

NIPOMO COMMUNITY SERVICES DISTRICT
AGENDA

NOVEMBER 20, 2002

REGULAR MEETING 9:00 A.M.

BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

PAGE TWO

E. OTHER BUSINESS

- E-1) PROPOSED ROBERTSON ANNEXATION ENGINEERING STUDY- LYN RD AREA
Consider Engineering Study for the water infrastructure for the proposed annexation
- E-2) INTENT-TO-SERVE -ADMINISTRATIVE APPROVAL OF 4 OR LESS RESIDENTIAL UNITS
Review administrative approval of Intent-to-Serve for 4 or less residential units
- E-3) INITIATE STREET LANDSCAPING POWER
Consider resolution to establish District street landscaping powers beginning January 1, 2003
- E-4) REVIEW BOARD OF DIRECTORS BY-LAWS
Review Section 5.4 of the District's Board of Directors By-Laws (Consider censure - Dir. Blair)

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 November 6, 2002, Regular Board meeting

G. MANAGER'S REPORT

- G-1) LAFCO NOMINATIONS
- G-2) SLO CHAPTER OF CSDA TRAINING SEMINAR

H. COMMITTEE REPORTS

I. DIRECTORS COMMENTS

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL Pending Litigation GC§54956.9

- A. SMVWCD VS NCSA SANTA CLARA COUNTY CASE NO. CV 770214 AND ALL CONSOLIDATED CASES.
- B. SAVE THE MESA VS. NCSA CV 020181
- C. ANTICIPATED/INITIATE LITIGATION, ONE CASE

CONFERENCE WITH NEGOTIATOR GC§54956.8

- D. WATER LINE EASEMENT ACROSS COUNTY PARK - DISTRICT NEGOTIATOR - DOUG JONES,
COUNTY NEGOTIATOR - PETE JENNY, REGARDING TERMS & PRICE. POSSIBLE LITIGATION INITIATION GC§549569

ADJOURN

**The next regular Board Meeting will be held on December 4, 2002, at 9:00 a.m.
Special Meeting to be held Nov. 22, 2002 at 9:00 a.m. to review rate study with consultant, Perry Louck, CPA**

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: NOVEMBER 20, 2002

AGENDA ITEM
D1
NOVEMBER 20, 2002

**WATER SERVICE MORATORIUM
RESTRICTIONS**

ITEM

Review Water Code Section 350 on water shortage emergency and moratorium

BACKGROUND

At the regular Board meeting held on November 6, 2002, the Board requested that an item be put on the agenda to review Water Code Section 350 (enclosed) on water shortage emergency and moratorium. Jon Seitz, District Legal Counsel, will review the steps to make an appropriate finding to establish a water moratorium or restrictions.

RECOMMENDATION

To implement Water Code §350, the Board would have to make a finding that at water shortage emergency conditions exists. The Board may wish to direct staff to review existing reports with respect to the District water supply.

Board 2002/Moratorium.DOC

WATER SHORTAGE EMERGENCIES

§ 350. Declaration

Law Review and Journal Commentaries

Land use control by utility service moratorium. Wayne K. Lemieux (1977) 63 Los Angeles B.J. 262.

Water hookup moratoria. 27 Hastings L.J. 753 (1976).

Notes of Decisions

In general 1
Rate structure 2

1. In general

"Water shortage emergency condition," within meaning of statute authorizing governing body of distributor of public water supply to declare water shortage emergency condition whenever it finds and determines that ordinary demands and requirements of water consumers cannot be satisfied without depleting water supply to the extent there would be insufficient water for human consumption, sanitation, and fire protection, includes both immediate emergency in which district is presently unable to meet its customers' needs and threatened water shortage in which district determines that its supply cannot meet increased future demand. Building Industry Assn. v. Marin Mun. Water Dist. (App. 1 Dist. 1991) 1 Cal.Rptr.2d 625, 235 Cal.App.3d 1641, review denied.

§ 353. Regulations and restrictions; standards

Notes of Decisions

In general 1
Rate structure 2

1. In general

Water Code did not require municipal water district to consider and make findings on domestic water needs of both its current and potential consumers before adopting moratorium prohibiting new water connections in district's service area. Building Industry Assn. v. Marin Mun. Water Dist. (App. 1 Dist. 1991) 1 Cal.Rptr.2d 625, 235 Cal.App.3d 1641, review denied.

Water Code does not require municipal water district to grant some sort of priority or preference for potential domestic water users over current nondomestic users before imposing ban on new service connections. Building Industry Assn. v. Marin Mun. Water Dist. (App. 1 Dist. 1991) 1 Cal.Rptr.2d 625, 235 Cal.App.3d 1641, review denied.

Use of word "conserve," in this section requiring that when municipal water district has declared existence of

§ 354. Priorities

Cross References

Public water system's written verification of a sufficient water supply, sufficient water supply defined, consider-

ation of specific water use allocations, see Government Code § 66473.7.

§ 355. Duration of regulations and restrictions

Law Review and Journal Commentaries

Water hookup moratoria. 27 Hastings L.J. 753 (1976).

Municipal water district is empowered to anticipate future water shortage and to impose appropriate regulations and restrictions where, lacking such control, its water supply will become depleted and it will be unable to meet needs of its consumers. Swanson v. Marin Municipal Water Dist. (App. 1 Dist. 1976) 128 Cal.Rptr. 485, 56 Cal.App.3d 512.

