

B. ROLL CALL

C. PUBLIC COMMENTS PERIOD

PUBLIC COMMENTS

Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction, provided the matter is not on the Board's agenda, or pending before the Board. Presentations are limited to three (3) minutes or otherwise at the discretion of the Chair.

D. ADMINISTRATIVE ITEMS (The following may be discussed and action may be taken by the Board.)

- D-1) REQUEST FOR WATER SERVICE (ORTIZ)
Outside District water service request @ 660 Cherokee Place
- D-2) REQUEST FOR ANNEXATION - CYPRESS RIDGE
Request from applicant to process their annexation
- D-3) ANNEXATIONS - TRACTS 1802, 1808 & 1856
LAFCO'S inquiry if NCSO will annex Tracts 1802, 1808 & 1856 (THE BLUFFS)
- D-4) SUPPLEMENTAL WATER
Proposed study to evaluate supplemental water sources

E. OTHER BUSINESS

- E-1) CSDA Board ELECTIONS
Voting For CSDA Board of Directors

F. CONSENT AGENDA *The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item be removed. If discussion is desired, the item will be removed from the Consent Agenda and will be considered separately. Questions or clarification may be made by the Board members without removal from the Consent Agenda. The recommendations for each item are noted in parenthesis.*

- F-1) WARRANTS [RECOMMEND APPROVAL]
- F-2) BOARD MEETING MINUTES [RECOMMEND APPROVAL]
Approval of Minutes of August 16, 2000 Regular Board meeting
Approval of Minutes of August 24, 2000 Special Board meeting
- F-3) SURPLUS EQUIPMENT [RECOMMEND APPROVAL]
Sale of surplus items
- F-4) REPLACEMENT OF FIRE HYDRANTS [RECOMMEND APPROVAL]
Requesting bids to replace old fire hydrants

G. MANAGER'S REPORT

- G-1) WALL STREET JOURNAL
Article on water issues
- G-2) CANDIDATES FOR NCSO BOARD OF DIRECTORS
- G-3) SET DATES TO REVIEW WATER RATE ADJUSTMENT

H. DIRECTORS COMMENTS

CLOSED SESSION

- CONFERENCE WITH LEGAL COUNSEL GC§54956.9
- a. SMVWCD vs NCSO Santa Clara County Case No. CV 770214 and all consolidated cases.
 - b. NCSO vs. State Dept of Health Services CV 990706, GC§54956.9
 - c. Initiation of Litigation CPUC Appl. No. A 00-03-029 (Gov. Code §54956.9)

ADJOURN

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *D*
DATE: SEPTEMBER 6, 2000

AGENDA ITEM
SEP 06 2000



REQUEST FOR WATER SERVICE

ITEM

Request for water service from Salvador & Helen Ortiz, Jr. at 660 Cherokee Place, Nipomo (Outside District Boundary)

BACKGROUND

At the regular Board meeting held on August 16, 2000, the Board considered a request from Salvador & Helen Ortiz, Jr for water service to their property at 660 Cherokee Place, outside the District boundary. The Board tabled this item requesting additional information from the Ortiz' about the status of their well water supply and land use. A letter has been written to the Ortiz' requesting the information the Board requires.

District Code §3.16.010 establishes the policy for service outside its boundaries. The Board would need to make a finding of hardship, excess capacity and a benefit to the District. A single service, depending on its size would have a minor impact on capacity and the District may receive a benefit by having the property owner allocate their water rights to the District. The hardship would have to be determined.

Presently, the District has a water line in Hetrick Rd. fronting a portion of the Cherokee property. A service could be installed on this line.

The following would have to be complied with before service is provided:

- Determination, with respect to Dist. Code §3.16.010
- Approval from LAFCO (Annexation or Outside User Agreement - Applicant to process and pay fees)
- Payment of Capacity Fee
- Payment of meter, installation and account fees

RECOMMENDATION

If your Honorable Board wishes to provide water service to 660 Cherokee Place, a determination based on District Code §3.16.010 needs to be made or the area annexed to the District and LAFCO approval.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *E*
DATE: AUGUST 16, 2000

AGENDA ITEM
AUG 16 2000



REQUEST FOR WATER SERVICE

ITEM

Request for water service from Salvador & Helen Ortiz, Jr. at 660 Cherokee Place, Nipomo (Outside District Boundary)

BACKGROUND

The District has received a letter (enclosed) to provide a water service to the Ortiz's property at 660 Cherokee Place off of Hetrick Rd. due to failing water production from their on-site wells. The site is approx. 26 acres and the water will be used for residence or other uses.

Presently, the District has a water line in Hetrick Rd. fronting a portion of the Cherokee property. A service could easily be installed.

If your Honorable Board wishes to provide water service to the Ortiz property, the following conditions should be considered.

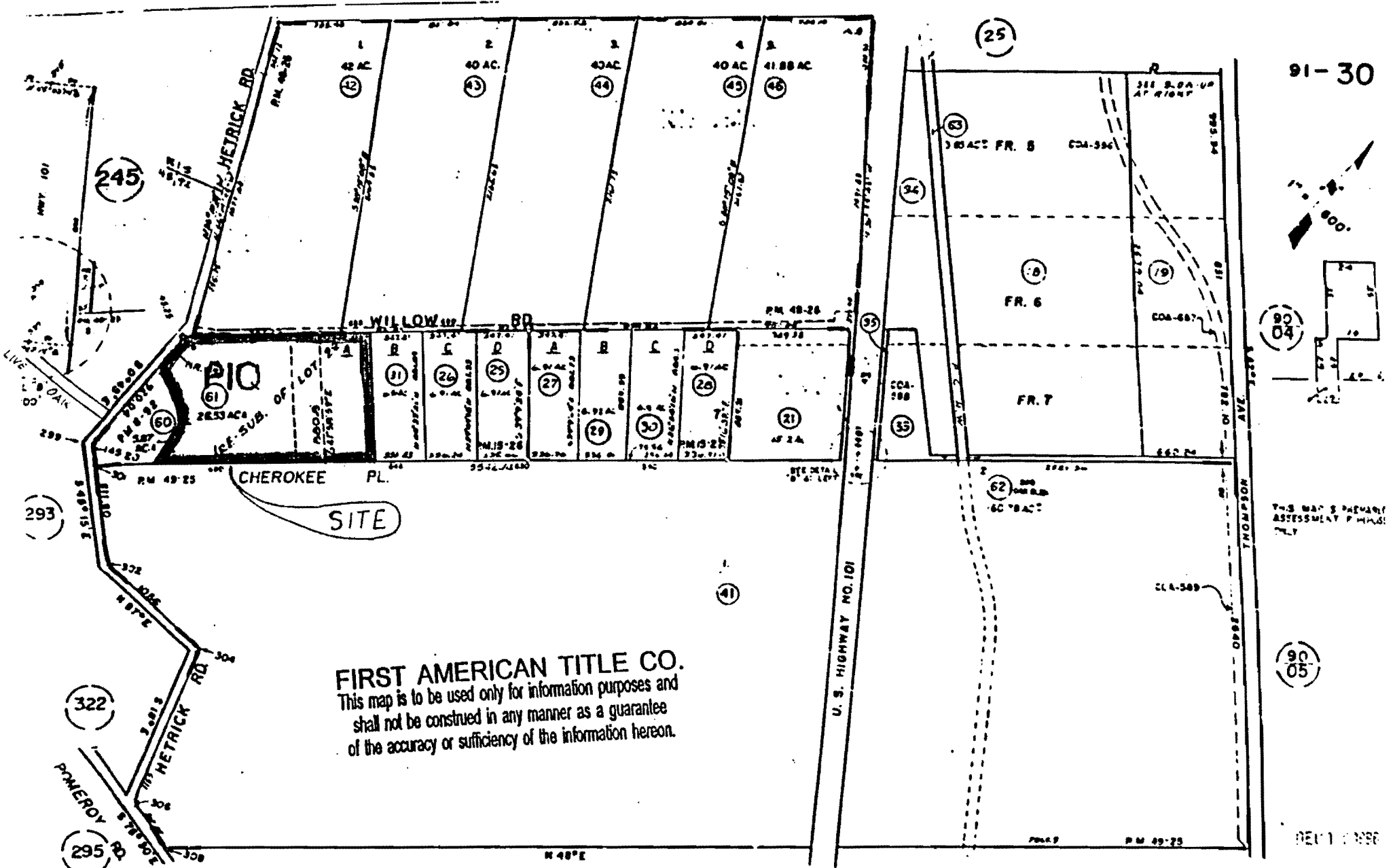
1. Annexation to the Nipomo Community Services District or have an outside user agreement and pay the processing fees.
2. Payment the water fees associated with the size of the meter.
3. Allocation of all water rights to the District .

The past few months the District has received individual inquiries, in and outside the District boundaries, about connecting to the water system because of concerned about their well production. It is unknown what will happen when there is a period of less than average rainfall.

RECOMMENDATION

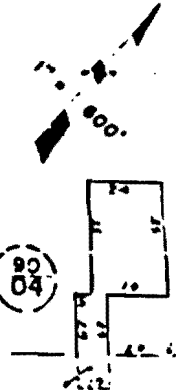
If your Honorable Board wishes to provide water service to 660 Cherokee Place, it is recommended that Ortiz's comply with the above mentioned conditions and that the allocation of water rights be a recordable document.

Board 2000\Ortiz request.DOC



FIRST AMERICAN TITLE CO.
 This map is to be used only for information purposes and shall not be construed in any manner as a guarantee of the accuracy or sufficiency of the information hereon.

91-30



THIS MAP'S PRELIMINARY ASSESSMENT P.M.H.S. ONLY

90
05

DEL 1 1986

325

90
15

July 9, 2000

NCSD BOARD OF DIRECTORS
DOUGLAS JONES/GEN. MGR.
PO BOX 326
NIPOMO, CA 93444

Dear Board Members:

This letter is addressing the NCSD Board Of Directors for a request of NCSD services based on a hardship status. Specifically our wells have gone dry and have forced us to truck water onto our residence, which has become an added financial hardship.

We would appreciate any assistance you may be able to offer us with our water situation. Thank you for your consideration and time to review our request, as we will patiently wait for your response. Please call at your convenience if you have any further questions.

Residential Information:

Salvador Ortiz Jr. Phone # 929-3633
Helen S. Ortiz
Parcel # CO-73-436
660 Cherokee Place
Nipomo, CA 93444

Sincerely,

SALVADOR ORTIZ JR.

