

NIPOMO COMMUNITY SERVICES DISTRICT
AGENDA

AUGUST 1, 2001

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

BOARD MEMBERS

ROBERT BLAIR, PRESIDENT
RICHARD MOBRAATEN, DIRECTOR
MICHAEL WINN, DIRECTOR
JUDITH WIRSING, DIRECTOR
CLIFFORD TROTTER, DIRECTOR

STAFF

DOUGLAS JONES, GENERAL MANAGER
DONNA JOHNSON, SEC. 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) MITIGATED ENVIRONMENTAL NEGATIVE DECLARATION - TEFFT ST WATER LINE PROJECT
Set a Public Hearing for Sept. 5, 2001 for consideration of Mitigated Negative Declaration
- ✓ D-2) REQUEST FOR ANNEXATION - TRACT 2380 (CRAIG)
Continued item - proposed annexation study for 40 acres at Willow Rd. & Via Concha
- D-3) REQUEST FOR SERVICE - TRACT 2441 (MID STATE PROPERTIES)
Request for water and sewer service for a 38-lot development at Blume & Grande Ave.
- D-4) REQUEST FOR SERVICE - TRACT 2277 (NEWDOLL)
Request for renewal of Intent-to-Serve letter/water & sewer for 4-lot development at Mesa & Ida
- D-5) REQUEST FOR SERVICE - TRACT 2261 (NEWDOLL)
Request for renewal of Intent-to-Serve letter/water & sewer for 16-lot development at Tejas & Ida
- D-6) REQUEST FOR SERVICE - TRACT 2299 (KENGEL)
Request for renewal of Intent-to-Serve letter/water & sewer for 16-lot development/Orchard & Tanis
- ✓ D-7) DISTRICT ANNEXATION POLICY MODIFICATION
Revise verbiage to Sec IV (B) (2) of the Annexation Policy

E. OTHER BUSINESS

- E-1) a) Selection of Vice President of the Board of Directors
b) President appointment of sub-committee members

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]
Minutes of July 18, 2001 Regular Board meeting

G. MANAGER'S REPORT

- G-1) WOODLAND SUPPLEMENTAL EIR REPORT
- G-2) CSDA LEGISLATIVE UPDATE

H. DIRECTORS COMMENTS

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL Pending Litigation GC§54956.9

- a. Litigation CPUC Appl. No. A 00-03-029
- b. SMVWCD vs NCSA Santa Clara County Case No. CV 770214 and all consolidated cases.
- c. NCSA vs State Dept of Health Services CV 990716
- d. Istar Holliday, Jesse Hill vs. NCSA CV 010563

ADJOURN

The next regular Board meeting will be held on August 15, 2001.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: AUGUST 1, 2001

AGENDA ITEM
AUG 01 2001



MITIGATED ENVIRONMENTAL NEGATIVE DECLARATION
TEFFT STREET WATER LINE PROJECT

ITEM

Set a Public Hearing for September 5, 2001 at 10:30 a.m. for CEQA consideration of a Mitigated Negative Declaration for the Tefft Street Water Line Project.

BACKGROUND

The District Water and Sewer Master Plan requires additional capacity for the District water system on an east-west direction across the freeway. Also, with the extraterritorial agreement with the Lucia Mar Unified School District to provide water to the new high school, additional transmission mains need to be constructed between the Dana School Well-site and the high school area. The proposed alignment of the new waterline will be from the Dana School along Tefft Street, across the 101 freeway bridge and terminating at Thompson Avenue. Design of the improvements is presently being performed by Garing, Taylor and Associates (GT&A).

The CEQA requirements for this project have been prepared by GT&A. Attached is the Notice of Intent to Adopt a Mitigated Negative Declaration for the Tefft Street Water Line Project. The complete CEQA study and check list is available in the District office for Board and public review.

The District has budgeted \$1.3 million for this project. Construction should begin this fall and completed prior to construction of the Olde Towne improvements (underground utilities, paving, etc.)

RECOMMENDATION

Staff recommends that your Honorable Board set Sept. 5, 2001 at 10:30 a.m. in the District Board room for a Public Hearing on the CEQA consideration Mitigated Negative Declaration for the Tefft Street Water Line Project.

Board 2001\WATERLINE CEQA neg dec.DOC

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Description: The project will include the construction of approximately 8,500 feet of 12-inch and 16-inch water line in Tefft Street from the Dana School site to Thompson Avenue. The new water lines will parallel and cross existing lines. The new lines will be tied into existing District water lines at approximately 4-5 locations.

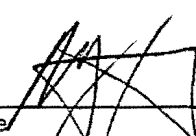
Project Location: Tefft Street from the Dana School site to Thompson Avenue, Nipomo, San Luis Obispo County, CA

Review Period Starting and Ending Dates During Which the Agency Will Receive Comment:
8 am, July 20, 2001 to 5 pm, August 24, 2001.

Date of Agency Public Hearing for Project and Consideration of Mitigated Negative Declaration Adoption: September 5, 2001, 10:30 AM, NCSD Board Regular Meeting, NCSD Board Meeting Room, 148 South Wilson Street, Nipomo, CA. The public is invited to attend.

Address Where All Documents Pertinent to This Matter May Be Accessed: The proposed Mitigated Negative Declaration, Initial Study and Checklist with supporting documents are available for public review at the Nipomo Community Service District offices, 148 South Wilson Street, Nipomo, CA 93444 during regular office hours, Monday through Friday, 8 AM to 4:30 PM.

Hazardous Waste Facilities, Property or Disposal Site On or Adjoining Project Site: None.



Signature
R. James Garing, District Engineer
Nipomo Community Services District

July 17, 2001
Date

TOTAL P.01

Initial Study for Tefft Street Water Transmission Line
Nipomo Community Services District - County of San Luis Obispo

CEQA Initial Study and Checklist
for
TEFFT STREET WATER TRANSMISSION LINE
DANA SCHOOL TO THOMPSON ROAD


July 11, 2001

Prepared By: Garing, Taylor & Assoc., Inc.
Contact: R. James Garing, R.C.E.

Agency: Nipomo Community Services District
Nipomo, California

Agency Contact: Doug Jones, General Manager
(805) 929-1133

On the basis of this initial evaluation I find that the proposed project could not have a significant effect on the environment and a ~~mitigated negative declaration~~ will be prepared.



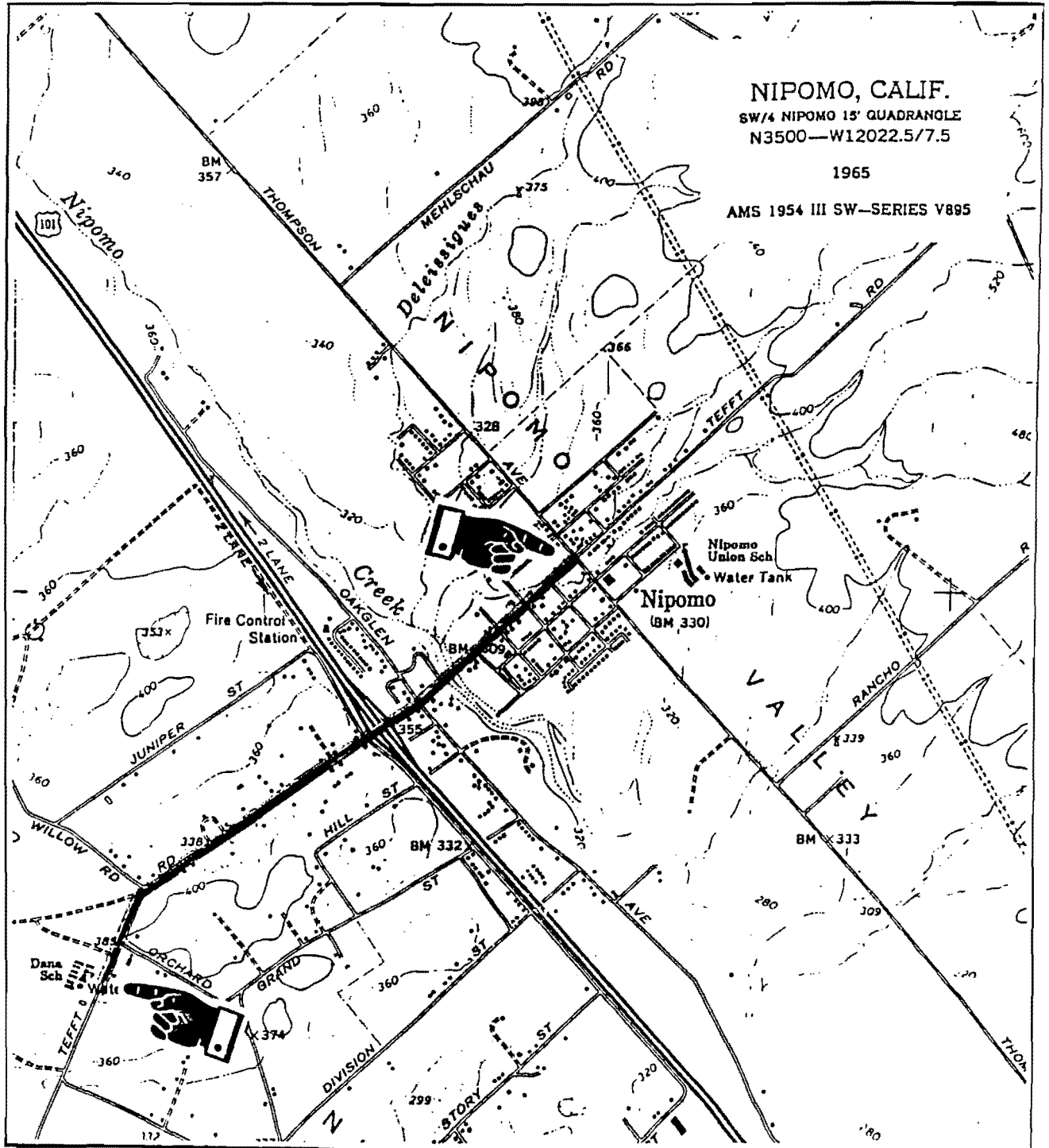
Signature
R. James Garing, District Engineer
Nipomo Community Services District

July 16, 2001
Date

TEFFT STREET WATER TRANSMISSION LINE

Dana School to Thompson Road

Nipomo, San Luis Obispo County, California



Environmental Checklist Form

Project Title: Tefft Street Water Transmission Line
Dana School to Thompson Road

Lead Agency: Nipomo Community Services District
148 S. Wilson Street
Nipomo, California 93444

Contact: Doug Jones, General Manager
(805) 929-1133

Project Location:

Project Sponsor: Nipomo Community Services District

General plan designation:

Zoning: Residential and Commercial

Description of Project: The project will include the construction of approximately 8,500 feet of 12-inch and 16-inch water line in Tefft Street from the Dana School site to Thompson Avenue. The new water lines will parallel and cross existing lines. The new lines will be tied into existing District water lines at approximately 4-5 locations.