2. Rate structure

Municipal utility district's rate structure increasing cost of water per cubic foot for increased usage was not arbitrary, capricious, or discriminatory and had evidentiary support, even though single-family residences in two regions used less than 50% of total water provided to districts' single-family consumers, but paid over 75% of drought surcharges, and even though water conservation continued at 29% when rate structure was suspended and increased to only 34% upon reinstatement of the structure. Brydon v. East Bay Mun. Utility Dist. (App. 1 Dist. 1994) 29 Cal.Rptr.2d 128, 24 Cal.App.4th 178, review denied.

emergency condition of water shortage, it must adopt such regulations and restrictions as will "conserve the water supply," implies that water district is empowered to maintain appropriate reserve of water to meet future needs and that it need not empty its reservoir before undertaking conservation measures. Swanson v. Marin Municipal Water Dist. (App. 1 Dist. 1976) 128 Cal.Rptr. 485, 56 Cal.App.3d 512.

2. Rate structure

Municipal utility district's rate structure increasing cost of water per cubic foot for increased usage was not arbitrary, capricious, or discriminatory and had evidentiary support, even though single-family residences in two regions used less than 50% of total water provided to districts' single-family consumers, but paid over 75% of drought surcharges, and even though water conservation continued at 29% when rate structure was suspended and increased to only 34% upon reinstatement of the structure. Brydon v. East Bay Mun. Utility Dist. (App. 1 Dist. 1994) 29 Cal.Rptr.2d 128, 24 Cal.App.4th 178, review denied.

Notes of Decisions

In general 1

1. In general

Use of terms "replenished" and "augmented" in this section requiring that conservation regulations and restrictions imposed by municipal water district when it has

declared water shortage emergency condition to . . . should remain in effect until water supply has been "replenished or augmented," clearly envisions that when undepleted supply cannot be augmented to meet increasing demand, water shortage emergency may be declared to prevail within the service area. Swanson v. Marin Municipal Water Dist. (App. 1 Dist. 1976) 128 Cal.Rptr. 485, 56 Cal.App.3d 512.

§ 356. Regulations and restrictions; denial of applications; discontinuing service for violation

Law Review and Journal Commentaries

Water hookup moratoria. 27 Hastings L.J. 753 (1976).

Notes of Decisions

In general 1
Concurrent and conflicting exercise of power 2
Place of use 3

1. In general

Water Code does not require municipal water district to grant some sort of priority or preference for potential domestic water users over current nondomestic users before imposing ban on new service connections. Building Industry Assn. v. Marin Mun. Water Dist. (App. 1 Dist. 1991) 1 Cal.Rptr.2d 625, 235 Cal.App.3d 1641, review denied.

Provision of § 350 authorizing imposition of restrictions upon use of district water in any emergency caused by either threatened or existing water shortage clearly indicates that threatened water shortage is one type of emergency contemplated by phrase "water shortage emergency," as used in provisions of § 350 relating to municipal

water district declarations of water shortage emergency condition. Swanson v. Marin Municipal Water Dist. (App. 1 Dist. 1976) 128 Cal.Rptr. 485, 56 Cal.App.3d 512.

2. Concurrent and conflicting exercise of power

City's limitation on water supplied outside of city limits pursuant to water appropriation permit did not conflict with water moratoria statutes, and thus, the service limitation under water rights law was not preempted by the water moratoria statutes. County of Del Norte v. City of Crescent City (App. 1 Dist. 1999) 84 Cal.Rptr.2d 179, 71 Cal.App.4th 965.

3. Place of use

Water moratoria statutes do not limit a municipality to restricting the area for new services within the "place of use" under an existing water rights permit only by declaring a water shortage emergency condition. County of Del Norte v. City of Crescent City (App. 1 Dist. 1999) 84 Cal.Rptr.2d 179, 71 Cal.App.4th 965.

§ 357. Regulations and restrictions; conflict with other laws; public utilities commission approval

Law Review and Journal Commentaries

Water hookup moratoria. 27 Hastings L.J. 753 (1976).

Notes of Decisions

Concurrent and conflicting exercise of power 1

1. Concurrent and conflicting exercise of power

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with water moratoria statutes, and thus, the service limitation under water rights law was not preempted by the water moratoria statutes. County of Del Norte v. City of Crescent City (App. 1 Dist. 1999) 84 Cal.Rptr.2d 179, 71 Cal.App.4th 965.

§ 358. Judicial review

Law Review and Journal Commentaries

Water hookup moratoria. 27 Hastings L.J. 753 (1976).


Notes of Decisions

1. In general

Petitioners' disagreement with municipal water district's approach to water shortage which resulted in moratorium on new service connections was insufficient to entitle petitioners to mandamus relief. Building Industry termination of whether boards' actions were fraudulent, arbitrary or capricious, scope of review would be so limited since by declaring water shortage emergency condition and enacting moratorium on new water service, district is acting in legislative, rather than adjudicatory,

Assn. v. Marin Mun. Water Dist. (App. 1 Dist. 1991) 1 Cal.Rptr.2d 625, 235 Cal.App.3d 1641, review denied.