HELEN S. ORTIZ

JUL 14 2000

NIPOMO
SERVICES

POWER OF GOD

TRAINING CENTERS

Reaching Out To Hurting People • A Place that cares about your life!

Helping men, women, youth and parents fight the war on drugs, alcohol and other mood altering chemicals in our inner cities.

Founders / Pastors Sal & Helen Ortiz

July 26, 2000

**To: Douglas Jones, General Manager
Nipomo Community Services District
148 S. Wilson St.
Nipomo, CA 93444**

**From: Power of God Christian Center
DBA/Paradise Oaks Garden
P.O. Box 670
Santa Maria, CA 93454**

Dear Sir,

Per my recent conversation with a member of your staff, I am submitting this letter to inform you of the services our organization is now providing in the local community of Nipomo.

Approximately 13 years ago, in March of 1987, our organization began operating a live-in life-skills program in the city of Santa Maria. Our program is designed to assist individuals in developing essential life skills as well as valuable work ethics. We have experienced much success in both men and women and enabling them to re-enter the work force and become productive members of society.

An essential element of our Vision has always been to purchase a "Ranch" where we might further develop and structure our program. We have recently seen this come to pass in the acquisition of our property located at 660 Cherokee, in the city of Nipomo. It is with great pleasure that we have relocated our facility and broadened the area of our services to the San Luis Obispo County.

However, we have recently encountered a major set back. It seems that after only a few months, the Well on our property has ceased to provide our facility with the necessary water to operate. We have invested several thousand dollars in seeking a remedy and attempting to fix the problem. It is at the recommendation of various professionals who have attempted to service our Well that we are now coming to you for assistance. We are asking that you consider allowing us to connect to the county water supply and purchase our water from such. We are also requesting that you allow us to do this on a Hardship basis. Our facility currently serves approximately twelve adults and their children. It is vital to the continuance of our program that you grant our request.

HELPING MAKE A DIFFERENCE

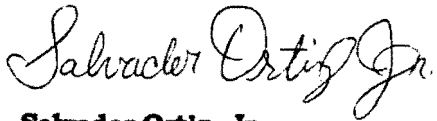
1309 Via Del Carmel, Santa Maria, CA 93455 • (805) 934-9223

Copy of document found at www.NoNewWipTax.com

July 27, 2000

I would like to express my appreciation for your time and consideration in this matter. If you have any questions, please feel free to contact me at (805) 934-0572. Once again, thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Salvador Ortiz, Jr." The signature is written in black ink and is positioned above the printed name.

**Salvador Ortiz, Jr.
Founder And President**

Chapter 3.16

**WATER SERVICE OUTSIDE
DISTRICT**

Sections:

3.16.010 **When allowed.**

3.16.020 **Rates/Conditions.**

3.16.010 **When allowed.**

It is the general policy of the district that district water service is limited to parcels within the district boundaries. The district board of directors may authorize water service to parcels outside the district boundaries upon a finding that:

A. There exists an extreme hardship and there is excess capacity within the district system to serve such parcel; or

B. There is a benefit to the district or the community, such as the applicant providing the district with a water resource. (Ord. 98-87 § 22 (part), 1998; Ord. 16 § 2, 1973)

3.16.020 **Rates/Conditions.**

The water usage rates and conditions for district water services outside the district boundaries shall be determined by resolution of the board of directors. (Ord. 98-87 § 22 (part), 1998; Res. 163, 1980)

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: SEPTEMBER, 2000

AGENDA ITEM
SEP 06 2000



REQUEST FOR ANNEXATION OF CYPRESS RIDGE DEVELOPMENT

ITEM

Request for annexation of Cypress Ridge Development to the Nipomo Community Services District for water and sewer service

BACKGROUND

At the August 16, 2000 Regular Board Meeting, the Board reviewed a request from Mr. Denis Sullivan, President of the Cypress Ridge Limited Partnership, for water and sewer services from the District.

The applicant is requesting that the District process the application with LAFCO. The applicant will pay for fees and costs associated with the annexation process. If your honorable Board wishes to proceed on the matter, it is suggested that an agreement be drawn up between the District and Cypress Ridge, LP with respect to the fees and costs associated with the process of filing an annexation application with LAFCO.

Some of the items the District will need:

- "As-Built" drawings of:
 - Water distribution & treatment system
 - Water storage facilities
 - Hydro-pneumatic system
 - Well logs & pump tests
 - Sewer collector system
 - Lift station
 - Sewer treatment & disposal facilities
 - Sludge disposal
- A financial obligation until water/sewer systems are self supporting

RECOMMENDATION

If the Board wishes to be the lead agency in the annexation of Cypress Ridge, then an agreement is suggested covering those items necessary in processing the LAFCO application.



CYPRESS
Ridge

August 24, 2000

Mr. Doug Jones
General Manager
Nipomo Community Service District
148 S. Wilson Street
Nipomo, CA

Dear Doug,

Enclose please find the completed request for annexation by Cypress Ridge. L.P. Also please find a letter to me from my attorney, Robert McGinnis in which he has provide some suggestions on expediting the LAFCO process. It is his opinion that the most expeditious path through LAFCO is if the District processes the LAFCO application. Cypress Ridge L.P. will pay any fees and the cost of any consultants that you require.

If you have any questions, or need further clarification of the above items, please give me a call at the above number.

Sincerely,

Denis Sullivan
President Cypress Ridge Development Corp.

RECEIVED

AUG 25 2000

NIPOMO COMMUNITY
SERVICES DISTRICT

NIPOMO COMMUNITY SERVICES DISTRICT

Request For Annexation

Property/Project Information and Proposal
(To be completed by Project Proponents/Owners)

1. Property Owner: Cypress Ridge L.P.
Address: 1950 Cypress Ridge Parkway
2. Developer: Cypress Ridge Development Corp Denis Sullivan
3. Engineer: John Wallace & Associates
4. Assessor's Parcel Number: _____
5. Location:
 - A. Text/Legal Description: Tract 1933

 - B. Provide Map (attachments)
6. General Description of Project: 386 residential lots
village center with 3 commercial buildings totaling
14,000 sq ft Golf pro shop, golf maintenance

7. Services Requested from NCSD: _____
 - A. Water: 386 residential lots plus village center, pro shop & maintenance
 - B. Sewer: Same as above
8. Current Zoning: _____
9. Identify any proposed or pending zone changes on the property to be annexed (Ref. District Resolution No. 197):
 - A. Maximum number of units based on current zoning:
386 residential
 - B. Maximum number of units based on proposed zoning:
additional 103 hotel units
10. Proposed number of Residential Units:
(Describe phased construction plan if applicable)
386

5-92
7-8-92
6-30-92

11. If non-residential use, provide information as to number of plumbing fixtures, manloading, intended use, etc. (Describe phased construction plan if applicable):
Pro shop kitchen, restrooms
Golf maintenance restrooms and lunch room
12. Total acreage of proposed project: 129
13. Total acreage of proposed annexation: 129
14. If total acreage to be annexed differs from the acreage to be developed, explain the difference:

15. Status of water resources available on proposed annexation acreage:
 A. Quantity (pumping log and date: _____)
 B. Quality (quality tests and date: _____)
 C. Other information: See State Water Permit
No 83-16-99P-008 dated 8/5/99


 D. Water resources to be dedicated to NCSD: _____

16. Description of existing and proposed wastewater disposal system: 140,000 gal per day tertiary
wastewater treatment plant Plan previously submitted
17. Reason proponents are requesting annexation: _____
The development requires a licensed operator for the
existing water & wastewater facilities that is acceptable to the Dept. of
18. Other comments: Real Estate

Note:

In its effort to make a competent and informed annexation decision, NCSD may, at its sole discretion, request additional information from the proponent(s) of the annexation, and/or revise this checklist as NCSD deems necessary.

By signing below, I certify that I am the Owner of said property, or am empowered to act on the Owner's behalf, and that I understand the information provided herein by me or my representatives is true to the best of my knowledge.

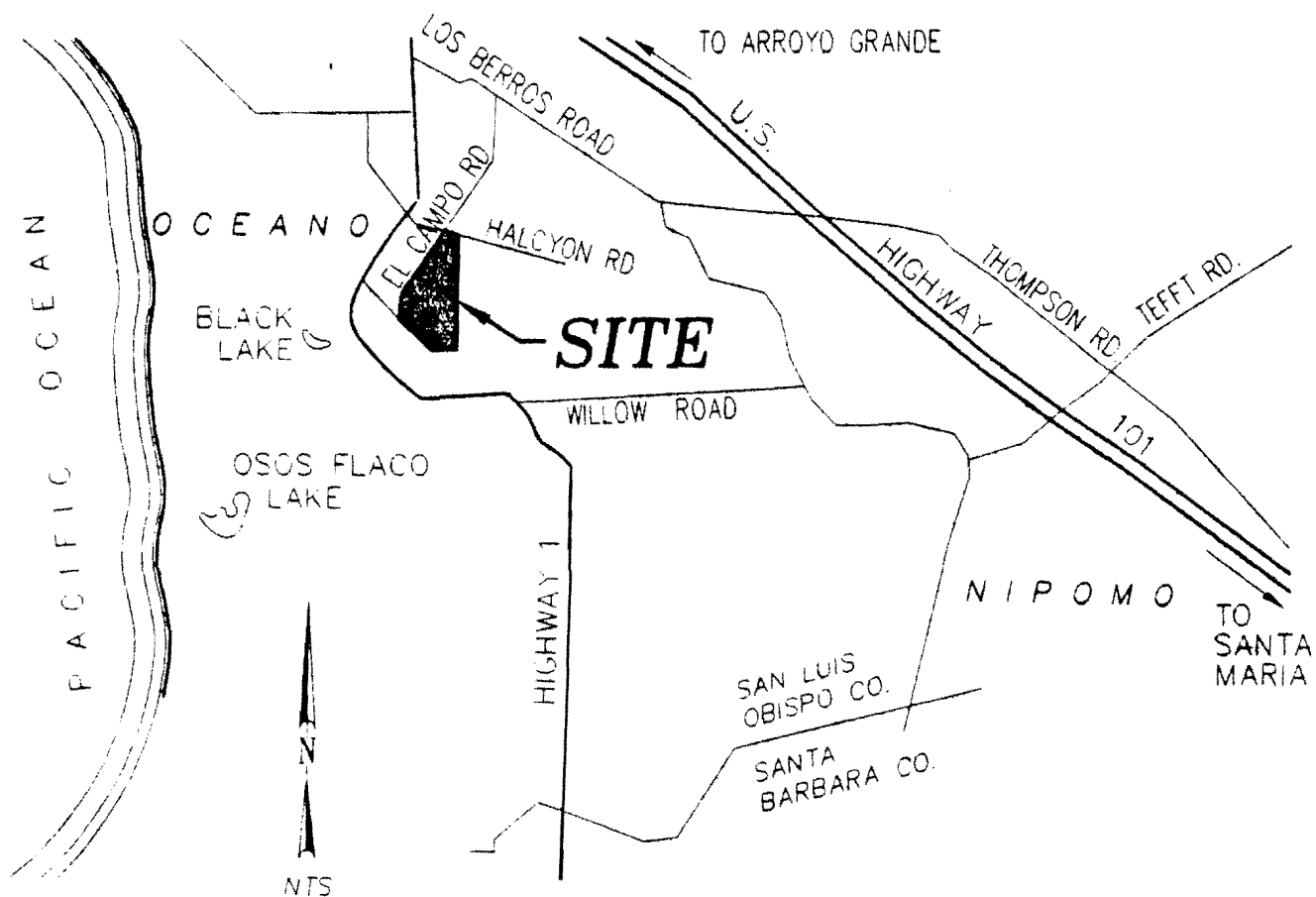
Signed: 