Surrounding Land Uses and Setting: Tefft Street and its frontage are within a developing commercial district, which serves a rapidly expanding surrounding residential population. The Tefft Street commercial district provides the greatest number of consumer services between Santa Maria and Arroyo Grande.

The street also serves as a major collector for both the easterly and westerly sections of the Nipomo community, which is dissected by Highway 101. Tefft Street is impacted by on and off ramps to Highway 101, particularly during commuting hours.

Environmental Impacts: Explanations of all answers to the Initial Study are on attached sheets.

Discussion of environmental evaluation: The purpose of this project is to meet the recommendations of the Boyle report and Title 22 of the California Code of Regulations. The project is within the scope, and is consistent with, the South County Area Plan and its updates, which are summarized in the context of this project as follows:

The South County Area Plan consists of text and maps describing and delineating land use categories and density. It also contains a detailed land use map for the Nipomo Community Service District depicting land use categories within the District ranging from open space through single family residential, multi family residential, office and commercial. The Area Plan sets forth and predicts future population density, land use, water use and wastewater generation throughout the District.

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

The build out population for Nipomo specified by the Plan in its most recent amendment is 18,438 persons, who is an increase over the existing, estimated 10,618 populations. The District estimates the population will be 15,050 in 2020.

The FEIR for the South County Area Plan also analyzes water balances for low-density single-family, medium density single-family, and typical industrial development on the Nipomo mesa. Summarizing the impacts of this development on the mesa, the report indicates, 'The impact scenario developed above indicate that medium-to-low density residential development can be accommodated on the mesa with essentially no significant impact on water resources. High density multi-family and most industrial development will have a beneficial impact on water resources due to the elimination of use by existing natural vegetation and very low consumption of water by these lands.'

The FEIR update indicates that 'Continued build out under the proposed plan may require expansion of facilities of the NCSD to provide service to the Nipomo Urban Area'


There are no current growth restrictions upon the NCSD due to water supply. The construction of the project is consistent with the current demands of the District and the population densities established by the South County Area Plan and will not increase densities as provided in the Area Plan.

The project is necessary to provide additional transmission and to provide adequate fire flow and domestic peaking capability as currently needed and forecasted by the 1995 Boyle Engineering Water and Sewer Master Plan for the District.

Conclusions: The South County Area Plan Update establishes land use and future growth within the District and the Final Environmental Impact Report for the South County Area Plan Update analyzes the water resource impact of that growth and concludes that the impacts of accommodating growth are mitigable. Growth framed by the South County Area Plan Update requires the District to extend and expand facilities. The District employs other mitigations such as requiring ultra-low flow fixtures in new development and mandating drought resistant landscaping in all new development have been implemented. In addition, the District has water reduction measures for its own facilities.

This project is within the scope and is consistent with the Plan Update and the project is found to be de minimis in its effect on fish and wildlife. There are no negative cumulative effects due to operation or construction of the project.

The environmental impact of the project is determined to be 'not significant'.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: AUGUST 1, 2001

AGENDA ITEM
AUG 01 2001



REQUEST FOR ANNEXATION
TRACT 2380 (CRAIG)

ITEM

Proposed annexation for a 20-acre parcel with 16 lots located at Willow Road and Via Concha

BACKGROUND

This item was brought to your Honorable Board at the regular Board meeting held on July 18, 2001 and was continued to the next meeting. Ken Craig, the developer, has requested the general plan change to change the zoning in this area from 5-acre parcels to 16 individual lots with the remaining area reserved for a future school site.

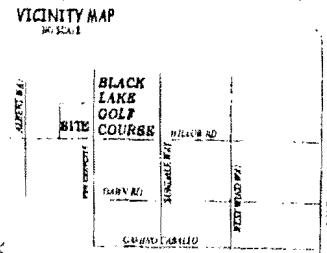
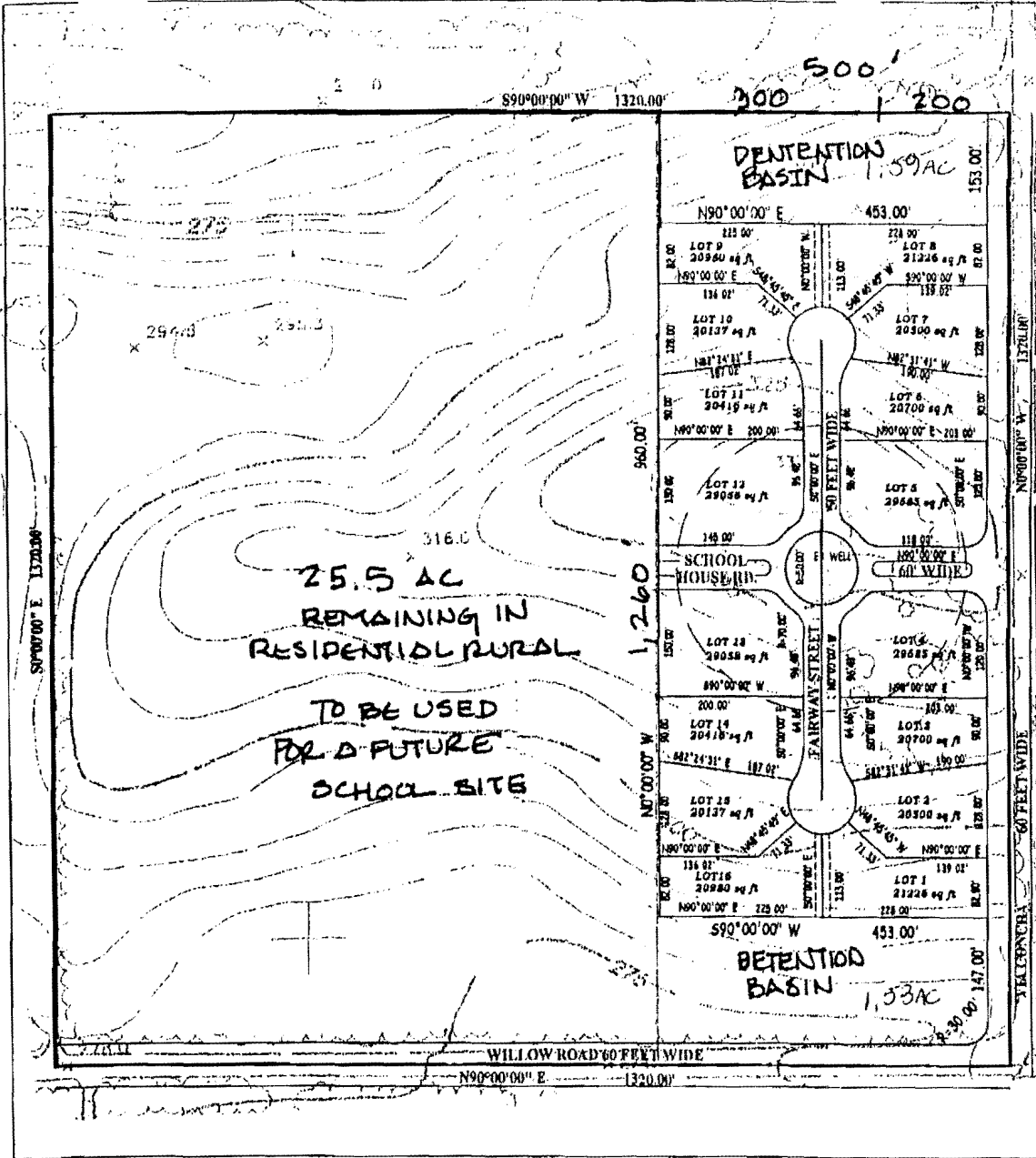
The District has received correspondence from Jim McGillis with respect to discussion of annexing this 40-acre parcel to provide water and sewer service by the District. The developer has also filled out the request for annexing to the District. The form is attached.

Information on this proposed annexation was sent to the Black Lake Advisory Committee for their review and comment. Attached is their response.

RECOMMENDATION

Since this item was continued from the last Board meeting, staff is waiting for direction from your Honorable Board on how they wish to proceed in this matter.

Board 2001\Craig.DOC

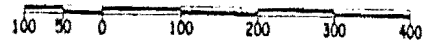


APN 91-181-31 & 32
LOT 45 OF POMEROY'S RESUBDIVISION
OF THE LOS BERROS TRACT.
A PROPOSED CLUSTER DEVELOPMENT OF 18 LOTS
WITH A 31.6 ACRE PARCEL FOR OPEN SPACE AND A
SCHOOL SITE

14.5 AC
REZONE

VESTING TENTATIVE MAP
 TRACT 2380
 DEVELOPMENT PLAN
 ANNEXATION MAP
 TOTAL PARCEL = 40 ACRES
 LOT AREAS = 8.4 ACRES
 STREETS & OPEN SPACE WITH SCHOOL SITE = 31.6 ACRES

TRACT 2380



OWNER: KEN CRAIG
P.O. BOX 505
OCEANO, CA. 93445



JAMES MICHAEL MCGILLIS
PROFESSIONAL LAND SURVEYOR
PO BOX 1127 ARROYO GRANDE CA 93421
750 FARROLL ROAD SUITE C GROVER BEACH CA 93433
PHONE (805) 499-4713 FAX (805) 499-0220
EMAIL JAMES.MCGILLIS@ATTN.COM

NIPOMO COMMUNITY

BOARD MEMBERS

ROBERT BLAIR, PRESIDENT
RICHARD MOBRAATEN, DIRECTOR
MICHAEL WINN, DIRECTOR
JUDITH WIRSING, DIRECTOR
CLIFFORD TROTTER, DIRECTOR



SERVICES DISTRICT

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 gm@nipomocsd.com

July 20, 2001

John Eppard
Black Lake Management Association
1505 Champions Lane
Nipomo, CA 93444

SUBJECT: REQUEST FOR INFORMATION ASSOCIATED WITH TRACT 2380

This is in response to your letter of July 19, 2001 inquiring District operations of the Black Lake water and sewer division. Per your request are copies of the following:

- District Annexation Policy
- LAFCO Resolution 92-19 approving Annexation No. 7 - the Black Lake Golf Course Development to the Nipomo Community Services District.
- Certification of Completion for Annexation 7 executed by Paul Hood, LAFCO Deputy Executive Officer, including Nipomo Community Services District Resolution 472 approving Annexation #7
- Resolution 98-642, NCSD resolution accepting the water and sewer improvements including the wastewater treatment plant expansion performed by the developers of Tract 1912. Also attached is a copy of the Offer of Dedication from the developer.