Even in absence of statute confining judicial review of decisions by boards of directors of municipal water districts regarding declaration of water moratoriums to de-capacity so that its actions are reviewable only by means of ordinary mandate. Swanson v. Marin Municipal Water Dist. (App. 1 Dist. 1976) 128 Cal.Rptr. 485, 56 Cal.App.3d 512.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: NOVEMBER 20, 2002

AGENDA ITEM
D2
NOVEMBER 20, 2002

REQUEST FOR SERVICE – TRACT 2513 (COOL)

ITEM

Request for water and sewer service for a 7-unit apartment complex on S. Frontage Rd.

BACKGROUND

The District has received a request from Mr. Cool for an Intent-to-Serve letter for water service for Tract 2513, a 7-unit development on South Frontage Road. Your Honorable Board may issue an 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 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 2513, a 7-unit development on S. Frontage Rd. with the above mentioned conditions.

LAW OFFICE OF MONTE J. COOL

1577 EL CAMINO REAL
ARROYO GRANDE, CALIFORNIA 93420
PHONE: (805) 489-8433

MONTE J. COOL
ATTORNEY AT LAW

FAX: (805) 489-6702
E-MAIL: COOLAW2@AOL.COM

November 8, 2002

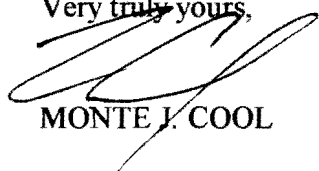
Nipomo Community Services District
148 S. Wilson Ave.
Nipomo, CA 93444

RE: READY TO SERVE LETTER FOR 342 CONCEPCION TRACT 2513

Dear Sirs:

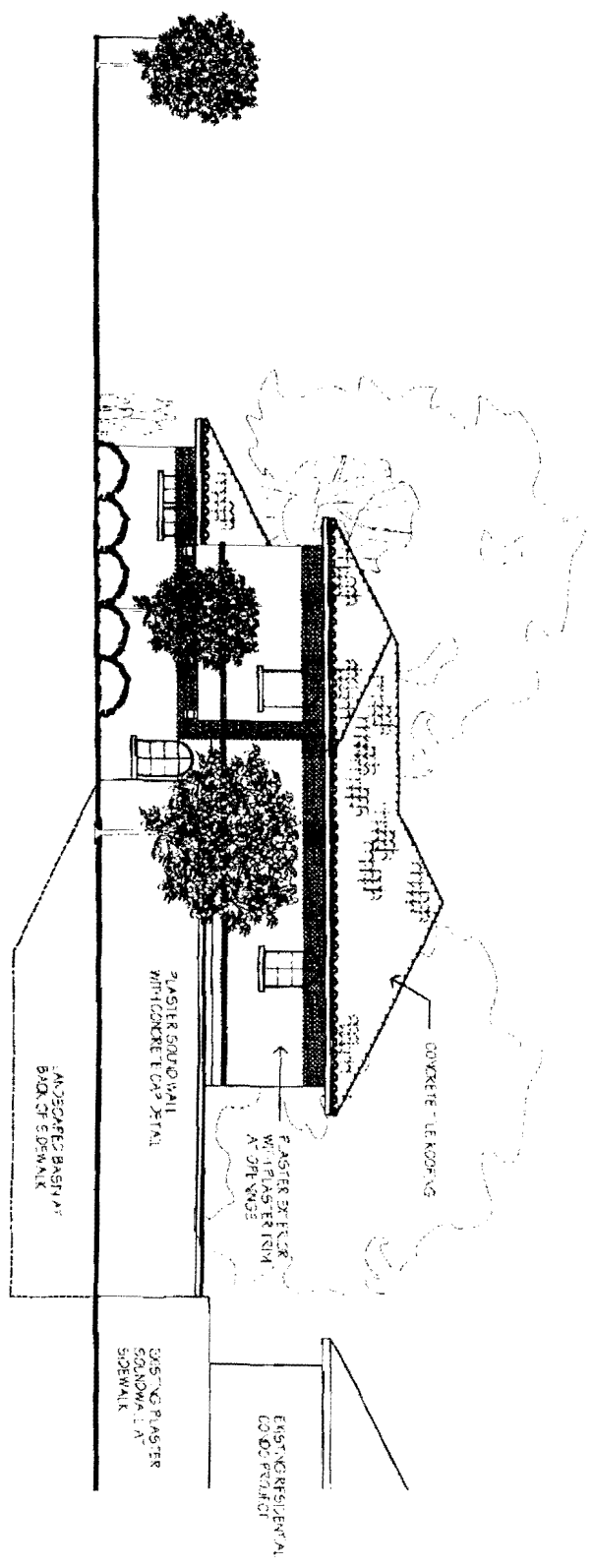
As per our prior letter, we are currently processing a plan for the development of property at 342 Concepcion, Nipomo into a seven unit planned development. We hereby request a Ready to Serve Letter for water and sewer service for this project. Attached please find a plot plan for the eight unit planned development.