Full Name: Denis Sullivan President Cypress Ridge Development Corp
Street Address: General Partner of Cypress Ridge Limited Partnership
Mail Address (If different): 950 Cypress Ridge Parkway Arlington 93420
Home telephone number: 805 489-2781
Work telephone number: 805 489-2781

Cypress Ridge

Lots to be Served with Water and Sewer

Lot Numbers	Acreage
388	7.65
404	3.26
405	0.94
406	1.5
408	1.35
409	0.64
410	0.5
411	1.28
416	3.25
446	27
447	30.35
103 to 308	51
Total Acres	129



VICINITY MAP

RURAL WATER COMPANY, INC.

P.O. Box 745
Grover Beach, California 93483
Telephone & Fax (805) 481-8432

August 9, 2000

Fred Curry
CPUC
505 Van Ness
San Francisco, CA 94102-3298

RE: CYPRESS RIDGE DEVELOPMENT WATER SYSTEM

Dear Mr. Curry:

We have received a written request from Dennis Sullivan, owner of Cypress Ridge development, that Rural Water Company accept as a "Contribution in Aid of Construction" their completed water system which will ultimately provide water to 386 residential lots and a small commercial complex located adjacent to our Service Area Boundary.

In 1996 we provided Mr. Sullivan with a "Conditional Will serve Letter" for his development which was used as the basis for his approvals from the County of San Luis Obispo.

Until now, we were not asked to proceed upon that original will serve letter, because Mr. Sullivan had decided to offer his water system to other water agencies. We were never in a position to reimburse him for his water system, being a class "D" company.

We are ready, willing and able to accept his water system, which requires only that we run it as a dual system, or install a main connection and mingle his system into our existing system which currently serves 460 customers. This addition to our water service area is also consistent with the San Luis Obispo Area General Plan and Land Use Element documents which show Cypress Ridge located within our "Sphere of Influence" for future service since before 1990.

Our biggest concern in accepting Cypress Ridge into our system is that the 5 existing water wells that Cypress Ridge has only produce about 345 G.P.M. We believe that when totally built out, Cypress Ridge will need about 460 G.P.M. in addition to their existing 345 G.P.M to meet the high daily demands during the 4 summer months each year. If we take over their system we will drill new wells on their property to meet this deficiency.

Enclosed is Advice Letter No. 42 along with supporting documents.

Yours truly



Charles M. Baker, President

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: SEPTEMBER 6, 2000

AGENDA ITEM **D3**
SEP 06 2000

ANNEXATIONS
TRACT 1802, 1808 & 1856
THE BLUFF'S

ITEM

LAFCO request for possible annexation of Tracts 1802, 1808 and 1856 into NCSD

BACKGROUND

At the regular meeting held on July 5, 2000, the Board reviewed the possible annexation #6 to County Service Area 1. Your Honorable Board supported this annexation so that the developer would not have to go through the County process again by switching agencies for service to their development. It is staff's understanding that LAFCO may proceed with the annexation directly to NCSD without prior going to CSA 1 and then to NCSD. LAFCO now feels that the annexation can be made directly to NCSD without first processing it through CSA-1 and is therefore requesting your honorable Board's position on annexation of "The Bluff's".

LAFCO is scheduled to consider this item on September 21, 2000.

RECOMMENDATION

Staff recommends that your honorable Board support the annexation of "The Bluff's" to NCSD with the consideration of the annexation meeting the District's annexation requirements.

Board 2000\Annex Bluff's.DOC

NOTICE OF LAFCO REGULAR MEETING

**ANNEXATIONS NO. 6 TO COUNTY SERVICE AREA NO. 1
(TRACTS 1802,1808,1856)**

NOTICE IS HEREBY GIVEN by the Local Agency Formation Commission (LAFCO) of the County of San Luis Obispo, State of California, as follows:

1. At 9:00 a.m. on **September 21, 2000**, in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, as the date, time and place of a regular meeting by said Commission on an application by property owners to annex territory. The area is inside the CSA's sphere of influence and service. The sphere of influence and service will need to be amended prior to approval of the annexation.

The territory proposed for annexation is located west of Hutton Road at the terminus of Moss Lane, south of the community of Nipomo and north of the Santa Maria River. The territory proposed for annexation is comprised of 123.76 acres. Development plans include three residential projects with a total of 115 residential lots and open space areas. Annexation to a public agency is required as a condition of development approval. It is proposed that the CSA will operate and maintain the water, sewage, and drainage systems for the proposed project. At the meeting, the Commission will also consider a Negative Declaration for the sphere of influence and service and the annexation.

2. A description of the boundaries of the proposed annexations are on file in the LAFCO Office, 1035 Palm Street, Room 370, San Luis Obispo, California, and may be viewed by any member of the public.

DATED: 8/28/00

By: Paul L. Hood
PAUL L. HOOD
Executive Officer
Local Agency Formation Commission
San Luis Obispo County

RECEIVED
SEP 28 2000
SANTA MARIA DISTRICT

LAFCO • Local Agency Formation Commission
Serving the Area of San Luis Obispo County

July 21, 2000

COMMISSIONERS

MICHAEL P. RYAN, Chair
County Member

JOHN BROWN, Vice Chair
City Member

SHIRLEY BIANCHI
County Member

WILLIAM ENGELS
Special District Member

CAROLYN MOFFATT
Special District Member

DUANE PICANCO
City Member

RICHARD ROBERTS
Public Member

ALTERNATES

BARBARA MANN
Special District Member

PEG PINARD
County Member

VACANT
Public Member

ALLEN K. SETTLE
City Member

STAFF

PAUL L. HOOD
Executive Officer

RAY BIERING
Legal Counsel

NIKKI J. SCHMIDT
Clerk to the Commission

Mr. Doug Jones, General Manager
Nipomo Community Services District
148 South Wilson Street
P.O. Box 326
Nipomo, CA 93444-0326

**Re: Annexation No. 6 to County Service Area No. 1 (Tracts
1802,1808,1856)**

Dear Mr. Jones:

At their meeting of July 20, 2000, the Local Agency Formation Commission (LAFCO) considered Annexation No. 6 to County Service Area No. 1 (Tracts 1802,1808,1856). After considerable discussion, the Commission continued the matter until their September 21, 2000, meeting and directed staff to contact the Nipomo Community Services District (NCSD) to determine if the district is willing to annex and provide service to the tracts. The Commission was concerned that CSA No. 1 was not the most appropriate agency to provide services to the proposed 115 unit residential development. In fact, CSA No. 1 will probably be dissolved in the next year or two and its services assumed by the NCSD.

Please let me know at your earliest convenience if the Nipomo Community Services District would consent to annexation of Tract 1802,1808, and 1856 to the district.