For your information, the capacity of the Black Lake wastewater treatment facility is 200,000 gallons per day. Approx. 60,000 gpd capacity is presently in use.

With respect to Item 5 in your letter, an Environmental Impact Report would need to be obtained from the San Luis Obispo County or the developer.

I hope this information is helpful. If you have any questions, please contact me.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Doug Jones
General Manager

cc: Board of Directors

TRACTS/2380 Eppard

**NCSD LIAISON COMMITTEE
of the
BLACK LAKE MANAGEMENT ASSOCIATION**

**498 Colonial Place
Nipomo, CA 93444
(805)-343-2796: (805) 343-5596**

July 27, 2001

To: Doug Jones, Manager, NCSD
From: John Eppard, Chair, NCSD Liaison Committee
Date: July 27, 2001

Re: Requested Annexation of Tract #2380

Thank you for furnishing this Committee with the background material for this matter that we requested on July 18th.

Our BLMA Liaison Committee met on July 26th, and thoughtfully reviewed the owner's request for annexation of this 40 acre parcel. We also objectively reviewed the current NCSD annexation policy furnished us.


In light of the very sketchy application submitted by the developer, and the public questions currently being raised about the District's annexation policy, we respectfully suggest that the matter be indefinitely taken off the Board's calendar. Such action will allow for the submittal of a more complete and credible application by the developer, and a subsequent NCSD review based on any changes the Board makes in its annexation policy in the interim. This Committee looks forward to again fully participating in such review.

Thank you for your consideration.

Ron Swenson, President
Del Simon, Vice-President
Bob McGill, Secretary
Bill Morrow, Member
Katie Cutler, Member
Si Ely, Member
John Eppard, Member

sjc

MEMO

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: AUGUST 1, 2001

BLACK LAKE SERVICES

Attached is a memo from District Legal Counsel, Jon Seitz, reviewing the Black Lake Specific Plan, the annexation of the Black Lake facilities to the Nipomo Community Services District and the establishment of the Black Lake Advisory Committee.

Exhibit A is an excerpt from the Black Lake Specific Plan indicating the serving agency to operate the water and sewer operations should be public entity which is now the Nipomo Community Services District. The Black Lake Specific Plan states that the water and sewer facilities are on permanent easements granted to the service agency to provide these services. If these services are terminated, then the easements would revert back to the property owner which would be the ownership of the golf course facilities.

There was some question of who owns the water and sewer facilities at the Black Lake Development. The Nipomo Community Services District owns and operates these facilities on the easements established by the development.

JON S. SEITZ
MICHAEL W. SEITZ
KAROL M. VOGT

SHIPSEY & SEITZ, INC.
A LAW CORPORATION
1066 PALM STREET
POST OFFICE BOX 953
SAN LUIS OBISPO, CALIFORNIA 93406
(805) 543-7272 FAX (805) 543-7281
JON S. SEITZ
District Legal Counsel
Nipomo Community Services District

JOHN L. SEITZ
(1924-1986)
ERALD W. SHIPSEY
(RETIRED)

M E M O R A N D U M

TO: Board of Directors, Nipomo Community Services District
FROM: Jon Seitz
DATE: July 26, 2001
RE: Black Lake Service Area

INTRODUCTION

At the Board of Directors regular meeting of Wednesday, July 18, 2001 the Board requested that I review Black Lake formation documents including the Black Lake Specific Plan, the Black Lake Annexation to the District and the formation of the Black Lake Advisory Committee. Please except the following as that report:

1. SPECIFIC PLAN

The Black Lake specific plan (attached here to as exhibit A) was developed in February of 1983 and was adopted with revisions by the San Luis County Board of Supervisors in August of 1989. Section VI (Pg. 49E) identifies available agencies to provide necessary onsite utility services. Including the following:

- a. Annexation to the Nipomo Community Services District
- b. Annexation to County Service Area #1 as a zone of benefit
or,
- c. Formation of a new service district for service area.

CSA-1G (a County Service Area) was formed to provide water, sewer and street lighting service to the Black Lake Development.

2. ANNEXATION

Attached as Exhibit B is the Resolution approved by the Local Agency Formation Commission annexing the Black Lake Golf and Country Club to the Nipomo Community Services District. Section 3 A provides, in pertinent part, that Nipomo Community Services District (NCS D) will provide all three services currently provided by CSA #1G, water, sewer and street lighting.

With the annexation of the Black Lake area, CSA-1G was dissolved and the District became the agency to provide services to the Black Lake area including water, sewer and street lighting.

3. ADVISORY COMMITTEE

Black Lake Advisory Committee. The Black Lake Advisory Committee was formed during the Fall of 1996. Attached as exhibit C is the resolution of the Board of Directors forming the advisory committee. The purpose of the committee is to allow the NCS D to obtain input from representatives of the residents of property owners of the Black Lake Development before action by the District on matters of concern within the area. Specifically the committee is responsible for reviewing proposed additions to, changes, extensions or deletions of services, changes in rate or charges or other matters that directly affect Black Lake residents and property owners and conveying opinions and recommendations to the District Board and staff.

ANAYLSIS

The Black Lake area is part of the Nipomo Community Services District. The Board of Directors is the governing authority of the District. The District provides utility services authorized by Government Code §61600. Pursuant to the services authorized by Government Code §61600 the District provides the Black Lake area (as a separate zone) with water, sewer, street lighting and solid waste collection.

The Black Lake Advisory Committee was formed in 1996 to provide advise (non-binding) to the District Board of Directors on matters that directly affect Black Lake residents. It is my understanding that the Black Lake Advisory Committee has been inactive for the past several years.

Respectfully Submitted,

BLACK LAKE SPECIFIC PLAN

February 1983

Prepared by

SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT

and

RICHMOND ROSSI MONTGOMERY

Adopted by the San Luis Obispo County
Board of Supervisors
February 28, 1983
Resolution 83-87

Revised April, 1990

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TABLE VI-A
SERVICES AND FACILITIES

Service/Facility	Serving Agency	Initiator	Agency Responsible for Maintenance & Operation	Funds for Maintenance & Operation	Notes
Police Protection	San Luis Obispo Co.	SLO Co	SLO Co	County Taxes	On call service
Fire Protection	Calif. Dept. of Forestry (CDF) Nipomo	SLO Co. district	Calif Dept. of Forestry	State & local taxes	On call service. Site reserved future fire station.
Schools	Lucia Mar Unified School Dist.	SLO Co. and local school district	Local School district	State and local taxes and other subventions	
Water	Public agency(1)	Owner	Public Agency	User	
Sewer	Public agency(1)	Owner	Public Agency	User	Public agency will deliver treated effluent to golf course operator for disposal as golf course irrigation
Gas	Southern Calif. Gas Co.	User	Private vender	User	
Electricity	Pacific Gas and Electric Co.	Owner/PG&E	PG&E	User	Owner pays PG&E or contractor for service line. Installation rates set by P.U.C.
Telephone	General Telephone; Pacific Telephone	Owner/private distributors	Private vender	User	Owner pays private distributors or contractor for service lines. Installation rates set by P.U.C.

NOTES:

- Public agency will be a community services district, new county service area or zone of benefit to existing county service area.

IN THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, October 15, 1992

PRESENT: Commissioners, Duane Picanco, Alternate Commissioner Craig Pritchard,
and Chairman Chuck Comstock.

ABSENT: Commissioners David Blakely, Laurence L. Laurent, Alternate Commissioner
Evelyn Delany

RESOLUTION NO. 92-19

RESOLUTION MAKING DETERMINATIONS APPROVING THE
REORGANIZATION INVOLVING DETACHMENT OF TERRITORY FROM
COUNTY SERVICE AREA NO. 1-G AND
ANNEXATION NO. 7 TO THE NIPOMO COMMUNITY SERVICES DISTRICT
(BLACK LAKE GOLF AND COUNTRY CLUB)

The following resolution is now offered and read:

WHEREAS, on September 22, 1992 there was filed with this Commission a proposal for Detachment of territory from County Service Area No. 1-G and Annexation of territory to the Nipomo Community Services District (Black Lake Golf Course and Country Club); and

WHEREAS, the Executive Officer has given the notices required by law and has forwarded copies of his report to officers, persons, and public prescribed by law; and

WHEREAS, the matter was duly set for public hearing at 9 a.m. on August 20, 1992, and the public hearing was duly conducted and continued until October 15, 1992, and the public hearing was duly conducted and determined and decision was made on October 15, 1992; and

WHEREAS, at said hearing, this Commission heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said proposal and report; and

WHEREAS, the Commission duly considered the Negative Declaration approved for this project reviewed and considered the information contained therein and all comments received during the public hearing process; and

WHEREAS, the Commission duly considered the proposal and finds that the territory proposed to be annexed is uninhabited; that the distinctive short form designation of the territory proposed to be annexed is "Reorganization involving detachment of territory from CSA No. 1-G and Annexation No. 7 To The Nipomo Community Services District (Black Lake Golf Course and Country Club); that the territory proposed for annexation is located within the sphere of influence and sphere of service of the Nipomo Community Services District; and that the proposed annexation should be approved.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Local Agency

Formation Commission of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct, and valid.
2. That the legal description approved by this Commission is attached thereto, marked Exhibit "A", and incorporated by reference herein as though set forth in full.
3. That the Reorganization involving Detachment from CSA No. 1-G and Annexation No. 7 To The Nipomo Community Services (Black Lake Golf Course and Country Club), being further identified in the files of this Commission as file No. 2-R-92, is hereby approved and the Board of Directors of the Nipomo Community Services District is authorized to complete proceedings to annex such territory, after notice and hearing, subject to the following conditions:
 - A. That the NCS D provide all three services currently provided by CSA No. 1-G: water, sewer, and street-lighting; and
 - B. That the NCS D complete the transfer of sewer service responsibilities from CSA No. 1-C, Montecito Verde by executing the transfer agreement sent to the NCS D by the County in October 1990; and
 - C. That the NCS D offer one Water System Worker position to any County Employee that is laid off because of the proposed reorganization, and who voluntarily chooses to be employed by the NCS D instead of the County; and
 - D. That all property real and personal of CSA No. 1-G, be transferred to the Nipomo Community Services District upon the effective date of the reorganization; and
 - E. That all funds of CSA No. 1-G, including cash on hand and money due but uncollected, together with all obligations due CSA No. 1-G be transferred to the NCS D; and
 - F. That the NCS D succeed to all rights, duties and obligations of CSA No. 1-G with respect to the enforcement of performance or payment of any outstanding contracts and obligations of CSA No. 1-G; and
 - G. That the NCS D be authorized to impose upon the entire territory included in CSA 1-G. liability for payment of all principal and interest and other amounts which will become due on account of any outstanding contract or obligations of CSA No. 1-G; and
 - H. That the NCS D be authorized to continue to levy, fix and collect any special, extraordinary or additional taxes, assessments, service charges and rates which were levied, fixed and/or collected by CSA No. 1-G;
 - I. That the NCS D submit a map and legal description of the revised boundaries of the reorganization proposal certified by the County Surveyor.
4. That the Executive Officer of this Commission is authorized and directed to mail certified copies of this resolution in the manner provided by law.