Very truly yours,

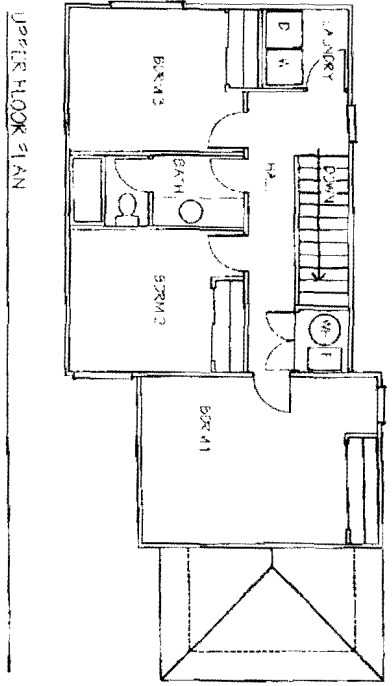


MONTE J. COOL

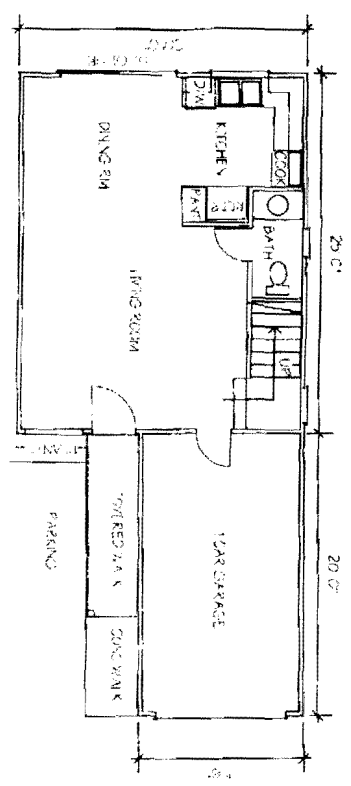
ENC.



A PROPOSED 7 UNIT PLANNED UNIT DEVELOPMENT



UPPER FLOOR PLAN



LOWER FLOOR PLAN

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *ls*
DATE: NOVEMBER 20, 2002

AGENDA ITEM
D3
NOVEMBER 20, 2002

REQUEST FOR SERVICE – TRACT 2514 (COOL)

ITEM

Request for water and sewer service for an 8-unit apartment complex on S. Frontage Rd.

BACKGROUND

The District has received a request from Mr. Cool for an Intent-to-Serve letter for water service for Tract 2514, an 8- unit development on South Frontage Road. Your Honorable Board may issue an 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 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 2514, a 8-unit development on S. Frontage Rd. with the above mentioned conditions.

LAW OFFICE OF MONTE J. COOL

1577 EL CAMINO REAL
ARROYO GRANDE, CALIFORNIA 93420
PHONE: (805) 489-8433

MONTE J. COOL
ATTORNEY AT LAW

FAX: (805) 489-6702
E-MAIL: COOLAW2@AOL.COM

November 8, 2002

Nipomo Community Services District
148 S. Wilson Ave.
Nipomo, CA 93444

RE: READY TO SERVE LETTER FOR 359 CONCEPCION TRACT 2514

Dear Sirs:

As per our prior letter, we are currently processing a plan for the development of property at 359 Concepcion, Nipomo into an eight unit planned development. We hereby request a Ready to Serve Letter for water and sewer service for this project. Attached please find a plot plan for the eight unit planned development.

Very truly yours,

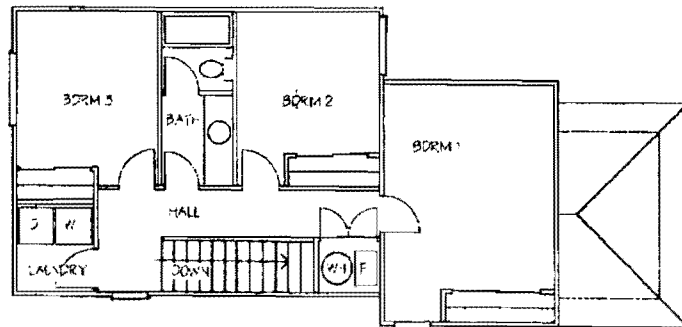


MONTE J. COOL

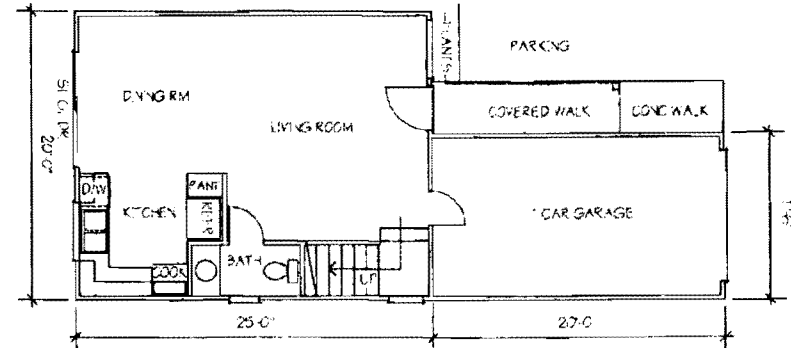
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
A PROPOSED 8 UNIT PLANNED UNIT DEVELOPMENT



UPPER FLOOR PLAN



LOWER FLOOR PLAN

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: NOVEMBER 20, 2002

AGENDA ITEM
D4
NOVEMBER 20, 2002

REQUEST FOR SERVICE
NIPOMO VILLAGE PLAZA
APN 092-572-16
NEWMAN

ITEM

Request for water & sewer for approx. 300,000+ square feet of commercial/office/retail development at Juniper and Mary