Sincerely,

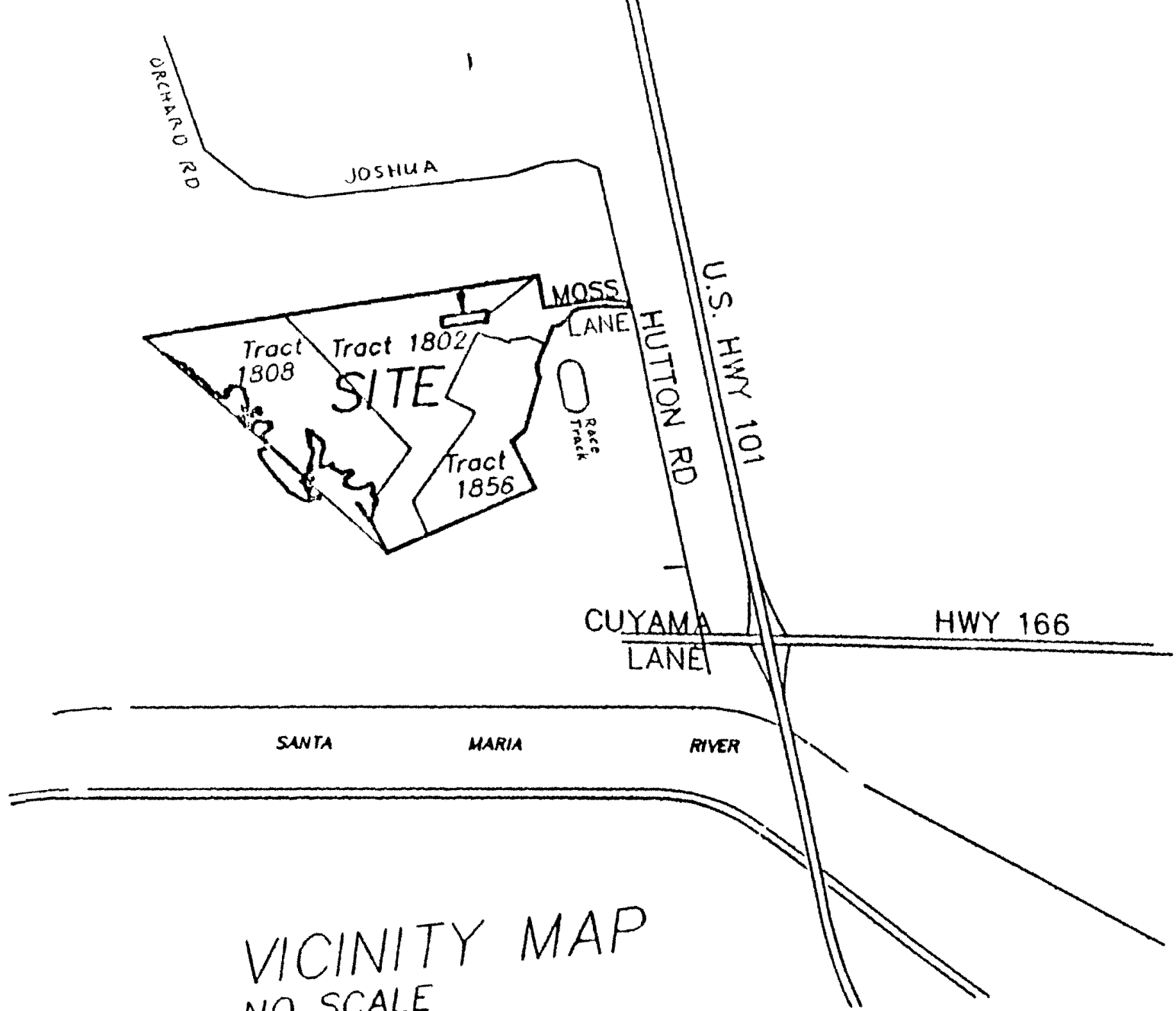


PAUL L. HOOD
Executive Officer
Local Agency Formation Commission

JUL 26 2000

1035 Palm Street, Room 370 • San Luis Obispo, California 93408 • (805) 781-5795

Fax 781-5023; Web Site Address: www.slonet.org/~lafco



VICINITY MAP
NO SCALE

VICINITY MAP

E. OTHER BUSINESS

E-1) CYPRESS RIDGE

PUC Hearing on Southern California Water servicing Cypress Ridge

The District received a copy of the PUC Notice of Public Participation Hearing concerning an application from the Southern California Water Company's to the Public Utilities Commission to provide service to the Cypress Ridge Golf Course Development. The hearing is scheduled for August 16, 2000 in Santa Maria.

During this agenda item, the following member of the public spoke:

John Snyder, 662 Eucalyptus Rd., Nipomo - Whatever is decided, sets a precedent for Woodlands. Recommended to staff to look at operating a sewer plant and consider the rate application Cal Cities has applied for simultaneous to this to spread the cost from Ventura to this area. Also, NCS D has experience operating sewer plants whereas, Cal Cities does not.

Director Winn suggested that the Board support the Foxenwood protest to PUC Legal Counsel, Jon Seitz, suggested that the Water Law Counsel should be contacted for a legal opinion.

Upon motion of Director Winn and seconded by Director Mobraaten, the Board directed staff to send a letter to PUC, stating that subject to receipt of legal opinion on water issues, the Board would favorably consider annexing Cypress Ridge and operating their existing water and sewer facilities. Director Mendoza - No. Vote 4-1. Directed staff to put the Woodlands project on a future agenda for discussion.

E-2) ANNEXATION NO. 6 TO CSA #1

The Bluffs - a 123 unit development at Joshua & Hutton Rd.

The District received correspondence from LAFCO requesting comments concerning Annexation No. 6 (Tracts 1808/1802/1856) known as "The Bluffs", a 115-lot development at Joshua and Hutton Rd. to CSA 1 (Galaxy Park area).

During this agenda item, the following members of the public spoke:

Clay Bradfield, Project Engineer with Pacific Engineering, Santa Maria - Tracts zoned residential suburban. Process preferred is to annex to CSA 1 and then have CSA 1 annexed to NCS D. Each tract has its own on-site septic system to a common leach field.

Kent Stephens, The Bluffs Ltd, LLC, P O Box 1454 Santa Maria - Developer wishes to annex to CSA1 as in original plan to avoid having to go back through the County process.


Upon motion of Director Simon and seconded by Director Winn, the Board directed staff to write a letter to LAFCO that NCS D supports the annexation of the Board to CSA #1 subject to water and sewer improvements being constructed to NCS D standards. Vote 5-0.

F. CONSENT AGENDA *The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item be removed. If discussion is desired, the item will be removed from the Consent Agenda and will be considered separately. Questions or clarification may be made by the Board members without removal from the Consent Agenda. The recommendations for each item are noted in parenthesis.*

- F-1) WARRANTS (RECOMMEND APPROVAL)
- F-2) BOARD MEETING MINUTES (RECOMMEND APPROVAL)
Approval of Minutes of June 21, 2000 Regular Board meeting
- F-3) NOTICE OF COMPLETION - TLC BACKHOE (RECOMMEND APPROVAL)
Replacement of PB water services by the contractor has been completed
- F-4) SAFETY MEETING MINUTES (RECOMMEND APPROVAL)
Approve and file Minutes of Safety Meeting of June 26, 2000

The Board pulled items F-2 and F-4 to address separately.

Upon motion of Director Simon and seconded by Director Winn, the Board unanimously approved F-1 and F-3 of the Consent Agenda. Vote 5-0

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: JULY 5, 2000

AGENDA ITEM 
JUL 05 2000

ANNEXATION NO. 6 TO CSA 1
THE BLUFFS

ITEM

LAFCO'S request for comments of Annexation No. 6 known as "The Bluffs", a 123-lot development at Joshua and Hutton Rd. to CSA #1 - Tracts 1808/1802/1856.

BACKGROUND

The District has received correspondence from Mr. Paul Hood, Executive Officer of LAFCO, requesting comments on a development of approx. 123 units, called "The Bluffs", known as Tract 1808/1802/1856, near the Santa Maria Speedway. It is staff's understanding, talking to the developer's engineer, that this project has an existing well to provide a water supply for the proposed potential 123-lot development. Its wastewater system would be an on-site community septic tank system. They would have cluster homes going to a common septic tank and disposal field. The developer has approached the County to have the on-site waste disposal system added to CSA #1 for operation and maintenance.

Historically, the County would like NCSD to take over the operations of CSA-1A (Galaxy Park). "The Bluffs", if annexed to CSA-1, would not be part of the existing District service agreement with the County. If the District ever took over Galaxy Park operations, "The Bluffs" would probably be included in the transfer of operations.

Community service districts are formed to provide services for a community or an area, to the extent the of the desire of the residents of that area. The Board may direct staff to notify LAFCO that they would be in favor of providing services to this project or would not be interested in such.

RECOMMENDATION

The Board may direct staff to respond to LAFCO expressing the Board's desires.

NOTICE OF LAFCO REGULAR MEETING

**ANNEXATION NO. 6 TO COUNTY SERVICE AREA NO. 1
(TRACTS 1802, 1808, 1856)**

NOTICE IS HEREBY GIVEN by the Local Agency Formation Commission (LAFCO) of the County of San Luis Obispo, State of California, as follows:

1. At 9:00 a.m. on **July 20, 2000**, in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, as the date, time and place of a regular meeting by said Commission on an application by property owners to annex territory. The area is outside of the CSA's sphere of influence and service. The sphere of influence and service will need to be amended prior to approval of the annexation.

The territory proposed for annexation is located west of Hutton Road at the terminus of Moss Lane, south of the community of Nipomo and north of the Santa Maria River. The territory proposed for annexation is comprised of 123.76 acres. Development plans include three residential projects with a total of 115 residential lots and open space areas. The annexation is required as a condition of development approval. The CSA will operate and maintain the sewage disposal system for the proposed project. At the meeting, the Commission will also consider the Negative Declaration prepared for the project.

2. A description of the boundaries of the proposed annexation is on file in the LAFCO Office, 1035 Palm Street, Room 370, San Luis Obispo, California, and may be viewed by any member of the public.

DATED: 6/28/00

By: Paul L. Hood
PAUL L. HOOD
Executive Officer
Local Agency Formation Commission
San Luis Obispo County

RECEIVED

JUN 9 2000

NIPOMO COMMUNITY
SERVICES DISTRICT

LOCAL AGENCY FORMATION COMMISSION
County of San Luis Obispo

JUSTIFICATION OF PROPOSAL

The California Government Code requires the Commission to review specific factors in its consideration of this proposal. Please complete this form to facilitate our review.

GENERAL INFORMATION

Name of Proposal: BLUFFS CSA1 ANNEXATION

1. This application was initiated by:
XX Petition Resolution of Application

 2. Does this application include 100% written consent of each property owner in the affected territory? Yes XX No

 3. State reason(s) for requesting the proposed action: There is a condition of approval for VTTM's 1802, 1808, and 1856 to form a CSA Zone of Benefit for Sewer Service.

 4. State general location of affected territory: The three approved maps are located west of Hutton Road at the terminus of Moss Lane, south of the community of Nipomo and North of the Santa Maria River.

 5. Is the affected territory inhabited or uninhabited (less than 12 registered voters)?
No, There are six residential lots in the area of this request that are not part of this application.

 6. Do the boundaries of the district or city overlap or conflict with the boundaries of the proposed annexation? No.
- If yes, justify the need for overlapping or conflicting boundaries: _____
- _____
- _____

7. Do the boundaries of the territory propose split lines of assessment? _____
No, The boundary of the Zone of Benefit includes all three parcels for the CSA.
8. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip? No, This application is not for incorporation.
 If yes, justify the necessity for the boundaries as proposed: _____


9. If the proposed boundary follows a street or highway, does it include the entire street or highway? No, This application will include internal streets but not external or perimeter streets.
10. Name the city or district(s) which will be affected by this proposal: _____
County of San Luis Obispo County Service Area 1
11. Total acreage: 123.76

LAND USE AND DEVELOPMENT POTENTIAL

1. Indicate the General Plan designation of the city (if applicable): N/A

San Luis Obispo County: Residential Suburban
2. Describe any special land use concerns expressed in the above plans: _____
The projects are consistent with the zoning and the General Plan and were approved by the County of San Luis Obispo Board of Supervisor's
3. Indicate the existing land use: The properties are currently undeveloped

4. What is the proposed land use? There are three residential projects with a total of 115 residential lots and open space areas.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: SEPTEMBER 6, 2000

AGENDA ITEM 
SEP 06 2000

SUPPLEMENTAL WATER

ITEM

Consideration of Supplemental Water Supply for the District

BACKGROUND

At the regular Board meeting of April 5, 2000, the District reviewed supplemental water supplies for the District. Attached is the Board letter of April 5, 2000 for the Board's review.

It has been suggested the the supplemental water supply be narrowed down to four possible options for the District.

- 1) Acquisition of State Water
- 2) Reclaim water
- 3) Desalination
- 4) Other (Price Canyon)

To evaluate a supplemental water supply for the District, it has been suggested that a consultant be hired to do a study on each of the supplemental water supplies (feasibility and costs).