Upon motion of Commissioner Pritchard, seconded by Commissioner Picanco, and on the following roll call to wit:

RESOLUTION NO. 96-592

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT ESTABLISHING
BLACK LAKE AREA OVERSIGHT ADVISORY COMMITTEE**

WHEREAS, the Black Lake development was annexed into the Nipomo Community Services District ("District") in 1992; and

WHEREAS, at the time of annexation, the development had stand alone Street Lighting District, sewage collection, sewage treatment, sewage disposal and water production and distribution systems; and

WHEREAS, the Black lake area has distinct issues which merit the District's Board and staff seeking and obtaining input from representatives of the Black Lake community prior to making decisions which will impact the community; and

WHEREAS, this can be accomplished through establishment of a Black Lake Oversight Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of District as follows:

1. There is hereby established a Black Lake Area oversight Advisory Committee ("Committee"). The Committee is an advisory committee to the District's Board of Directors.
2. The purpose of the Committee is to allow the District to obtain input from representatives of the residents and property owners of the Black lake development before action by the District on matters of concern to that area. The Committee shall be responsible for reviewing proposed additions to, changes in, extensions or deletion of services; changes in rate or charges; and other matters of concern to Black lake residents and property owners; and conveying opinions and recommendations to the District's Board and staff.
3. The Advisory Committee shall be a committee of the whole of the Board of Directors of the Black Lake Management Association ("BLMA"). Each member of the BLMA may appoint an alternate to sit as a voting member of the Committee in his or her absence. The District Board of Directors shall approve the appointment of alternates. Committee member terms shall be concurrent with the member's term on the BLMA Board. The Advisory Committee shall provide District with the names of the Advisory Committee members and update the membership list as needed.
4. District staff will provide staff assistance to the Committee and attend meetings of the Committee when requested by the Committee. The District Manager will be the principal staff liaison to the Committee. The Committee Chairman shall be the principal liaison to the District.
5. The District will provide written notice to the Committee prior to proposed staff or District Board action or policy or administrative decision that relates to Committee purposes identified in paragraph 2 of this Resolution. Such notice will be given sufficiently in advance of action by the District Board or staff so as to allow the Committee to meet and review the matter and make recommendations to the District staff and Board. With notice of proposed action, staff will also provide data and reports prepared to support the proposed action. Recommendations shall be made to District by roll call vote at the Committee Meeting.

RESOLUTION NO. 96-592
PAGE TWO

6. In the case of proposed action by staff, not related to a matter previously considered by the Committee, and which would not disrupt the routine operation of the District, staff will refer the matter to the Committee as provided in Paragraph 5. If the Committee disagrees with the staff's proposed action, the matter will be placed on the District Board's agenda, with both the Committee's and staff's recommendations, before action is taken.

7. In the event of the need for emergency action, the staff and District Board need not follow the formal procedures for referral to the Committee, but will use their best efforts to consult with the Committee or a designated subcommittee prior to emergency action.

8. Upon request of the Committee, the District shall place issues of concern involving the Black Lake community on the District Board's agenda for consideration that pertain to District powers.

9. Meetings of the Committee shall be open to the public to the extent required by the Brown Act, Government Code Sections 54950 et seq.

10. District administrative expenses related to staffing the Advisory Committee will be budgeted to a Black Lake Advisory Committee account.

11. The initial set of bylaws and all adopted revisions, deletions, and changes shall be subject to approval of the District Board of Directors. The Committee will meet and prepare bylaws establishing meeting dates, conduct of meetings, voting and election of officers consistent with this resolution.

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

AYES: Directors Blair, Fairbanks, Mendoza, Simon and Small

NOES: None

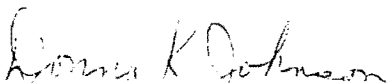
ABSENT: None

the foregoing resolution was passed and adopted this 18 th day of September 1996.



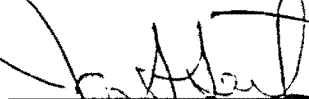
Steven S. Small,
President of the Board of Directors

ATTEST:



Donna K. Johnson
Board Secretary

APPROVED AS TO FORM:



Jon S. Seitz
General Counsel

res\96-592

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: AUGUST 1, 2001

AGENDA ITEM
AUG 01 2001



REQUEST FOR SERVICE
TRACT 2441 (MID STATE PROPERTIES)

ITEM

Request for water and sewer service for a 38-lot development at the intersection of Blume and Grande Avenue.

BACKGROUND

The District has received a request for water and sewer service from Pamela Jardini of Westland Engineering, representing the developer - Mid State Properties, LLC, for a 38-lot project at the intersection of Blume and Grande. The 38-lot plan configuration has been submitted to the County Planning Department for their review and comment. It is believed that streets B & C, as indicated on the attached tract map will be privately owned, therefore, some form of homeowners association will be formed to maintain the streets as well as the open space.

An Intent-to-Serve letter for the 38-lot development may be granted subject to the following conditions:

1. Enter into a Plan Check and Inspection Agreement and pay the appropriate fees.
2. Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Consideration of street lighting should also be incorporated into the plan.
3. Pay all appropriate District water, sewer and other fees associated with this development.
4. Construct the improvements required and submit the following:
 - a. Reproducible "As Builts" - A mylar copy and digital format disk (Auto Cad) which includes engineer, developer, tract number and water and sewer improvements
 - b. Offer of Dedication
 - c. Engineer's Certification
 - d. A summary of all water and sewer improvement costs
5. This Intent-to-Serve Letter will expire two years from date of issuance.

RECOMMENDATION

Staff recommends that your Honorable Board approve the Intent-to-Serve letter for Tract 2441 with the above mentioned conditions.

July 18, 2001

Doug Jones
c/o Nipomo Community Services District
P.O. Box 326
Nipomo, CA 93444

RE: Intent to serve letter for Tract Map #2441

Dear Doug,

We are submitting an application to the County of San Luis Obispo's Planning Department for a development of thirty-eight (38) lots on this property. The County's Planning Department requires an intent to serve letter from NCSD in order to process the tentative Tract Map. The owner of the property is Mid-State Properties, LLC, at 1320 Archer Street, San Luis Obispo, CA 93401; Assessor's Parcel Number 092-130-049. Please provide us with an intent to serve letter and the date this map will go before your Board for discussion. A copy of the proposed Tract Map and a reduction is enclosed for your review.

Sincerely,



Pamela Jardini
Senior Planner
Westland Engineering

RECEIVED
JUL 19 2001
SAN LUIS OBISPO, CA

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: AUGUST 1, 2001

AGENDA ITEM
AUG 01 2001



REQUEST FOR SERVICE
TRACT 2277
NEWDOLL

ITEM

Request to renew an Intent-to-Serve letter for water and sewer service for Tract 2277, a 4-lot development at Mesa Rd. and Ida Place.

BACKGROUND

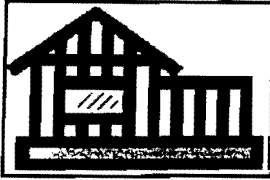
On September 3, 1997, the District issued an Intent-to-Serve letter for Tract 2277 at that time known as Parcel Map 97-089. Since the Intent-to-Serve letter has expired with the two year time limitation, the developer is requesting renewal.

Your Honorable Board may improve a renewed Intent-to-Serve letter with the following conditions:

1. Enter into a Plan Check and Inspection Agreement and pay the appropriate fees.
2. Submit improvement plans in accordance with the District Standards and Specifications for review and approval.
3. Pay all appropriate District water, sewer and other fees associated with this development.
4. Construct the improvements required and submit the following:
 - a. Reproducible "As Builts" - A mylar copy and digital format disk (Auto Cad) which includes engineer, developer, tract number and water and sewer improvements
 - b. Offer of Dedication
 - c. Engineer's Certification
 - d. A summary of all water improvement costs
5. This Intent-to-Serve Letter will expire two years from date of issuance.

RECOMMENDATION

Staff recommends that your Honorable Board approve the Intent-to-Serve letter for Tract 2277 with the above mentioned conditions.



R. H. Newdoll Construction, Inc.



P.O. Box 364
Grover Beach, CA 93483
State Contractors Board License No. 289870
Telephone/Fax: (805) 489-4457

Transmittal

To: Nipomo Community Services District
P.O. Box 326
Nipomo, CA 93444
Attention: Doug Jones

From: Lori Newdoll

Re: Tract 2277

Pages: 1

CC: N/A

Date: 7/17/01

Urgent For Review Please Comment Please Reply Per Your Request

● **Comments:**

At this time we would respectfully request a renewal of your intent to serve for this tract.

Enclosed is the required \$50 fee for the extension.

Thank you.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: AUGUST 1, 2001

AGENDA ITEM
AUG 01 2001



REQUEST FOR SERVICE
TRACT 2261
NEWDOLL

ITEM

Request to renew an Intent-to-Serve letter for water and sewer service for Tract 2261, a 16-lot development on Tejas and Ida Places.