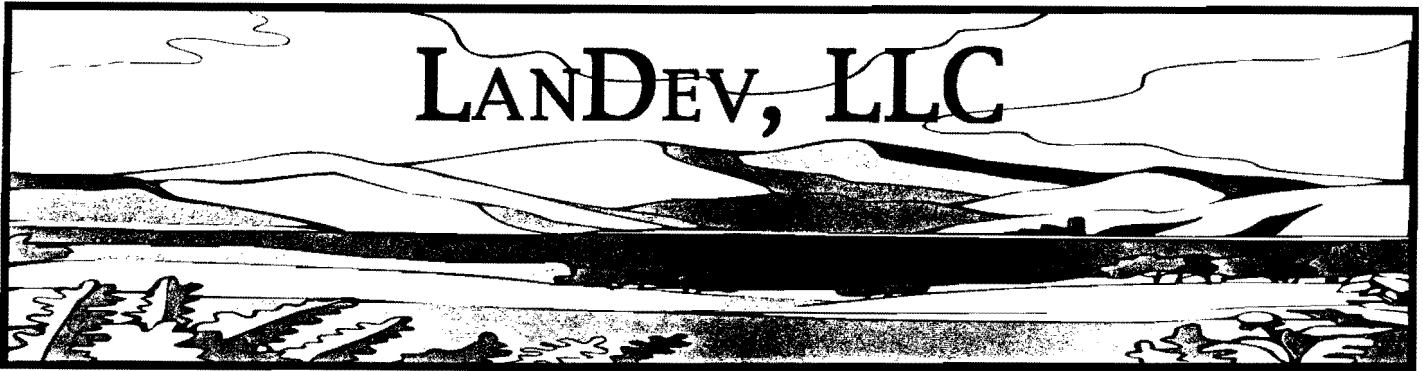
BACKGROUND

The District has received a request from Mr. Newman for an Intent-to-Serve letter for water and sewer service for APN 092-572-16....., to be known as Nipomo Village Plaza. The proposed development has over 300,000 square feet of commercial/industrial/office/retail and is located at Juniper Street and Mary Avenue. This project has approx. 16 water services (sizes from one-inch to three-inch) and approx. 123 Dwelling Unit Equivalent's (DUE's) for sewer service. This project is equivalent to approx. 60 one-inch meters. The estimated amount of water required for this project is approx. 30 ac/ft/yr. The District has adequate capacity to provide service to this development. Your Honorable Board may issue an 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 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 APN 092-572-16...., Nipomo Village Plaza, with the above mentioned conditions.



A L A N D D E V E L O P M E N T C O M P A N Y

TO: Nipomo Community Services District
FROM: George Newman: LanDev, LLC.
RE: Water & Sewer Services
DATE: November 4, 2002

Dear Board Members,

I respectfully request your consideration for an "intent to serve" letter for water and sewer connections for the Nipomo Village Plaza development which is in process. A conceptual Site Plan is attached as well as an estimated water demand schedule for this phased development. The following APN's are the parcels included in this Site Plan:

092-572-028
092-572-027
092-572-025
092-572-045
092-134-015
092-572-016
092-572-017

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "George Newman".

George Newman
LanDev, LLC.

Attachments:

- 1) Conceptual Site Plan
- 2) Water Demand Table
- 3) Application for Services

P.O. Box 691 (Mail) • 1361 Viva Way (Ship) • Nipomo, CA 93444
(805) 929-4236 • Email: gandnnewman@thegrid.net

NIPOMO VILLAGE PLAZA NIPOMO, CA 101006.16
Minimum Plumbing Fixture Required

	Square Footage	Occupant Load Factor	Means of Egress (min.)	W.C. & Lav. (occ. load / men&women)		Tub	Kitchen Sink	Dishwasher	Laundry Mach.	Drinking Fountain
Building 'A-B' (commercial retail)	7,800 s.f.	260 occ.	2	6 W.C.*	4 lav.	n/a	n/a	n/a	n/a	2
Building 'F' (commercial retail)	5,100 s.f.	170 occ.	2	4 W.C.*	2 lav.	n/a	n/a	n/a	n/a	2
Building 'G' (commercial retail / restaurant)	8,975 s.f.	599 occ.	2	12 W.C.*	10 lav.	n/a	3	1	n/a	4
Building 'R' (commercial retail)	11,400 s.f.	380 occ.	2	6 W.C.*	4 lav.	n/a	n/a	n/a	n/a	2
	33,275 s.f.			28 W.C.	20 lav.	0	3	1	0	10
Building 'C' (light industrial)	4,800 s.f.	24 occ.	1	4 W.C.*	2 lav.	n/a	n/a	n/a	n/a	1
Building 'D' (light industrial)	5,100 s.f.	26 occ.	1	4 W.C.*	2 lav.	n/a	n/a	n/a	n/a	1
Building 'E' (light industrial)	8,125 s.f.	41 occ.	2	4 W.C.*	2 lav.	n/a	n/a	n/a	n/a	1
	18,025 s.f.			12 W.C.	6 lav.	0	0	0	0	3
Building 'H' (office / professional)	4,500 s.f.	45 occ.	2	4 W.C.*	2 lav.	n/a	2	n/a	n/a	2
Building 'J' (office / professional)	6,400 s.f.	64 occ.	2	4 W.C.*	2 lav.	n/a	2	n/a	n/a	2
Building 'K' (office / professional)	11,000 s.f.	110 occ.	2	6 W.C.*	4 lav.	n/a	2	n/a	n/a	2
Building 'L' (office / professional)	20,400 s.f.	204 occ.	2	8 W.C.*	4 lav.	n/a	2	n/a	n/a	2
Building 'S' (office / professional)	12,000 s.f.	120 occ.	2	8 W.C.*	4 lav.	n/a	2	n/a	n/a	2
Building 'T' (office / professional)	8,250 s.f.	83 occ.	2	6 W.C.*	4 lav.	n/a	2	n/a	n/a	2
	62,550 s.f.			36 W.C.	20 lav.	0	12	0	0	12
Building 'P' (2,500 s.f. units x 15) (residential-single family)(3BD. / 2.5 BA.)	37,500 s.f.	n/a	2	45 W.C.	45 lav.	30	15	15	15	n/a
Building 'N' (nursing & personal care) including residents and employees	64,734 s.f.	540 occ.	2	50 W.C.	48 lav.	46	3	1	2	2
	102,234 s.f.			95 W.C.	93 lav.	76	18	16	17	2
*Building 'Q' (optional) (nursing & personal care) - resid & emp'y.	110,355 s.f.	920 occ.	2	98 W.C.	90 lav.	84	6	3	4	6
TOTAL	326,439 s.f.			269 W.C.	229 lav.	160	39	20	21	33
(TOTAL w/o 'Bldg. Q')	216,084 s.f.			171 W.C.	139 lav.	76	33	17	17	27
*Adding 10% contingency				296 W.C.	252 lav.	176	43	22	23	36