RECOMMENDATION

Staff recommends that the Board authorize staff to put together a "Request of Proposal" for a consultant engineering firm to evaluated supplemental water supply alternatives

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: APRIL 5, 2000

AGENDA ITEM
APR 5 2000



SUPPLEMENTAL WATER

ITEM

Review supplemental or back up water supply for the District.

BACKGROUND

The Department of Water Resources, in January 2000, published a revised final draft of the "Groundwater Resources of the Arroyo Grande-Nipomo Mesa area" which showed a substantial pumping depression on the westerly side of the mesa. This pumping depression has increased in volume over the years and depending on long-term weather conditions, may enlarge to the point where sea-water intrusion may develop on the mesa. The Board has investigated supplemental water supplies so the District would not have to rely 100 percent on the mesa groundwater basin.

Some of the supplemental water supplies the District has investigated are included in the Bookman-Edmonston Report as follows:

1. State Water from the Coastal Aqueduct
2. Purchase water supply from other State Water contractors
3. Purchase water from Central Valley Project contractors
4. Desalination of sea water
 - a. Exchange from Santa Barbara
 - b. Construction by NCSD
5. Recycling wastewater for potable purposes
6. Purification of industrial wastewater
7. Supply from fractured rock areas

The following are comments on the above supplemental supplies.

1. **Contract for State Water from the Coastal Aqueduct**
This was voted on in 1992 and failed by 24 votes. The Board proceeded to contract for State Water but was overturned by a referendum. Attached is background material on this item.
2. **Purchase water supply from other State Water contractors**
This item is associated with item No. 1. It may be possible to purchase water from other State Water contractors.
3. **Purchase water from Central Valley Project contractors**
This is one of the recommendation made by Bookman-Edmondston in evaluation of alternative supplemental water supplies. This may be possible but requires a winding contract with DWR and others to bring the water to this area. Also, there is a question of the capacity of the State Water Coastal Project pipeline.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: APRIL 5, 2000

AGENDA ITEM
APR 5 2000



SUPPLEMENTAL WATER
PAGE TWO

4. Desalination of sea water

- a. Exchange from Santa Barbara
- b. Construction by NCSD

Desalination is an up and coming process. It is anticipated that in another ten years that the cost of this supply will come down substantially to make it a possible viable water supply. The Bookman-Edmondston report completed in 1994 suggested exchanging State Water for Santa Barbara's de-sal water, but since that time the plant has been dismantled and its technology may not be current. The District may proceed with the construction with its own de-sal plant, which may not be the most economical source at this time.

5. Recycling wastewater for potable purposes

The District's wastewater facility presently treats approx. 400+ acre feet per year. The South County Sanitation District treats approx. 3-4000 acre feet per year which is discharged into the ocean. There are a number of political, engineering, and other hurdles that would need to be accomplished prior to this being a feasible water supply.

6. Purification of industrial wastewater

Tosco Refinery discharges approx. 500 acre feet per year into the ocean.

7. Supply from fractured rock areas

This is an unproven technology about drilling in the foothills fractured rock for a water supply. It is unknown if the water supply would be adequate for a long-term basis and water right issues would need to be addressed.

In reviewing these matters, acquiring State Water from an existing contractor may be the most economical and realistic means of supplemental or back up water supply for the District. Due to the past elections, this matter would have to be put to a vote of the people for their approval. Until the election is addressed, it would be inappropriate to begin negotiations with either the State, County or other State Water Contractors for supplemental water supply for the District.

RECOMMENDATION

Staff recommends that a sub-committee be established to review the potential water supplies for the District. It may be possible to have a ballot measure on the November election with respect to acquiring a water supply from the State Water project.

Attached is the San Luis Obispo county activity schedule for placing a measure on the November 7, 2000 ballot.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: SEPTEMBER 6, 2000

AGENDA ITEM



SEP 06 2000

CSDA BOARD ELECTIONS

ITEM

CSDA Board of Directors Elections 2000 for Seat A of Region 4

BACKGROUND

The District has received a ballot to elect a Board member for the California Special District's Association (CSDA) Seat A of Region 4.

There are three candidates for the seat, for which correspondence has been received supporting each. Attached is a copy of the ballot and correspondence received.

RECOMMENDATION

Staff recommends that the Board review the enclosed background information on the candidates and vote for one. Staff will then return the official ballot to the CSDA office.

Board 2000\CSDA Board VOTE.DOC



CALIFORNIA SPECIAL DISTRICTS ASSOCIATION

BOARD ELECTIONS

MAIL BALLOT INFORMATION

Dear Member:

A mail ballot has been enclosed for your district's use in voting to elect a representative to the CSDA Board of Directors, Seat A in Region 4. Each of CSDA's six (6) regional divisions has three seats on the Board. Each of the candidates is either a board member or management-level employee of a member district located in your geographic region.

In 1999, the CSDA membership passed an amendment to the CSDA By-laws changing the election from in-person at the annual conference to an all mail ballot. The change was initiated by the CSDA Board in an effort to enhance member participation in the important process of electing leaders to our statewide association.

You may choose to send back the ballot via either certified or first class mail. Please utilize the enclosed return envelope to return the completed ballot. **Ballots must be received at the CSDA office at 1215 K Street, Suite 930, Sacramento, CA 95814 by 5:00 p.m. on September 22, 2000.**

Please contact Catherine Smith or David Stammerjohan with any questions at (916) 442-7887.



REGION FOUR

●
Seat A - term
ends 2003

CSDA BOARD OF DIRECTORS ELECTION 2000

(Please vote for one.)

- Clifford "Scotty" Beere**
Templeton Community Services District
- Herman Ruddell**
Minter Field Airport District
- John Stovall**
Kern County Water Agency

Signature: _____ Date: _____

Member District: _____

Copy of document found at www.NoNewWipTax.com

Must be received by 5pm, September 22, 2000 CSDA, 1215 K Street, Suite 930, Sacramento, CA 95814-

TEMPLETON COMMUNITY SERVICES DISTRICT

G2

BOARD OF DIRECTORS
Clifford S. Beere, President
John Gannon, Vice-President
Bill Engels, Director
Keith Vreeken, Director
Robert Bergman, Director



STAFF
William Van Orden, General Manager
Laurie Ion, Administrative &
Recreation Supervisor
Richard Dolling, Utilities Supervisor
Greg O'Sullivan, Fire Chief

P.O. Box 780 • 420 Crocker Street • Templeton, California 93465 • FAX (805) 434-4820 • (805) 434-4900

June 30, 2000

President and Board Members
Nipomo Community Services District
P.O. Box 326
Nipomo, CA 93444


RE: CSDA Board of Directors Election, Region 4 - Seat A

Dear President and Board Members:

I am writing this letter on behalf of the Templeton Community Services District Board President, Clifford "Scotty" Beere. He has been nominated, and is seeking election, to the California Special Districts Association Board of Directors. Prior to August 8, 2000 you will receive an election ballot-listing nominees for the position of Region 4 - Seat A Director.

On behalf of the Board of Directors of the Templeton Community Services District I would urge you to vote for Clifford "Scotty" Beere for that position. Mr. Beere has an outstanding background in the field of Engineering and Administration. He has served on the Board of Directors of the Templeton CSD for the past 8½ years. The Board of Directors of the Templeton CSD feels confident that Mr. Beere will represent the interest of all San Luis Obispo County special districts located within Region Four, particularly, in dealing with legislative and related matters.

Your vote is greatly appreciated, and will make a difference.

Sincerely,

William G. Van Orden, General Manager

WGV:lai

**Minter Field Airport District**
Minter Field Industrial Center
Shafter Airport

August 2, 2000

Board of Directors and Management

CSDA BOARD OF DIRECTORS ELECTION - REGION FOUR

With the support of the Board of Directors of the Minter Field Airport District I have accepted its nomination to be a candidate to represent Region Four on the California Special Districts Association Board of Directors. I currently serve on the Board of Directors for the Kern County Special District's Association, representing some 90+ special districts.

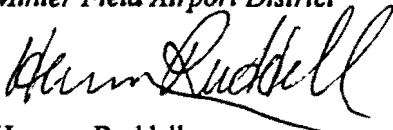
My education and experience will help me to be an effective participant in helping set policy and guiding the Association in what lies ahead. My education includes a Bachelor Degree in Economics, with a major in Urban Planning and Development, and a Master Degree in Administration and Public Policy.

In my public service career, I have held executive level positions in Special District (8 years), County (2 years) and City (2 years) health care facilities. Currently, I serve as the General Manager for one of only nine California Airport Special Districts. My community service experience includes three years as a city Planning Commissioner, three years as a Redevelopment Agency Member, six years on the Board of Director service for a Downtown Business and Property Owners Association, ten years as a Project Clean Air Board member, and two years on the Board for a northern California Fire Protection District.

I believe that I have a working knowledge of the many varied issues facing many varied Special Districts today. These include matters raised in the recent Little Hoover Commission Report, LAFCO concerns and ERAF issues. I will be honored to serve and respectfully ask your support and vote in helping me serve all Special Districts in this greater capacity.

Yours respectfully,

Minter Field Airport District



Herman Ruddell
General Manager

HR:psn

PROCESSED

AUG 2 2000

COMMUNITY SERVICES DISTRICT



KERN COUNTY
WATER AGENCY

Directors:

Fred L. Starrh
President
Division 1

Terry Rogers
Division 2

Peter Frick
Division 3

Michael Radon
Division 4

Adrienne J. Mathews
Division 5

Henry C. Garnett
Vice President
Division 6

Gene A. Lundquist
Division 7

Thomas N. Clark
General Manager

John F. Stovall
General Counsel

August 4, 2000

MEMBERS OF THE
CALIFORNIA SPECIAL DISTRICT ASSOCIATION
REGION 4

Attn: General Manager and Board

Re: Election of Region 4 Representative to Board of
California Special District Association

Greetings:

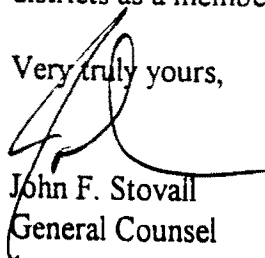
As you may be aware, there is a vacancy on the Board of Directors of the California Special Districts Association (CSDA) for our region. I am writing to ask for your vote in the upcoming election for that seat.

Special districts of all types face increasingly complex and difficult challenges in the coming years. These challenges run the gamut from legislative and regulatory challenges to simple administrative and management problems. I believe that the CSDA can serve as a useful tool to provide special districts with strong representation in Sacramento, and to provide you with the information you need to solve local problems. The CSDA has done much in this regard, it can do more as we seek to continuously improve our programs.