BACKGROUND

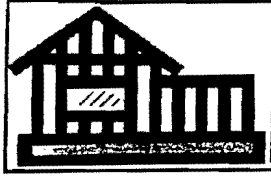
On September 3, 1997, the District issued an Intent-to-Serve letter for Tract 2261, 16-lot development at Tejas and Ida Places. Since the Intent-to-Serve letter has expired with the two year time limitation, the developer is requesting renewal.

Your Honorable Board may improve a renewed Intent-to-Serve letter with the following conditions:

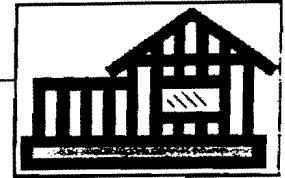
1. Enter into a Plan Check and Inspection Agreement and pay the appropriate fees.
2. Submit improvement plans in accordance with the District Standards and Specifications for review and approval.
3. Pay all appropriate District water, sewer and other fees associated with this development.
4. Construct the improvements required and submit the following:
 - a. Reproducible "As Built" - A mylar copy and digital format disk (Auto Cad) which includes engineer, developer, tract number and water and sewer improvements
 - b. Offer of Dedication
 - c. Engineer's Certification
 - d. A summary of all water and sewer improvement costs
5. This Intent-to-Serve Letter will expire two years from date of issuance.

RECOMMENDATION

Staff recommends that your Honorable Board approve the Intent-to-Serve letter for Tract 2261 with the above mentioned conditions.



R. H. Newdoll Construction, Inc.



P.O. Box 364
Grover Beach, CA 93483
State Contractors Board License No. 289870
Telephone/Fax: (805) 489-4457

Transmittal

To: Nipomo Community Services District
P.O. Box 326
Nipomo, CA 93444

From: Lori Newdoll

Attention: Doug Jones

Re: Tract 2261

Pages: 1

CC: N/A

Date: 7/17/01


Urgent For Review Please Comment Please Reply Per Your Request

● **Comments:**

At this time we would respectfully request a renewal of your intent to serve for this tract.

Enclosed is the required \$50 fee for the extension.

Thank you.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: AUGUST 1, 2001

AGENDA ITEM
AUG 01 2001



REQUEST FOR SERVICE
TRACT 2299
KENGEL

ITEM

Request to renew an Intent-to-Serve letter for water and sewer service for Tract 2299, a 16-lot development at Orchard & Tanis Place.

BACKGROUND

On August 6, 1998, the District issued an Intent-to-Serve letter for Tract 2299 at Orchard Road & Tanis Place. Since the Intent-to-Serve letter has expired with the two year time limitation, the developer (Kengel) is requesting renewal.

Your Honorable Board may improve a renewed Intent-to-Serve letter with the following conditions:

1. Enter into a Plan Check and Inspection Agreement and pay the appropriate fees.
2. Submit improvement plans in accordance with the District Standards and Specifications for review and approval.
3. Pay all appropriate District water, sewer and other fees associated with this development.
4. Construct the improvements required and submit the following:
 - a. Reproducible "As Builts" - A mylar copy and digital format disk (Auto Cad) which includes engineer, developer, tract number and water and sewer improvements
 - b. Offer of Dedication
 - c. Engineer's Certification
 - d. A summary of all water improvement costs
5. This Intent-to-Serve Letter will expire two years from date of issuance.

RECOMMENDATION

Staff recommends that your Honorable Board approve the Intent-to-Serve letter for Tract 2299 with the above mentioned conditions.

NIPOMO COMMUNITY



SERVICES DISTRICT

BOARD MEMBERS

ROBERT BLAIR, PRESIDENT
AL SIMON, VICE PRESIDENT (deceased)
RICHARD MOBRAATEN, DIRECTOR
MICHAEL WINN, DIRECTOR
JUDITH WIRSING, 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

June 15, 2001

Doug - put on next agenda

Shauna Downing
Planning Assistant
Westland Engineering Company
75 Zaca Lane, Suite 100
San Luis Obispo, CA 93401

SUBJECT: TRACT 2299 - REQUEST FOR WILL SERVE LETTER
16 LOT DEVELOPMENT ON ORCHARD RD & TANIS PL IN NIPOMO
BILL KENGEL

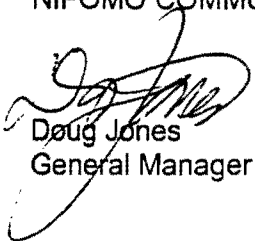
The District issued an Intent-to-Serve letter for Tract 2299 on August 6, 1998. District Intent-to-Serve letters expire after two years. There is a \$50.00 fee for renewing an Intent-to-Serve letter. Once this fee is received, the District will process a renewed Intent-to-Serve letter for Tract 2299.

If you have any questions, please contact me.

Very truly yours,

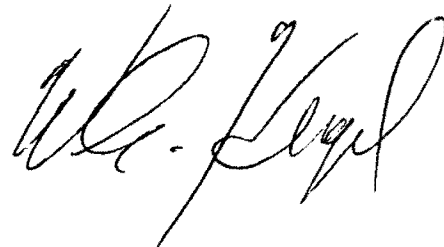
NIPOMO COMMUNITY SERVICES DISTRICT

7-17-01

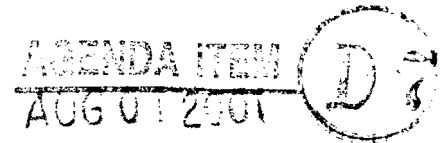

Doug Jones
General Manager

Please process re-newed intent-to-serve

TRACTS/2299 renewed intent



TO: BOARD OF DIRECTORS
FROM: DOUG JONES *D*
DATE: AUGUST 1, 2001



DISTRICT ANNEXATION POLICY MODIFICATION

ITEM

Revision of verbiage to Section IV(B)(2) of the Annexation Policy that was adopted May 2001.

BACKGROUND

At the May 2, 2001 Regular Board meeting your Honorable Board reviewed the District's Annexation Policy which was established in 1993 and modified in 1996 with respect to water supply. The Board decided to advertise in local papers about the Board changing the Annexation Policy and continued the item to the May 16th meeting. An ordinance was necessary to repeal the 1993 Annexation Policy adopted by ordinance. The Board adopted the new Annexation Policy by resolution, which is now being administered by staff.

In the newly adopted Annexation Policy, there may have been different interpretations of the verbiage on Section IV (B)(2) on page 3. It is suggested that the wording be changed from "be prepared to dedicate" a water source to the District to "has dedicated" as shown on the attached Exhibit A. The attached resolution changes the verbiage of that paragraph and also addresses the CEQA requirements associated with the new Annexation Policy.

RECOMMENDATION

Staff recommends that your Honorable Board adopt Resolution No. 2001-Annex Rev revising the verbiage to the existing Annexation Policy.

Board 2001\Annex revision.DOC

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2001-_____**

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING AND READOPTING ITS ANNEXATION POLICY**

WHEREAS, on May 16, 2001 the Nipomo Community Services District Board of Directors ("District") passed Resolution 2001-770 which adopted Revised District Annexation Policies ("Annexation Policy"); and

WHEREAS, Section IV B of the Annexation Policies stated :

The Board of Directors will only consider annexations where it can be demonstrated that:

1. There is excess service capacity to provide services to the area of proposed annexation or;
2. The applicant demonstrates to the satisfaction of the Board of Directors that applicant, at its sole cost, is prepared to develop and dedicate to the District appropriate resource capacity to supply the area of annexation with District services prior to commencing construction of residential and/or commercial units.

WHEREAS, there exists some confusion as to the Board of Director's interpretation of Section IV B 2; and

WHEREAS, the District is consistent with the entirety of the Annexation Policy that interprets Section IV B 2 to require resource capacity to be developed and dedicated to the District prior to commencing construction of residential and/or commercial units; and

WHEREAS, the District is a Community Services District formed pursuant to Government Code 61000 et seq. and its powers are limited to those powers set forth in Government Code §61600 and those powers do not include the authority to address issues such as land use, density and population growth associated with the South County Inland Planning Area.

WHEREAS, the Local Agency Formation Commission is charged with the authority to review and approve all requests for sphere of influence and annexation changes to the District; and

WHEREAS, the Local Agency Formation Commission considers CEQA for all annexations and sphere of influence changes that are approved or disapproved by the Commission; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT THAT:

1. The District's Annexation Policy is hereby amended and readopted as depicted on Exhibit "A".
2. The Board of Directors of the District finds that the adoption of this Resolution does not constitute a "project" under the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et. seq.) or its implementing

NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2001-Annex Revision

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING AND RE-ADOPTING ITS ANNEXATION POLICY

Guidelines (14 California Code of Regulations Section 15000 et seq.) ("CEQA Guidelines"). The Board further finds that the adoption of this Resolution falls within the activities described in Section 15378(b)(3) of the CEQA Guidelines which are deemed not to be "projects". Even if the adoption of this Resolution were a "project" for purposes of CEQA, the District Board finds that it is exempt from review pursuant to Section 15061(b)(3) which provides that an activity is not subject to CEQA review where it can be seen with certainty that there is no possibility that it may have a "significant effect on the environment." The District Board finds that it can be seen with certainty that there is no possibility that the adoption of this Resolution and the approval of the provisions contained herein may have a significant effect on the environment. The District General Manager is authorized to prepare, execute and file a notice of exemption pursuant to the above provisions.

3. The above Recitals are true and correct and incorporated herein by reference.

Upon the motion of Director _____, seconded by Director _____ and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

the foregoing resolution is hereby adopted this ____ day of August, 2001.

Robert L. Blair
President, Board of Directors
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM

Donna K. Johnson
Secretary to the Board

Jon S. Seitz
District Legal Counsel

NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2001-Annex Revision

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING AND RE-ADOPTING ITS ANNEXATION POLICY

EXHIBIT A

**THE ANNEXATION POLICY OF THE
NIPOMO COMMUNITY SERVICES DISTRICT**

JULY 2001

I. PURPOSE

In order to promote efficient processing of all requests for annexation to the Nipomo Community Services District, this policy documents the present basis upon which this Board of Directors will evaluate such requests and provides notice thereof to the owners of the property which is the subject of such requests.

II. INTENT

The Board of Directors intends to review all annexation requests with the aim of supporting the viability of the Nipomo Community Services District in providing essential services. The Nipomo Community Services District must be operated so as to best provide:

Low cost water, sewerage and other authorized services for the residents of the Nipomo Community Services District.