* where urinals are provided, (1) W.C. can be replace for an urinal, unless the the number of W.C. shall not be reduced to less than (1/2) of the min. specified

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: NOVEMBER 20, 2002

AGENDA ITEM
D.5
NOVEMBER 20, 2002

REQUEST FOR SERVICE – TRACT 2508 (SILVA)

ITEM

Request for water and sewer service for a 5-lot development on Butterfly Lane

BACKGROUND

The District has received a request from Mike Hodge, EDA, representing Silva for an Intent-to-Serve letter for water and sewer service for Tract 2508, a 5-lot development on Butterfly Lane.

Your Honorable Board may issue an 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 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 2508, the 5-lot development on Butterfly Lane with the above mentioned conditions.



November 4, 2002

Nipomo Community Services District
148 South Wilson
Nipomo, Ca. 93444

Attention: Doug Jones
Re: Tentative Tract 2508, 5-Lot Residential Subdivision
350 Butterfly Lane, Nipomo

Dear Doug:

As follow up to our phone conversation, I have prepared this letter as a formal request for a water and sewer will-serve letter for the above referenced property and to be included with our application submittal to the County Planning Department.

Currently the existing site improvements include a residence. The property is zoned multi-family, however it is the intent of the owner to develop the property with single-family detached homes; three lots fronting Butterfly Lane with two flag lots behind. The tentative map is included for your review.

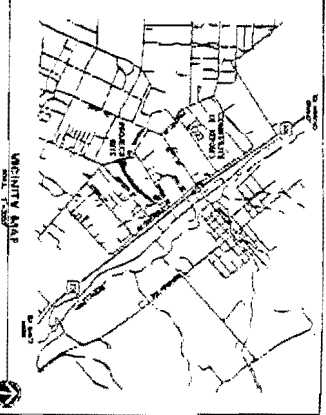
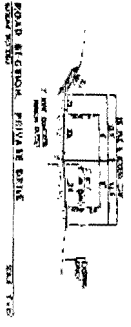
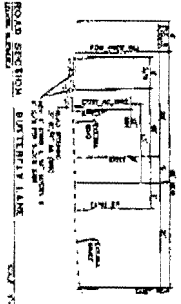
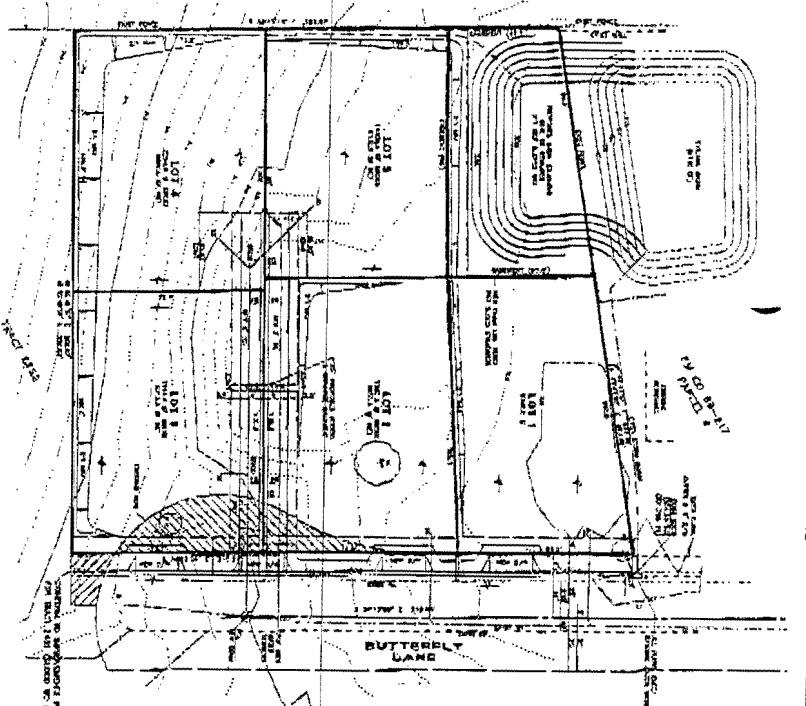
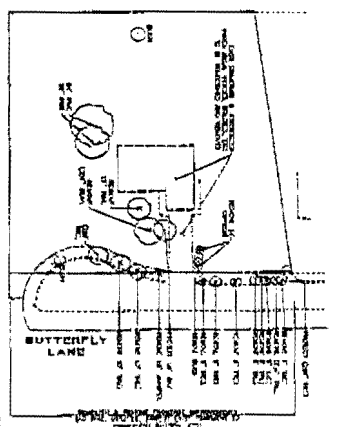
I understand this request will be scheduled for a Board hearing. If you have questions regarding this request please call me to discuss.