My experience includes management of the legislative and legal initiatives of my agency as General Counsel for 10 years, and dealing with its local issues as well. I am also President of the Kern County chapter of the Special Districts Association. My educational background includes an MBA and law degree.

I would appreciate the opportunity to work on the challenges facing special districts as a member of the CSDA board. I would appreciate your vote.

Very truly yours,


John F. Stovall
General Counsel

Mailing Address:
P.O. Box 58
Bakersfield, CA 93302-0058
Phone: 661/634-1400
Fax: 661/634-1428

AUG 5 2000

NIPOL
SER

**RELEVANT BIOGRAPHICAL POINTS
JOHN F. STOVALL
REGION 4 ELECTION
CALIFORNIA SPECIAL DISTRICTS ASSOCIATION**

- ◆ **President - Kern County Special Districts Association**
- ◆ **General Counsel - Kern County Water Agency**
 - ◆ **Manages Legislative Activities & Coalitions**
 - ◆ **Analyzes Bills to Develop Positions**
 - ◆ **Manages Litigation**
- ◆ **State Water Contractors Legal Committee - Chairman**
 - ◆ **Analysis of Bills for State Water Contractors**
 - ◆ **Reviews Litigation of State Water Contractors**
- ◆ **Association of California Water Agencies State Legislative Committee**
 - ◆ **Analysis and Development of Positions on State Legislation**
- ◆ **Association of California Water Agencies Federal Affairs Committee**
 - ◆ **Analysis and Development of Positions on Federal Legislation**
- ◆ **California Pacific School of Law**
 - ◆ **Teaches Water Law and Administrative Law**
- ◆ **Networking Potential**
 - ◆ **Former President Kern County Bar Association**
 - ◆ **Former Vice-President and Treasurer of State Bar of California**
 - ◆ **Politically Active**
- ◆ **Analytical Tools**
 - ◆ **Law Degree, *cum laude*, Loyola Law School**
 - ◆ **MBA, California State University Bakersfield**

AGENDA ITEM
SEP 06 2000



TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: SEPTEMBER 6, 2000

CONSENT AGENDA

The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item be removed. If discussion is desired, the item will be removed from the Consent Agenda and will be considered separately. Questions or clarification may be made by the Board members without removal from the Consent Agenda. The recommendations for each item are noted in parenthesis.

- F-1) WARRANTS [RECOMMEND APPROVAL]
- F-2) BOARD MEETING MINUTES [RECOMMEND APPROVAL]
Approval of Minutes of August 16, 2000 Regular Board meeting
Approval of Minutes of August 24, 2000 Special Board meeting
- F-3) SURPLUS EQUIPMENT [RECOMMEND APPROVAL]
Sale of surplus items
- F-4) REPLACEMENT OF FIRE HYDRANTS [RECOMMEND APPROVAL]
Requesting bids to replace old fire hydrants

C:\W:\Bd2000\Consent SEPT.DOC



WARRANTS SEPTEMBER 6, 2000

HAND WRITTEN CHECKS

18366	8/31/00	R BAKER	436.15
18367	8/31/00	BLACK LAKE PARTNERS	444.43
18368	8/31/00	FLOYD WELLS	431.45

VOID 18311, 18312, 18313
5089, 5090

005121	09/06/00	GRO01	GROENIGER & CO	187.93 2166.85 542.14 119.40 68.27	-----
			Check Total.....:	3084.59	
005122	09/06/00	GTE02	GTE WIRELESS	28.02	
005123	09/06/00	GWA01	GWA INC	25.00	
005124	09/06/00	IKO01	IKON OFFICE SOLUTIONS	47.20	
005125	09/06/00	JOH01	DONNA JOHNSON	48.46	
005126	09/06/00	MEN01	ALEX MENDOZA	100.00	
005127	09/06/00	MID01	MID STATE BANK	19.95	
	09/06/00	MID01	MID STATE BANK	129.05	-----
			Check Total.....:	149.00	
005128	09/06/00	MOB01	RICHARD MOBRAATEN	100.00	
005129	09/06/00	PER02	PERS HEALTH BENEFITS	3212.23	
005130	09/06/00	PGE01	P G & E	31719.13	
005131	09/06/00	PRE01	PRECISION JANITORIAL	135.00	
005132	09/06/00	QUI01	QUILL CORPORATION	92.21	
005133	09/06/00	RIC01	RICHARDS, WATSON, GERSHON	21820.57	
005134	09/06/00	SAI01	SAIC	6681.26	
005135	09/06/00	SAN04	SANTA MARIA TIMES	20.00	
005136	09/06/00	SIM02	ALBERT SIMON	100.00	
005137	09/06/00	SLO02	DIV OF ENVIRON HEALTH	414.00	
005138	09/06/00	SPE02	SPECIAL DISTRICT FINAN CIN	1500.00	
139	09/06/00	THE01	THE GAS COMPANY	16.46	
005140	09/06/00	THE02	THE TRIBUNE	12.00	
005141	09/06/00	USA01	USA BLUEBOOK	787.57 457.97 108.32	-----
			Check Total.....:	1353.86	
005142	09/06/00	VER01	VERIZON	28.38	

COMPUTER GENERATED CHECKS

005091	08/16/00	FGL01	FGL ENVIRONMENTAL	311.00 311.00	-----
			Check Total.....:	622.00	
005092	08/16/00	FRE02	FRED ASMUSSEN EQUIP RENT	1000.00	
005093	08/16/00	JOH01	DONNA JOHNSON	130.29	
005094	08/16/00	MCI01	MCI WORLD COM	25.02 13.61 13.10 7.30	-----
			Check Total.....:	59.03	
005095	08/16/00	PER03	PERIPHERALS PLUS	326.00	
005096	08/16/00	REL01	RELIABLE	42.76 15.96	-----
			Check Total.....:	58.72	
005097	08/16/00	TRI01	TRI-STATE SEMINAR	45.00	
005098	08/24/00	BLA01	ROBERT L BLAIR	100.00	
005099	08/24/00	MEN01	ALEX MENDOZA	100.00	
005100	08/24/00	MOB01	RICHARD MOBRAATEN	100.00	
005101	08/24/00	PAC01	PACIFIC BELL	37.48 45.11 66.07	-----
			Check Total.....:	148.66	
005102	08/24/00	SIM02	ALBERT SIMON	100.00	
005103	08/24/00	WIN01	MICHAEL WINN	100.00	
005109	08/31/00	PER01	PERS RETIREMENT	938.61	
005110	09/06/00	ADV01	ADVANTAGE ANSWERING PLUS	130.29	
005111	09/06/00	AME01	AMERICAN GROUND WATER TR	250.00 250.00	-----
			Check Total.....:	500.00	
005112	09/06/00	BCS01	BASIC CHEMICAL SOLUTIONS	550.41 344.00	-----
			Check Total.....:	894.41	
005113	09/06/00	BLA01	ROBERT L BLAIR	100.00	
005114	09/06/00	BLU01	BLUEPRINT EXPRESS	79.63	
005115	09/06/00	COR01	CORBIN WILLITS SYSTEMS	500.00	
005116	09/06/00	CRE01	CREEK ENVIRONMENTAL LABS	30.00 30.00 30.00	-----
			Check Total.....:	90.00	
005117	09/06/00	CSD01	CALIF SPECIAL DIST ASSOC	315.00 98.00	-----
			Check Total.....:	413.00	
005118	09/06/00	DWI01	DWIGHT'S AUTOMOTIVE	63.63	
005119	09/06/00	EAS01	EASTER RENTS	8.41	
005120	09/06/00	FGL01	FGL ENVIRONMENTAL	44.80 53.80 44.90 44.80 44.80 44.60	-----
			Check Total.....:	277.80	

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

AUGUST 16, 2000

AGENDA ITEM

SEP 06 2000



REGULAR SESSION 10:30 A.M.
BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

BOARD MEMBERS

ROBERT BLAIR, PRESIDENT
AL SIMON, VICE PRESIDENT
RICHARD MOBRAATEN, DIRECTOR
ALEX MENDOZA, DIRECTOR
MICHAEL WINN, DIRECTOR

STAFF

DOUGLAS JONES, GENERAL MANAGER
DONNA JOHNSON, SECRETARY TO THE BOARD
JON SEITZ, GENERAL COUNSEL

NOTE: All comments concerning any item on the agenda are to be directed to the Board Chairperson.

A. CALL TO ORDER AND FLAG SALUTE

President Blair called the meeting to order at 10:35 a.m.

B. ROLL CALL

At Roll call the following Board members were present:

Directors Winn, Mobraaten, Simon, Blair. Director Mendoza arrived 5 minutes later.

F. CONSENT AGENDA

President Blair moved ahead to the Consent Agenda to allow Mr. Mendoza time to arrive. There were no public comments. Upon motion of Director Winn and seconded by Director Mobraaten, the Board unanimously approved the Consent Agenda for August 16, 2000. Vote 4-0 Director Mendoza arrived at 10:40 a.m.

C. PUBLIC COMMENTS PERIOD

PUBLIC COMMENTS

Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction, provided the matter is not on the Board's agenda, or pending before the Board. Presentations are limited to three (3) minutes or otherwise at the discretion of the Chair.

President Blair opened the meeting to Public Comments. There were none.

D. ADMINISTRATIVE ITEMS (The following may be discussed and action may be taken by the Board.)

D-1) REQUEST FOR WATER SERVICE (ORTIZ)

Request for water service outside District boundary at 660 Cherokee Place

A request was received from Mr. & Mrs. Ortiz for service to their property at 660 Cherokee Place in Nipomo, which is outside the District boundary. Jon Seitz, District Legal Counsel, explained the District's policy for service outside District boundaries. The Ortiz' case seemed to fit in the hardship category. Upon motion of Director Winn and seconded by Director Mobraaten, the Board decided to table this item to the next meeting and directed staff to ask the Ortiz' to attend the next meeting so the Board may have more information about the project, such as the projected water demand, etc. The Board also directed staff to send a letter to the County Planning Department concerning this project. There were no public comments.

D-2) INCREASE IN METER INSTALLATION FEE FOR NEW WATER SERVICES

Resolution to increase the water meter fee \$105 for the purchase and installation of an automatic meter reading device.

Proposal to adopt resolution to increase the water meter fee \$105.00 to cover the purchase and installation of automatic meter reading devices for new meter services. There were no public comments. Upon motion of Director Simon and seconded by Director Mobraaten, the Board unanimously approved Resolution 00-740.