Efficient governmental services for orderly land use development within the District, conservation of natural and environmental resources, including local water resources; its availability and quality, growth consistent with the General Plan of San Luis Obispo County and the established policies of the Local Agency Formation Commission, including specifically the Commission's adopted spheres of service and influence for Nipomo Community Services District.

III. GENERAL POLICIES

- A. In order to provide for the orderly development of public service facilities, only those properties will be considered for annexation for which the owners are willing to accept all conditions for service required by the Nipomo Community Services District. More specifically, but without limitation, requests for annexation solely for sewerage services to the exclusion of water service will be considered on an individual basis but generally will be discouraged by the Board of Directors.

NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2001-Annex Revision

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING AND RE-ADOPTING ITS ANNEXATION POLICY

Further, the District generally will not attempt to require the annexation of territory over the objections of the owners of the property to be annexed.

- B. In order to evaluate the impacts of a potential annexation upon the Nipomo Community Services District, the Board of Directors will consider only annexation requests which include the submittal of a comprehensive use or development plan for the subject property in sufficient detail to provide a complete picture of the full impact of the annexation in the foreseeable future upon the District's long term water resources, water distribution facilities, sewerage services, financial program and other services required.

If any such use or development plan requires future County approvals (for example, zoning or subdivision), the District's approval of the annexation shall be conditioned upon the owners obtaining such County approvals before the annexation becomes effective.

- C. After review of the use or development plan, the Board of Directors will consider annexation request where it can be demonstrated that:

There is a bona fide need for Nipomo Community Services District Services at the site of the proposed annexation in the immediate future or in conformance with a phased plan of development approved by San Luis Obispo County.

The proposed annexation will provide identified benefits to: (1) the future residents and property owners within the annexed area; and (2) the residents an property owners of the remainder of the Nipomo Community Services District.

- D. The proposed annexation area boundary should include all properties that may receive the proposed services to be provided. i.e. Use Rear Property lines rather than streets as boundary lines.
- E. The District is opposed to the formation of homeowner associations for the operation of water and/or sewer systems in the Nipomo Mesa area. Typically, associations lose efficiency over time and it becomes necessary for a public entity to take over their operations. A public entity operating from the beginning would eliminate the later acquisition and rejuvenation of the system at a potential additional cost to the property owners.

IV. GENERAL STANDARDS

- A. The Board of Directors will consider the present capacity of its public facilities and the adequacy of those facilities to provide services to its

NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2001-Annex Revision

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING AND RE-ADOPTING ITS ANNEXATION POLICY

current residents receiving service, those properties within the District that have paid capacity charges (issued Will-Serve Letters) but not currently being served, and other undeveloped property within the District boundaries.

- B. The Board of Directors will only consider annexations where it can be demonstrated that:
 - 1. There is excess service capacity to provide services to the area of proposed annexation or:
 - 2. The applicant demonstrates to the satisfaction of the Board of Directors that applicant, at its sole cost, has developed and dedicated to the District appropriate resource capacity to supply the area of the annexation with District services prior to commencing construction of residential and/or commercial units.
- C. The District will consider a supplemental water in-lieu fee, which may be established from time to time, to acquire a supplemental water supply, provided that the Board of Directors first determines that there is adequate excess capacity to supply the area of annexation during the period of time reasonably determined to acquire said supplemental water.
- D. The Board will only consider "island" annexations when it can be demonstrated that the irregular boundaries represent the most logical and orderly service area of the District and the applicant is willing to extend adequate facilities at no cost to the Nipomo Community Services District.
- E. The Board of Directors will consider the policies of the Local Agency Formation Commission that apply to annexations and spheres' of influence.

V. ANNEXATION AGREEMENT

The applicant for annexation shall be required to enter into an Annexation Agreement. Said Annexation Agreement shall provide:

- A. That all infrastructure and service line extensions shall be designed and constructed at no cost to District in accordance with District's standards.
- B. Reimburse District for its costs in processing the annexation, including administrative costs, legal costs and engineering costs.
- C. Payment of applicable District capacity, meter and connection charges.

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2001-Annex Revision**


**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING AND RE-ADOPTING ITS ANNEXATION POLICY**

VI. SUBMITTAL OF ANNEXATION REPORT

Prior to consideration by this Board of Directors, the proponents of any annexation request must prepare a comprehensive written report for submission to the District to demonstrate that the annexation would conform to this Annexation Policy.

VII. ANNEXATION - ASSESSMENT OF FEE

- A. All property hereafter annexed to the District shall be assessed a fee, as established by Resolution of the Board of Directors to be paid by the developer to the District at the time of application for annexation.
- B. If the Board fails to adopt an annexation resolution within a reasonable time after payment of the fees, the fee shall be returned to the person or persons paying the same, less an amount necessary in preparing the necessary forms of the District, not to exceed fifty dollars.
- C. All other provisions of this chapter shall be in full force and affect from the time of acceptance of the annexation by the Board.

TO: BOARD OF DIRECTORS
 FROM: DOUG JONES 
 DATE: AUGUST 1, 2001

AGENDA ITEM 
 AUG 01 2001

SELECTION OF VICE PRESIDENT AND
 SELECTION OF SUB-COMMITTEE MEMBERS

ITEM

- Board members to select a Vice President to the Board of Directors
- President to appoint members to the sub-committees to fill the vacancies created by the passing of Director Simon.

BACKGROUND

SELECTION OF VICE PRESIDENT

Your Honorable Board normally selects a President and Vice President at the last regular meeting of each calendar year to administer the functions of the Board. Since the passing of Director Simon, who was the Vice President, it is appropriate that the Board select a new Vice President who shall chair the Board meetings in the absence of the President.

SELECTION OF COMMITTEES

Based on Section 9 of the Board of Directors By-Laws, the President of the Board shall appoint ad hoc committees from time to time as the Board sees fit. The openings on the committees are as shown on the list below.

<u>Committees for 2001</u>	<u>Member</u>	<u>Alternate</u>
Nipomo Community Advisory Committee (Will Include NCAC Water Committee)	Mike Winn	Judy Wirsing
Water Resources Advisory Committee	Doug Jones	Bob Blair
Chamber of Commerce	Dick Mobraaten	*

These committees require two (2) members.

<u>Committees for 2001</u>	<u>Members</u>	
Finance Committee	Dick Mobraaten	*
Water Committee	*	Bob Blair
High School Committee	Dick Mobraaten	Bob Blair
Annexation Policy Committee	Mike Winn	Bob Blair
Personnel	*	*

* Committee member needed

RECOMMENDATION

- Staff recommends that your Honorable Board select a Vice President to Board to administer Board functions in the absence of the President.
- The President may appoint new members to the vacant positions on the committees.

AGENDA ITEM
AUG 01 2001



TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 1, 2001

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 July 18, 2001 Regular Board meeting



WARRANTS AUGUST 1, 2001

HAND WRITTEN CHECKS

18454	07/17/01	POSTMASTER	348.82
18455	07/18/01	R BLAIR	674.00
18456	07/19/01	POSTMASTER	162.35
18457	07/24/01	SLO COUNTY RECORDER	28.00

VOID 6061

6099	08/01/01	SAI01 SAIC	7031.50
6100	08/01/01	SAN01 SANTA MARIA TIRE INC	383.81
6101	08/01/01	SAN03 SANTA MARIA TOOL	28.00
6102	08/01/01	SAN04 SANTA MARIA TIMES	31.50
6103	08/01/01	SAN05 SANTA MARIA DIESEL INC	509.77
6104	08/01/01	SHI01 SHIPSEY & SEITZ, INC	1040.00
6105	08/01/01	TER01 TERMINIX	42.00
6106	08/01/01	THE01 THE GAS COMPANY	15.91
07	08/01/01	TRO01 TROTTER, CLIFFORD	100.00
6108	08/01/01	UNI01 UNION ASPHALT, INC.	94.66
6109	08/01/01	UNI02 UNITED STATES POSTAL	500.00
6110	08/01/01	VER02 VERIZON WIRELESS	54.19
6111	08/01/01	WIN01 MICHAEL WINN	100.00
6112	08/01/01	WIR02 WIRSING, JUDY	100.00
6113	08/01/01	XER01 XEROX CORPORATION	80.17

COMPUTER GENERATED CHECKS

6078	08/01/01	ADV01 ADVANTAGE ANSWERING PLUS	105.95
6079	08/01/01	BCS01 BASIC CHEMICAL SOLUTIONS	1004.70 332.59
Check Total.....:			1357.28
6080	08/01/01	BLA01 ROBERT L BLAIR	100.00
6081	08/01/01	BOB01 BOB'S RUBBER STAMPS	11.29
6082	08/01/01	CHA02 CHARTER COMMUNICATIONS	46.35
6083	08/01/01	COR01 CORBIN WILLITS SYSTEMS	520.00
6084	08/01/01	CRE01 CREEK ENVIRONMENTAL LABS	30.00 30.00 30.00 30.00
Check Total.....:			120.00
6085	08/01/01	DAN01 DANONE WATERS	26.30
6086	08/01/01	DWI01 DWIGHT'S AUTOMOTIVE	371.14
6087	08/01/01	FGL01 FGL ENVIRONMENTAL	44.80 44.80 44.80
Check Total.....:			134.40
6088	08/01/01	GWA01 GWA INC	25.00
6089	08/01/01	IKO01 IKON OFFICE SOLUTIONS	47.17
6090	08/01/01	JIM01 JIM'S MACHINE REPAIR	92.02
6091	08/01/01	JOH01 DONNA JOHNSON	50.00 45.12
Check Total.....:			95.12
6092	08/01/01	MIT01 MITCHELL, GARY & CAROL	2670.52
6093	08/01/01	MOB01 RICHARD MOBRAATEN	100.00
6094	08/01/01	PAC01 PACIFIC BELL	21.33 56.30 36.00
Check Total.....:			113.63
6095	08/01/01	PER02 PERS HEALTH BENEFITS	3540.28
6096	08/01/01	PRE01 PRECISION JANITORIAL	275.00
6097	08/01/01	QUI03 QUINN RENTAL SERVICES	46.48 43.34
Check Total.....:			89.82
6098	08/01/01	RIC01 RICHARDS, WATSON, GERSHON	19976.70

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

JULY 18, 2001

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

BOARD MEMBERS

ROBERT BLAIR, PRESIDENT
RICHARD MOBRAATEN, DIRECTOR
MICHAEL WINN, DIRECTOR
JUDITH WIRSING, DIRECTOR
CLIFFORD TROTTER, DIRECTOR

STAFF

DOUGLAS JONES, GENERAL MANAGER
DONNA JOHNSON, SEC. TO THE BOARD
MIKE SEITZ, DEPUTY 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 10:30 a.m. and led the flag salute.