Sincerely,

Michael Hodge, P.E. #34804

Cc: Roger Silva, owner

SITE DEMOLITION & TREE REMOVAL



GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT TESTED ANY UTILITIES.
2. THE EXISTING UTILITIES SHOWN ARE NOT TO BE MOVED OR DELETED UNLESS SHOWN OTHERWISE ON THIS PLAN.
3. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS SHOWN OTHERWISE.
4. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS SHOWN OTHERWISE.
5. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS SHOWN OTHERWISE.
6. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS SHOWN OTHERWISE.
7. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS SHOWN OTHERWISE.
8. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS SHOWN OTHERWISE.
9. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS SHOWN OTHERWISE.
10. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN UNLESS SHOWN OTHERWISE.

PENTAPINE MAP FOR TRACT 2508

COMMISSIONER OF LANDS, CONSERVATION AND FORESTRY, STATE OF CALIFORNIA

DATE: 11/05/2008

PROJECT: TRACT 2508

PREPARED BY: [Firm Name]

SCALE: 1" = 100'

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: NOVEMBER 20, 2002



REQUEST FOR SERVICE
COMMERCIAL DEVELOPMENT
PARCEL MAP CO 02-0113
ROBINSON

ITEM

Request for water for a commercial development at N. Frontage & Sandydale

BACKGROUND

The District has received a request from Mr. Robinson for an Intent-to-Serve letter for water service for Parcel Map CO 02-0113. The proposed development (approx. 4.4 acres) consists of a parts warehouse and a storage area. The water would be supplied through a one-inch service, plus CDF requirements. The area will support an on-site disposal system.

Your Honorable Board may issue an 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 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 Parcel Map CO 02-0113, with the above mentioned conditions.

Don's Attached.

over

1/6/11

THANK YOU

AS TO THE SIZE & WATER
 WATER NEED, THAT IS YOUR EXPENSE
 BE MADE TO SUPPLY BOTH CARS OR A LARGER
 I WILL ALSO A WATER THAT CAN
 OF THIS PANEL, AS WITH STORE HOUSES
 A-ONE DEVELOPER THE REMAINING PART
 FOR THIS BUILDING, AS I AM WORKING ALSO
 I AM REPURPOSING A WATER METER
 FOR VILAGE AUTOMOBILES.
 BE A AUTO PARTS WITH HOUSE AND SHOWROOM
 # 691-325-022, THE BUILDING WILL
 BUILD A 5500 SQ FT BUILDING ON PANEL
 I ROBERT D. ROBINSON HAS PROPOSED TO

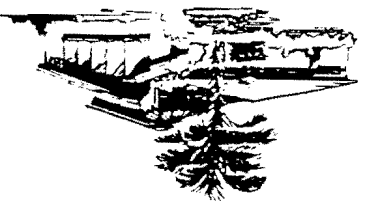
WRE DOUG BONES.

NI POMO COMMUNITY SERVICES DISTRICT.