RESOLUTION NO. 00-740

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT AMENDING APPENDIX "A" TO CHAPTER 3.04 OF THE NIPOMO COMMUNITY SERVICE DISTRICT CODE TO ESTABLISH NEW METER FEES

MINUTES SUBJECT TO BOARD APPROVAL

E. OTHER BUSINESS

- E-1) ANNEXATION CONSIDERATION (CYPRESS RIDGE)
Annexation of Cypress Ridge Development to NCS D for water and sewer service

A letter was received from Mr. Denis Sullivan, President of the Cypress Ridge Development Corp. requesting water and sewer service to the Cypress Ridge Golf Course Development consisting of 386 acres, north of Black Lake Canyon.

During this agenda item, the following member of the public spoke:

Denis Sullivan, 950 Parkway - Reported to the Board that he brought as-built plans to the District as requested. The water and sewer lines have been in place for some time. There are five wells within the development.

Judy Wirsing, 926 Olympic Way, Nipomo - Asked how many homes were proposed for this development? Answer - Potential of 386.

Mr. Sullivan reported that a request is in the County for approval for a change from seven residences to a hotel with 103 units for a water neutral use.

Director Meridoza made a motion to proceed with the annexation and Director Simon seconded. There was some discussion. Director Winn asked that staff examine the implications of annexation and report back to the Board and based on the report, the Board may or may not proceed with the annexation procedure. Vote 5-0

Motion was made by Director Winn and seconded by Director Mobraaten that the Board express its sense of direction that we are interested in annexing Cypress Ridge subject to findings that staff submits to Board at a later date. Vote 5-0

- E-2) Legal Counsel, Jon Seitz, explained the need to add an item to the agenda. The item was brought to staff's attention after the agenda was prepared but needs action before the next meeting. Upon motion of Director Simon and seconded by Director Mobraaten, the Board unanimously approved placing the subject of Election Consolidation on the agenda for August 16, 2000. Vote 5-0

Upon motion of Director Winn and seconded by Director Mobraaten, the Board unanimously approved placing the subject of the Nipomo Community Services District vs. the Department of Health Services on the Closed Session Agenda for August 16, 2000. Vote 5-0

CONSOLIDATION OF DISTRICT ELECTION WITH THE GENERAL ELECTION

A resolution requesting County Board of Supervisors to consolidate the District general election to be held on November 7, 2000 needs to be adopted by the Board. Upon motion of Director Winn and seconded Mobraaten the Board unanimously approved Resolution 00-741. Vote 5-0.

RESOLUTION NO. 00-741

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO TO CONSOLIDATE A GENERAL DISTRICT ELECTION TO BE HELD ON NOVEMBER 7, 2000 WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO SECTION 10403 OF THE ELECTION CODE

- F. CONSENT AGENDA** *The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item be removed. If discussion is desired, the item will be removed from the Consent Agenda and will be considered separately. Questions or clarification may be made by the Board members without removal from the Consent Agenda. The recommendations for each item are noted in parenthesis.*

- F-1) WARRANTS [RECOMMEND APPROVAL]
F-2) BOARD MEETING MINUTES [RECOMMEND APPROVAL]
Approval of Minutes of August 2, 2000 Regular Board meeting

Moved to beginning of meeting to allow arrival of Director Mendoza.

G. MANAGER'S REPORT

General Manager, Doug Jones, presented information on the following:

- G-1) CSDA BOARD OF DIRECTORS ELECTION - CANDIDATES STATEMENTS
- G-2) GOVERNING - ARTICLE ON WATER SHORTFALLS

H. DIRECTORS COMMENTS

Director Winn reported on the NCAC Growth Management meeting. One of the speakers was Ken Penngroth.

Director Mobraaten asked if the District could express interest to TOSCO or Unocal in using the abandoned oil pipe lines. The directors asked the staff to place Supplemental Water Study on the next agenda.

Directors agreed that October 4, 2000 in the morning would be acceptable for a Study Session including the Rate Study report by Perry Louck.

District Legal Counsel, Jon Seitz, announced the need to go into Closed Session concerning the matter below.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL GC§54956.9

- a. SMVWCD vs NCSD Santa Clara County Case No. CV 770214 and all consolidated cases.
Not discussed
- b. NCSD vs. State Dept of Health Services CV 990706, GC§54956.9

The Board came back into Open Session and reported that instructions were given to legal counsel.

ADJOURN

President Blair adjourned the meeting at 11:50 a.m.

Cypress Ridge

The motion was clarified as follows: The Board directs staff to proceed with the request for annexation, to give applicant a form to fill out, that the Board would look favorably toward annexation and if the applicant wishes to extradite the matter, he could start applying to LAFCO for annexation. Both would run concurrently because LAFCO would ask the District for input. Then the report would be ready for LAFCO.



NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

SPECIAL MEETING

August 24, 2000 THURSDAY 8:30 A.M.

BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

BOARD MEMBERS

ROBERT BLAIR, PRESIDENT
AL SIMON, VICE PRESIDENT
RICHARD MOBRAATEN, DIRECTOR
ALEX MENDOZA, DIRECTOR
MICHAEL WINN, DIRECTOR

STAFF

DOUGLAS JONES, GENERAL MANAGER
DONNA JOHNSON, SECRETARY TO THE BOARD
JON SEITZ, GENERAL COUNSEL

CALL TO ORDER AND ROLL CALL

President Blair called the meeting to order at 8:48 a. m.
At roll call, all Board members were present.

Public Comment on Agenda Items

The public has the right to comment on any item on the Special Meeting Agenda. Comments are limited to 3 minutes or otherwise at the discretion of the Board President.

There were no Public Comments.

District Legal Counsel, Jon Seitz, announced the need to go into Closed Session concerning the matter below.

CLOSED SESSION

Conference with legal counsel - Initiation of Litigation (Gov. Code §54956.9) Consideration of whether or not to intervene

In the Matter of the Application of Southern California Water Company (U 133 W) for a Certificate of Public Convenience and Necessity Pursuant to California Public Utilities Code Section 1001 to Add to its Santa Maria Customer Service Area the Community of Cypress Ridge.
Application No.: A 00-03-029

The Board came back into Open Session and reported with a vote of 5-0 to authorize staff to intervene in the Matter of the Application of Southern California Water Company (U 133 W) for a Certificate of Public Convenience and Necessity Pursuant to California Public Utilities Code Section 1001 to Add to its Santa Maria Customer Service Area the Community of Cypress Ridge.
Application No.: A 00-03-029

Adjourn

President Blair adjourned the meeting at 9:20 a.m.



TO: BOARD OF DIRECTORS
FROM: DOUG JONES 5
DATE: SEPTEMBER 6, 2000

SURPLUS EQUIPMENT

ITEM

Sale of surplus items

BACKGROUND

Government agencies that wish to dispose of obsolete equipment and other items need to declare that these items are surplus by the governing Board prior to deposition of these items. The District has established the items below as equipment that is surplus which is to be disposed by sale or other means.

- 1992 Chevrolet S-10 pick up truck

The '92 Chevy pick-up needs major repairs to the transmission and it is not warranted based on the value of the vehicle

- Sea Container

The Sea Container was used to store the PB pipe during the Shell law suit. The suit is over, therefore, the container is no longer needed.

RECOMMENDATION

It is recommended that your Honorable Board approve the equipment list as surplus and authorize staff to dispose of the items.



TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: SEPTEMBER 6, 2000

REPLACEMENT OF FIRE HYDRANTS

ITEM

Requesting bids for replacement of older fire hydrants within the district

BACKGROUND

The District has two types of fire hydrants:

- Dry Barrel
Indicates that valve that turns the water on is beneath the ground to prevent the fire hydrant from freezing.
- Wet Barrel
Indicates the valve is at the surface and is easier to operate for maintenance and fire protection

When the District was first formed in 1965, Kennedy dry barrel hydrants were installed. These hydrants are over 30 years old and need to be replaced with newer wet barrel hydrants.

The 2000-2001 Fiscal Year District Budget (page 46) has allowed \$40,000 to replace approx. 20 older wet barrel hydrants this year.

RECOMMENDATION

Staff recommends that the Board authorize staff to advertise for bids for replacing the older wet dry barrel fire hydrants within the District.

AGENDA ITEM

(G)

SEP 06 2000

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *D*
DATE: SEPTEMBER 6, 2000

MANAGER'S REPORT

- G-1) WALL STREET JOURNAL
Enclosed is an article on water issues for your information.

- G-2) CANDIDATES FOR NCSD BOARD OF DIRECTORS
Enclosed is the list of candidates from the election office for the NCSD Board.

- G-3) SET DATE TO REVIEW WATER RATE ADJUSTMENT
Setting a time and date for the 1st and 2nd reading for adopting water rate adjustments

Mgr 90600

COMMUNITY SERVICE DISTRICTS

NIPOMO COMMUNITY SERVICES DISTRICT

DIRECTOR

Term: 04 Years Positions: 02 Distr:
NOMINATION PERIOD CLOSED

BOB BLAIR

1449 DALE AVE

ARROYO GRANDE CA 93420

RETIRED PHARMACIST

Status: Filed

Day Phone: 489-9171

Eve Phone:

Fax:

AGENDA ITEM

SEP 06 2000



EVAN EVANOFF

194 E.DANA ST

NIPOMO CA 93444

RETIRED

Status: Filed

Day Phone: 929-3637

Eve Phone:

Fax: 111-2222

MICHAEL WINN

233 KNOTTS ST

NIPOMO CA 93444

EDUCATOR

Status: Completed

Day Phone:

Eve Phone: 929-6128

Fax: 474-9101

COMMUNITY SERVICE DISTRICTS

NIPOMO COMMUNITY SERVICES DISTRICT

DIRECTOR

Term: 02 Years Positions: 01 Distr:
NOMINATION PERIOD EXTENDED UNTIL AUGUST 16

JIM DUNBAR

740 BLACK OAK LN

NIPOMO CA 93444

MANAGER,PRODUCE PROCESSOR

Status: Filed

Day Phone: 349-2677

Eve Phone: 929-5658

Fax:

VINCE MC CARTHY

194 E.DANA ST

NIPOMO CA 93444

RETIRED

Status: Filed

Day Phone: 929-3637

Eve Phone:

Fax: 111-2222

GUY W MURRAY

PO BOX 1176

NIPOMO CA 93444

ATTORNEY AT LAW

Status: Filed

Day Phone: 929-7150

Eve Phone:

Fax:

JUDITH A WIRSING

926 OLYMPIC WAY

NIPOMO CA 93444

BUSINESSWOMAN

Status: Filed

Day Phone:

Eve Phone: 929-3195

Fax: 929-1957

*Bob
Wynn
ALIX*

OMO COMMUNITY



SERVICES DISTRICT

BOARD MEMBERS

ROBERT BLAIR, PRESIDENT
AL SIMON, VICE PRESIDENT
RICHARD MOBRAATEN, DIRECTOR
ALEX MENDOZA, DIRECTOR
MICHAEL WINN, DIRECTOR

STAFF

DOUGLAS JONES, GENERAL MANAGER
JON SEITZ, GENERAL COUNSEL
LEE DOUGLAS, MAINTENANCE SUPERVISOR

148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 Email address - NCSD@ix.netcom.com

August 31, 2000

TO ALL NON-INCUMBENT CANDIDATES

Congratulations on your interest in running for a Nipomo Community Services District Board of Directors seat. To assist you with information of the existing Board of Directors activities, enclosed is the September 6, 2000 agenda. Between now and the election, which will be held on November 7, staff will be sending you an agenda for each of the meetings of the Board of Directors. If you have questions on any of the items on the agenda or other matters associated with the District, please do not hesitate to call the District office. A copy of the Board's agenda packet is in the office for you to review at your convenience.