B. ROLL CALL

At Roll Call, all Board members were present.

President Blair welcomed Director Trotter to the Board.

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 was none.

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

D-1) REQUEST FOR SERVICE -TRACT 2439 (ALONZO)

Request for water service for a 5-lot development between Pomeroy & Glenhaven

The District received a request from Jim McGillis, representing the applicant Alonzo for an Intent-to-Serve letter for water service to a 5-lot development between Pomeroy Rd. and Glenhaven Place.

The following members of the public spoke:

Jim McGillis, representative for Alonzo - told the Board that the property is zoned residential suburban and answered other questions from the Board.

Upon motion of Director Trotter and seconded by Director Mobraaten, the Board unanimously approved the Intent-to-Serve letter with the standard verbiage. Vote 5-0

D-2) PROPERTY TAX EXCHANGE FOR PROPOSED ANNEXATION No. 19 (LMUSD)

Approve property tax exchange with SLO County for Annex. No. 19

As a part of the annexation process, the State Revenue & Taxation Code Sec. 99 requires the District and the County to negotiate the property tax exchange for the property being annexed. There were no public comments.

Upon motion of Director Mobraaten and seconded by Director Winn, the Board unanimously adopted Resolution 2001-776. Vote 5-0

RESOLUTION NO. 2001-776
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE
AND ANNUAL TAX INCREMENT FROM COUNTY OF SAN LUIS OBISPO
TO NIPOMO COMMUNITY SERVICES DISTRICT
FOR ANNEXATION NO. 19 (LUCIA MAR UNIFIED SCHOOL DISTRICT)

- D-3) REQUEST FOR ANNEXATION - TRACT 2380
Request to annex a 16 lot development on 40 acres at Willow Rd. & Via Concha

The following members of the public spoke:

Bob Beedle, 559 Woodgreen, Nipomo - Would like to see Sec 6.49E go to the Black Lake Advisory Council.

Dan Filer, 755 Countrywood Lane, Nipomo - Against changing rural residential land use

John Eppard, 1505 Champions Lane, Nipomo - Concerned about Black Lake involvement with this project.

Nora Jenae, 692 Beverly Dr, Nipomo - concerned about the water on Cherokee

Vincent McCarthy, 194 E. Dana, Nipomo - Against annexations

Jesse Hill, 1910 Grant Ave, Arroyo Grande - NCAC is not in favor of annexation or moving the Village reserve line.

Donna Mills, 655 Sweet Donna Place, Nipomo - June 26, 2000 NCAC approved project coupled with donation of school site but wants Village Reserve Line to remain the same.

Mike Sears, Lucia Mar Unified School District - The agreement with Ken Craig is in place for the new school site.

Larry Vierheilg, 950 Waypoint Drive, Nipomo - Would like more information on project.

Jim McGillis, surveyor for the project - Project was originally planned as a stand alone project. The County requested for the project to be annexed to the District.

Each Board member expressed feelings about the project. Director Wirsing made a motion to table this item. The motion was seconded by Director Trotter, wishing more information on the project.

Vote 3-2 Yes votes - Directors Wirsing, Trotter and Mobraaten.

No votes - Directors Winn and Blair.

The Board directed the manager to return this item to the Board at the next meeting and to send information about item to the Black Lake Advisory Council. Contact person for the Council temporarily will be Mr. John Eppard while Mr. Swenson is away.

E. OTHER BUSINESS

- E-1) SOLID WASTE DISPOSAL AGREEMENT
Review franchise agreement for providing solid waste services

The Board reviewed the final version of the franchise agreement for providing solid waste service. There were no public comments.

Upon motion of Director Mobraaten and seconded by Director Winn, the Board unanimously approved the adoption of Resolution 2001-777. Vote 5-0

RESOLUTION 2001-777
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING A SOLID WASTE COLLECTION FRANCHISE
AGREEMENT WITH SOUTH COUNTY SANITARY SERVICE, INC.

- 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]

Minutes of June 27, 2001 Regular Board meeting

Minutes of July 12, 2001 Special Board meeting

- F-3) ACCEPTANCE OF IMPROVEMENTS-TRACT 2363 (Kelly) [RECOMMEND APPROVAL]

Accepting water and sewer improvements for a 6-lot development on Daffodil St.

RESOLUTION NO. 2001-778
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS FOR TRACT 2363 (Kelly)

- F-4) ACCEPTANCE OF IMPROVEMENTS-TRACT 2282 (KELLEY) [RECOMMEND APPROVAL]
Accepting water and sewer improvements for a 9-lot development on Juniper St.
RESOLUTION NO. 2001-779
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS FOR TRACT 2282 (COOL)
- F-5) ACCEPTANCE OF IMPROVEMENTS-BROOKSIDE PROJECT LOTS 3,4,10-14 [RECOMMEND APPROVAL]
Accepting water and sewer improvements for a 7-lot development on Thompson & Burton Sts.
RESOLUTION NO. 2001-780
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS FOR
BROOKSIDE LOTS 3, 4, & 10-14 (CARRIAGE HOMES)
- F-6) ACCEPTANCE OF IMPROVEMENTS, ASHLAND LANE (NEWDOLL) [RECOMMEND APPROVAL]
Accepting sewer improvements in Ashland Lane
RESOLUTION NO. 2001-781
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE SEWER IMPROVEMENTS FOR ASHLAND LANE (NEWDOLL)
- F-7) INVESTMENT POLICY - QUARTERLY REPORT [RECOMMEND APPROVAL]
June 30, 2001 Second Quarter Report

There were no public comments.

Upon motion of Director Mobraaten and seconded by Director Winn, the Board approved the items on the Consent Agenda. Vote 5-0

G. MANAGER'S REPORT

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

- G-1) ARTICLES ON LAND USE, PUBLIC WORKS PROJECTS AND CONTROLLING CO₂
- G-2) CSDA - ANNUAL CONFERENCE
- G-3) STATUS OF PROJECTS

H. DIRECTORS COMMENTS

Director Winn - Would like to have a study on redevelopment.

Director Wirsing - Asked about possible County land purchase and was informed that information was incorrect.

President Blair - Spoke about visit to Pittsburgh and the Washington, DC Water Conference attended by Mr. Jones and himself in June.

The following members of the public spoke:

Larry Vierheilg, 950 Waypoint, Nipomo - He felt that the Hermreck project would happen.

Vince McCarthy, 194 E. Dana, Nipomo - He felt that the redevelopment meeting was very informative and has a tape available for loan.

CLOSED SESSION

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

CONFERENCE WITH LEGAL COUNSEL Pending Litigation GC§54956.9


- a. Litigation CPUC Appl. No. A 00-03-029
- b. NCSD vs State Dept of Health Services CV 990716
- c. Anticipated litigation, Miller Claim, copy in office, GC §54956.9 (b) 3(d) and (c)
- d. Istar Holliday, Jesse Hill vs. NCSD

The Board came back into open session and reported that direction was given to counsel for Items a & b. No reportable action for Item d. By unanimous vote, the Board rejected the Miller claim - Item c.

ADJOURN

President Blair adjourned the meeting at 1:25 p.m.

The next regular Board meeting will be held on August 1, 2001.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: AUGUST 1, 2001



MANAGER'S REPORT

G-1) WOODLAND SUPPLEMENTAL EIR REPORT

Enclosed is the Executive summary of the Woodland Specific Plan and Supplemental EIR Report for the Board's review. The complete report is in the District office if any Board member or public wishes to review it.

G-2) CSDA - LEGISLATIVE UPDATE

Enclosed is a CSDA Legislative Update received from the California Special District Association.

Board 2001\mgr080101.DOC

Draft

WOODLANDS SPECIFIC PLAN

Supplemental Environmental Impact Report

SCH#2001031063

July 2001

*Prepared for:
San Luis Obispo County
Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040*

4221 Wilshire Boulevard Suite 480 Los Angeles, California 90010-3512 (323) 933-6111	225 Bush Street Suite 1700 San Francisco, California 94104 (415) 896-5900	1000 Broadway Suite 410 Oakland, California 94607 (510) 839-5066	700 University Avenue Suite 130 Sacramento, California 95825 (916) 564-4500	2685 Ulmerton Rd. #102 Clearwater, Florida 33762 (727) 572-5226
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1.0 EXECUTIVE SUMMARY

PROJECT BACKGROUND

The San Luis Obispo County Board of Supervisors adopted the Woodlands Specific Plan and certified the Environmental Impact Report (1998 EIR) for the plan in December 1998. The Specific Plan is intended to provide for an orderly development of the Woodlands property consistent with the County of San Luis Obispo General Plan. The property is located within the Nipomo Mesa in the South County area adjacent to State Highway 1. The Specific Plan and the 1998 EIR provide a framework for development in the area.

Since the certification of the 1998 EIR, the County Growth Management Ordinance (GMO) has been amended, and has resulted in specific growth limitations for the Nipomo Mesa. Implementation of these growth limitations would delay the ultimate buildout of the Woodlands Specific Plan to over 200 years. The 1998 EIR contemplated the previous Growth Management Ordinance, which would have spread buildout of the project over 27 years. The EIR also recognized the project proponents intent to complete the project within a 15 year time-frame. Consequently, the project applicant has requested an amendment to the County GMO to allow the Woodlands Specific Plan development to proceed as originally envisioned, and allow for the implementation of the Woodlands Specific Plan within a 10-15 year time period. In response to the amendment request, the San Luis Obispo County Board of Supervisors requested that a Supplemental Environmental Impact Report (SEIR) be prepared focused exclusively on groundwater resources.

The Woodlands Specific Plan lies within the Nipomo Mesa sub-unit of the Santa Maria Groundwater Basin. The 1998 EIR addresses groundwater resources in depth. The analysis includes results of a groundwater model developed by Cleath and Associates. Since the certification of the 1998 EIR, several studies have been conducted regarding the Santa Maria Groundwater Basin including the following:

- Water Resources of the Arroyo Grande- Nipomo Mesa Area, California Department of Water Resources (DWR) Southern District, Revised Final Draft/Subject to Revision. January 2000.
- Development of a Numerical Ground-Water Flow Model and Assessment of Ground-Water Yield. Santa Maria Valley Groundwater Basin. Prepared for the Santa Maria Valley Water Conservation District (SMVWCD; Luhdorff & Scalmanini, March 2000).