If you have any further questions please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT

Doug Jones
General Manager

Board/Nominees

SEP 06 2000

TO: BOARD OF DIRECTORS
 FROM: DOUG JONES
 DATE: SEPTEMBER 6, 2000

WATER RATE ADJUSTMENTS

ITEM

Setting a time and date to review water rate adjustments

BACKGROUND

The District has hired Perry Louck, CPA as a consultant to perform a Water Rate Study. Mr. Louck has made study session presentations to the Board explaining necessity for rate adjustments to put the District in a sound financial situation for replacement of existing facilities. On June 9th, Mr. Louck gave an overview of rate methodology and on July 21st, he presented a draft rate requirements, cost of serve and rate design options. The Board directed the consultant to finalize the report. The report results would be incorporated into an ordinance to be introduced for a proposed rate adjustment.

Due to the Board members being out of town and the consultant's schedule, it is suggested that the following dates be considered for adoption of the water rates adjustment ordinance.

- | | | |
|---|-----------------|-------------|
| 1. Introduction and 1 st reading
2 nd reading & adoption | Special Meeting | October 6 |
| | Regular Meeting | October 18 |
| 2. Introduction and 1 st reading
2 nd reading & adoption | Regular Meeting | October 18 |
| | Regular Meeting | November 15 |
| 3. Other dates the Board
may suggest | | |

RECOMMENDATION

Staff recommends that the Board set the time and dates for the Public Hearing on the water rate adjustments.

a, Water Pressure Is Building

AGENDA ITEM



SEP 06 2000

Dehydrating Developments

Environmentalists and developers are arguing whether California's sparse water supply can match the state's urban development

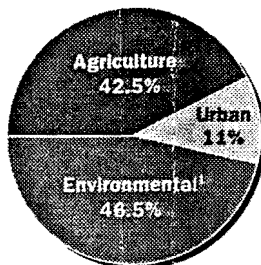


Source: California Department of Water Resources

Water Sources

	%	Million acre feet
Environmental flows ¹	40%	31.3
Groundwater ²	25	19.0
Local projects	14	11.0
Other federal projects	10	7.9
Colorado river	7	5.1
State water project	4	3.1
Recycled, desalinated	1	0.3

Water Use, in percentage, 1995 data



¹Federal law requires that some water be used for environmental conservation, such as maintaining river flows

²Includes reapplied water

ability issues when they reviewed housing developments for approval. However, the law provided so little for enforcement that more than 50 large subdivisions have been approved since then without affording those guarantees. As a result, environmen-

tal groups and some water districts are asking the state to curtail big construction plans such as Newhall, while pushing for legislation that would prevent the issuance of construction permits until water ques-
Please Turn to Page A8, Column 1

With Development

commodate the Jeff Sickenger, quality for the and Technology ct between the rnement plans to ring the next 30 ade California's gh environmen- en soon enough. n fighting over les diverted wa- a Nevada in the up Mono Lake. rnia squabbled states such as ights to the Col- astate warfare 1980s over diver- orthern Califor- art of the state. come an issue in hammered by da, for instance, outdoor watering, residential and

industrial use. But California's water problems are potentially the most far-reaching in the nation, because so much of the country's growth and wealth are concentrated here. California's population of about 35 million—by far the largest in the U.S.—is projected to add another 15 million inhabitants during the next quarter century.

Yet, water supplies in the Golden State are relatively finite: The cities, farms and factories depend on a combination of runoff from the Sierra and Cascade ranges in the northern part of the state, the Colorado River from the Rocky Mountains and underground storage aquifers.

Ground Zero in Santa Clarita

A microcosm of the statewide fight is taking place over Newhall Ranch. Currently, about 74,000 acre-feet of water is used in the Santa Clarita Valley annually, compared with a total average supply of 85,000 acre-feet, according to estimates by the Santa Clarita Organization for Planning and the Environment, an environmental association that has bitterly opposed Newhall and other projects in the area.

(An acre-foot is the amount of water used by a family of five in one year.)

But Newhall would use about 21,600 acre-feet of water a year. Moreover, Los Angeles County officials have approved another 40,000 housing units in the valley—creating a total deficit of about 46,000 acre-feet when they are all built, according to the Santa Clarita planning group.

Newhall officials insist there is plenty of water, arguing that the local water supply actually stands at a minimum of 143,000 acre feet, when figuring in other sources that the activists dispute. They also say they and other developers merely are responding to demand for more housing, which in fast-growing Los Angeles County comes to about 26,000 new homes a year. "Overall, I think we have the future very well planned," says Gary Cusumano, Newhall's president.

Los Angeles County officials agreed when they approved the project last year. But opponents filed suit in California Superior Court, seeking to block the development on grounds including lack of water. Joining environmentalists and some local social-assistance groups in the litigation was neighboring Ventura County, where officials fear Newhall

would siphon off water needed to irrigate farms downstream.

One particularly contentious issue is Newhall's estimates of how much water the valley will receive from various sources. For example, it says the valley has 95,200 acre feet allotted in nondrought years from the State Water Project. However, 41,000 of those acre feet are included as part of a deal local water districts signed last year to buy water rights from farming interests in Kern County, farther north in California's San Joaquin Valley. That transfer is being litigated by an environmental group called Friends of the Santa Clara River, who are concerned the added water wouldn't be available in times of drought, putting more pressure on groundwater reserves.

Moreover, the Castaic Lake Water Agency that channels state water into the valley recently advised that only 50% of allocations should be planned for reliably, because deliveries fluctuate widely due to factors such as regulatory restrictions on pumping or natural disasters.

"What we are all really trying to do," says Ed Dunn, a director of that agency who is opposed to Newhall Ranch, "is stop gambling with water in California."

In California, Water

A Deluge of Developments Strain Scarce Resource In Drought-Prone State

By JIM CARLTON

Staff Reporter of THE WALL STREET JOURNAL

VALENCIA, Calif.—Newhall Ranch here in the Santa Clarita Valley, a development that plans to include 22,000 master-planned homes in this suburb north of Los Angeles, has become the bull's eye in California's intensifying water war.

Planned to sprawl for several miles along the Santa Clara River, one of the last free-flowing tributaries in Southern California, and nestled in the shadow of the 3,000-foot-high Santa Susana Mountains, Newhall would be home to 60,000 people living in five villages. A promotional brochure described the development as a "self-contained community in a natural, open setting."

But the project, the largest housing development ever to be built in California, has drawn controversy almost from when it first was proposed five years ago. Environmentalists argue that it is one of hundreds of large residential developments that have been approved by local planners during the past decade that don't include provisions for an adequate water supply.

The issue has been heating up since 1995, when a state law went into effect that required planners to address water-avail-

Dehydrated

Environmentalists
can match the s



Source: California Department of Water Resources

ability issues when developments for law provided so little more than 50 large approved since those guarantees.

A8 THE WALL STREET JOURNAL THURSDAY, JULY 20, 2000

In California, Water Pressure Builds With Dev

Continued From Page A2

tions are resolved. A bill to do that is pending in the state Assembly.

Readying for Drought

The environmentalists aren't pushing for an actual halt to construction; rather, many want a stronger emphasis on building higher-density projects in urban areas that already have ready access to water supplies. They want other developments to go forward only if planners can assure there will be enough water for them.

Conservationists say unless growth is limited, the semiarid state will be ill prepared for another drought, which many experts say is overdue after an unusually long, six-year run of abundant moisture. "We have a crisis in the making," says Doug Wallace, environmental-affairs officer for the East Bay Municipal Utility District, which provides water to the fast-growing suburbs east of San Francisco.

California coped with its past droughts, the last of which ran from 1987 to 1992, by issuing restrictions and imposing mea-

sures such as increased use of recycled water for landscaping and flush-control mechanisms on toilets. But the state's conservation measures are considered so extensive already that many experts say there is little room for further cutbacks.

The industrial community is particularly vulnerable, since new cutbacks could force water-intensive operations such as bottling and silicon-fabrication plants to scale back. "There is a very real danger that in the next drought we will start to lose jobs," says Syrus Devers, senior consultant to Assemblywoman Sheila Kuehl, a Santa Monica Democrat who introduced the legislation.

Growing Population, Fixed Supply

Many builders and manufacturers oppose the bill, saying it would put up an onerous regulatory hurdle for developers at a time when housing-starved California needs all the new homes it can get. They argue more for expanding the state's water-delivery system. "The real issue is we need to develop more reservoirs and other

water infrastructure to accommodate the increasing demand," says Jeff Sickenger, director of environmental quality for the California Manufacturers and Technology Association. A joint project between the state and the federal government plans to invest billions of dollars during the next 30 years to expand and upgrade California's water-supply systems, though environmentalists say that won't happen soon enough.

Californians have been fighting over water ever since Los Angeles diverted water out of the eastern Sierra Nevada in the early 1900s, helping to dry up Mono Lake. In later decades, California squabbled with neighboring Western states such as Arizona and Nevada over rights to the Colorado River, while intrastate warfare broke out in the 1970s and 1980s over diversion of water from moist northern California to the arid southern part of the state.

Water supplies have become an issue in other regions now being hammered by drought. Officials in Florida, for instance, have imposed limits on outdoor watering, while Atlanta has curbed residential and

industrial plants are in the north here. Cr million-projects ants du

Yet, are rela factory off from the nor rado Ri undergr

Ground

A m taking rently, used in compar \$5,000 a the San ning an tal asso Newhall