- Santa Barbara County 1999 Groundwater Report. Santa Barbara County Water Agency. December 1999.
- Annual Resources Summary Report-2000. County of San Luis Obispo
- Technical Memoranda, Cleath and Associates: Assessment of New Factual Data for Proposed Supplemental Environmental Impact Report of the Woodlands Project, San Luis Obispo County, California. March 7, 2001; Groundwater Impact of Cumulative Projects identified by the County of San Luis Obispo on Nipomo Mesa. March 15, 2001; Groundwater Impact of the 180 units of development Projects identified by the County of San Luis Obispo on Nipomo Mesa April 17, 2001.

This SEIR contains a review and comparison of these newly prepared studies and evaluates whether the new information alters the conclusions of the 1998 EIR. The SEIR also assesses the potential cumulative impacts associated with other proposed projects and eight other proposed land use amendments in the South County planning area.

PROJECT DESCRIPTION

The Woodlands Specific Plan area is located on the Nipomo Mesa within the South County planning area of San Luis Obispo County. The site is bounded on the west by State Highway 1 and on the east by Viva Way, approximately two miles west of the community of Nipomo. Figure 1 shows the general location of the project site. The residential component of the project ranges in density types from single family residential lots of up to one acre to multi-family residential development at 20 units per acre. Conceptually, up to 1,320 residential units have been approved. Approximately 62 acres of commercial uses are proposed, consisting of about 12 acres of commercial retail uses in a village center; a 28-acre resort hotel (up to 500 rooms), conference facilities and a restaurant; and about 22 acres for a business park development. The project designates approximately 587 acres for parks, buffers and open space, including the following: approximately 300 acres designated for two and a half golf courses, a 10-acre public park, 27 acres of neighborhood play areas and open space between residential lots, 11 acres set aside for Monarch Butterfly over-wintering, 76 acres designated for open space buffers along the perimeter of the site, and 93 acres remaining in natural condition. A network of pedestrian, bicycle and equestrian trails is also included under the proposed project. Additionally, a 10-acre area will be reserved for a Wastewater Treatment Facility.

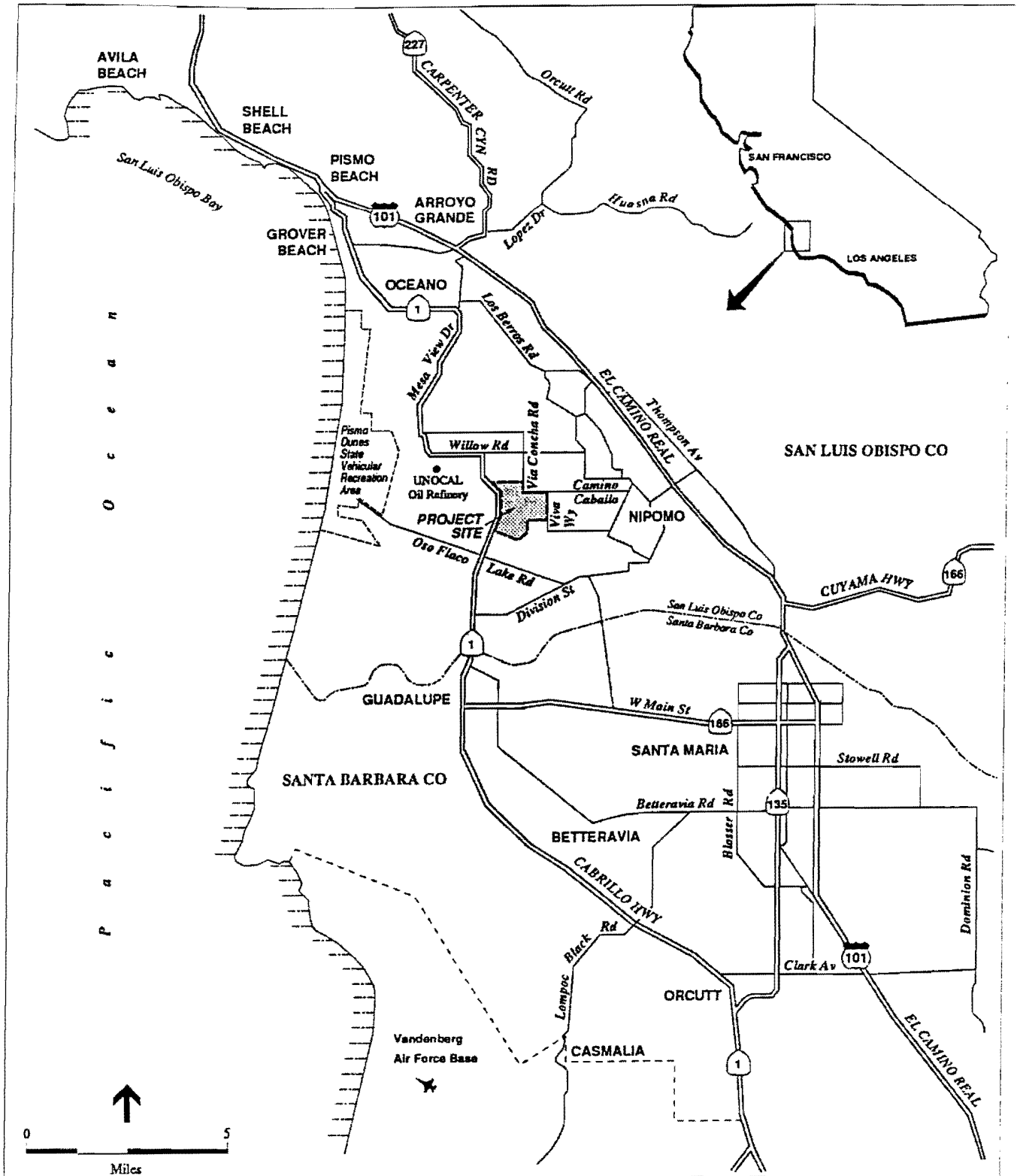
IMPACT SUMMARY

This SEIR concludes that the new information available since the certification of the 1998 EIR would not alter the conclusions of the 1998 EIR. The 1998 EIR did not find that the groundwater basin underlying the project site was in an overdraft condition. None of the available new studies analyzed herein present evidence to change this finding. The review of new studies confirms that extraction of groundwater required for full buildout of the Woodlands Specific Plan within the 15 year time frame envisioned by the applicant would pose a less than significant impact on regional groundwater resources. No new mitigation measures for this impact are necessary.

The evaluation of potential cumulative impacts of proposed new development in the Nipomo Mesa area concludes that none of the new information available since the certification of the 1998 EIR would alter the conclusions of that EIR with respect to groundwater resources. The 1998 EIR found cumulative impacts to be potentially significant and provided several conservation mitigation measures to minimize the impact. These mitigation measures would remain a requirement of project implementation.

Since the certification of the 1998 EIR, 180 units have been exempted from the Growth Management Ordinance, which will allow for a slightly faster rate of development within the South County area. These projects would accelerate the rate of water extraction by attaining ultimate buildout in the planning area on a slightly faster schedule.

In addition, eight new projects that would require amendments to the SLO County General Plan have been authorized for further consideration by the San Luis Obispo Board of Supervisors. If approved, these projects would increase the ultimate density in the South County area and would increase the cumulative water demand. Additional groundwater modeling conducted by Cleath & Associates concludes that neither the GMO amendment projects nor the General Plan Amendment projects as currently proposed would alter the conclusions of the 1998 EIR with respect to cumulative groundwater impacts from the Woodlands development.



SOURCE: Environmental Science Associates

Woodlands Specific Plan / 201245 ■

Figure 1
Regional Location Map



CSDA LEGISLATIVE UPDATE

Friday, July 20, 2001

G 2

Leg Alert!

STATUS OF THE 2001 – 2002 STATE BUDGET

As of noon today, the Assembly had not completed work on a number of the budget trailer bills necessary to implement the 2001-2002 State Budget.

On July 16, four Assembly Republicans (Briggs, Dickerson, Kelley, and Pescetti) joined the 50 Democrats to pass the Budget Bill, Senate Bill 739. The Senate will not consider SB 739 until the Assembly passes all of the trailer bills, as they view the Budget Bill and the trailer bills as a package.

While today is the scheduled date for the Summer Recess to begin, no one is betting on how long it will take to complete work on the Budget Bill and the corresponding trailer bills.

PENDING LEGISLATION

SB 609 – (Costa) – Includes language that would require that each water district, at least annually, offer to its board members and executive officers an ethics course that meets certain requirements.

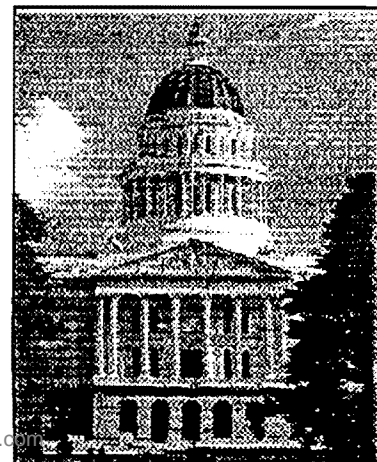
SB 975 – (Alarcon) – California Infrastructure and Economic Development Bank. Would require any of those public works financed through the use of industrial development bonds under the California Industrial Development Financing Act to comply with those laws relating to payment of prevailing wages. (Oppose – Priority 1)

AB 363 – (Steinberg) – This bill enacts the Public Agency Attorney Accountability Act. (Oppose - Priority 2)

SB 282 – (Dunn) – This bill requires additional reporting by the State Controller's Office regarding special districts. CSDA has established the Local Government Finance Working Group that is working with the Senator's staff on issues of concern for possible amendments. (Support – Priority 3)

CSDA members can utilize the CSDA "Members Only" section of the website – www.csdanet.net. Through this legislative service provided to CSDA members, agencies can track legislation, review language, and keep up-to-date on what is happening in the State Capitol.

On July 13, 2001, CSDA was presented a draft copy of a proposed constitutional amendment to secure property taxes, possibly return ERAF, and redesign the State Mandates process. The CSDA Board voted in support of working on this constitutional amendment being spearheaded by the California State Association of Counties (CSAC) and the League of California Cities. We will keep the members updated on the development of the constitutional amendment and possible ballot measure.



California Special Districts Association

1215 K Street, Suite 930

Sacramento, CA 95814

(877) 924-CSDA toll free www.csdanet.net