11-8-2002

CO 02-0113

ROYAL CONSTRUCTION SYSTEMS



TO: BOARD OF DIRECTORS
FROM: DOUG JONES *D*
DATE: NOVEMBER 20, 2002

AGENDA ITEM
D7
NOVEMBER 20, 2002

REQUEST FOR SERVICE
TRACT 1876
SANSONE

ITEM

Request for water & sewer a 22-lot development on South Oakglen Avenue

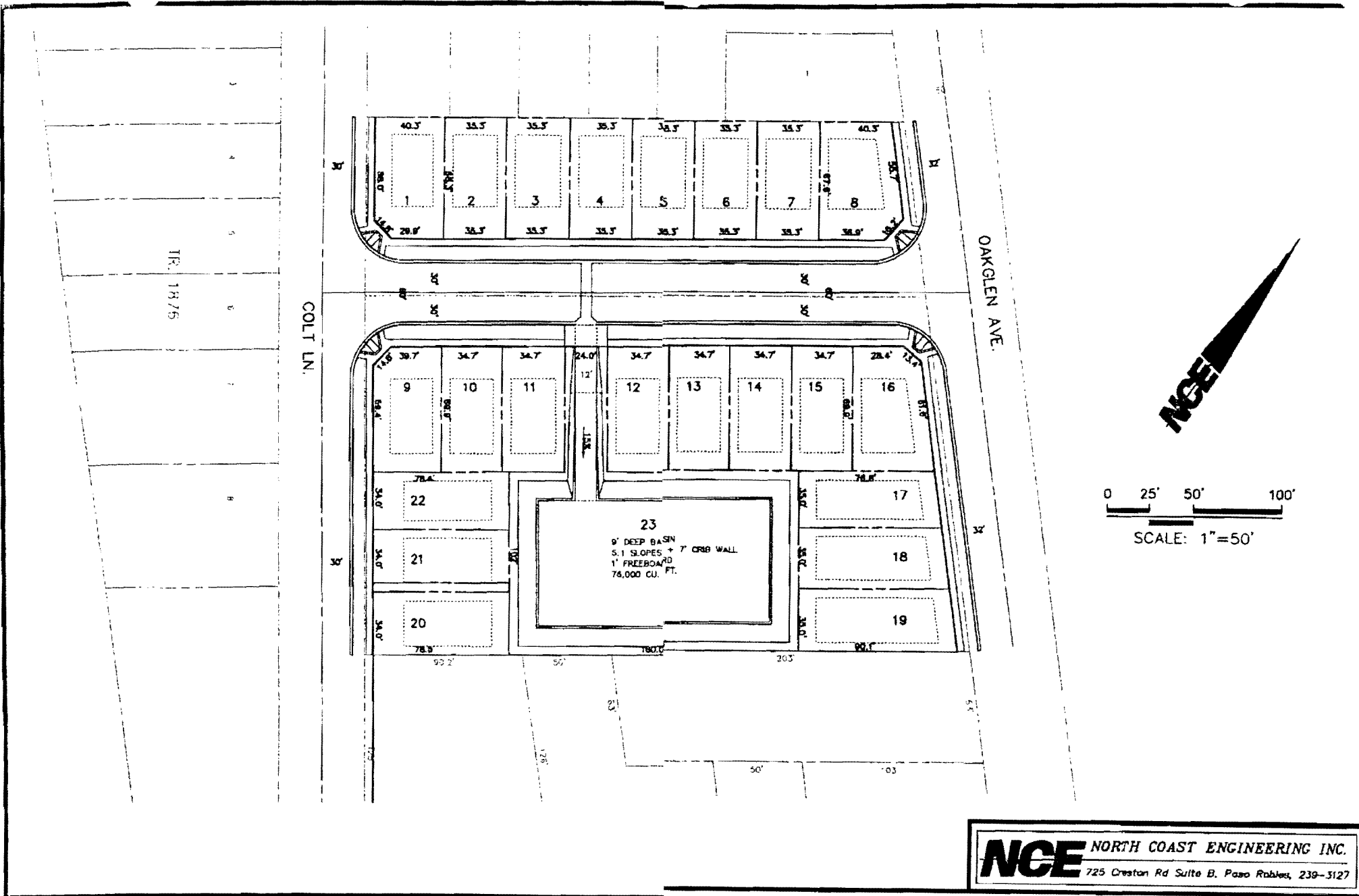
BACKGROUND

The District has received a request from Mr. Dave Sansone for water and sewer service for a 22-lot development on So. Oakglen Avenue. An Intent-to-Serve letter was previously issued for Tract 1876 for multi-family residences along an un-named street. This project has now been revised to a 22-lot development, as shown on the attached map. Your Honorable Board may issue an 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 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 an Intent-to-Serve letter for Tract 1876 with the above mentioned conditions.



NCE NORTH COAST ENGINEERING INC.
725 Creston Rd Suite B, Paso Robles, 239-3127



November 11, 2002

Mr. Doug Jones
Nipomo Community Services District
148 S. Wilson Ave.
Nipomo, CA 93444

Fax 929-1932

Dear Mr. Jones:

This is intended to be a request for water service for Tract 1876, consisting of 22 units.

This project replaces an earlier project by a group called Oakglenn LLC for 16 units (8 duplexes) at the same site. I believe they had a request for service with you which has expired.

My project will consist of 22 three-bedroom, two-bath units. Each unit's living area will be approximately 1150 square feet.

This request is formatted on 8 1/2" X 11" stock to allow for faxing, so some "assembly is required."

Enclosed are the following:

- 1.) Plot plan (2 sheets)
- 2.) Schematic floor plan (2 sheets)

Should you require anything further, please call.

Sincerely

A handwritten signature in black ink, appearing to be "David Sansone", is written over the word "Sincerely". The signature is stylized and includes a long horizontal line extending to the right.

David Sansone

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: NOVEMBER 20, 2002



REQUEST FOR SERVICE
APN 090-135-006
SPENCER

ITEM

Request for water & sewer a commercial lot on Tefft St. between Wilson & Mallagh

BACKGROUND

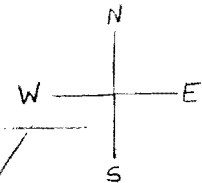
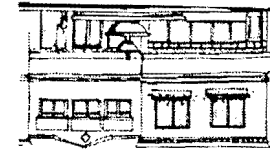
The District has received a request from Mr. Robert Spencer for water and sewer service to a commercial lot in the Olde Towne area on W. Tefft Street. The proposed project consists of a furniture store with three residential units above the store. Your Honorable Board may issue an Intent-to-Serve letter 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 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.

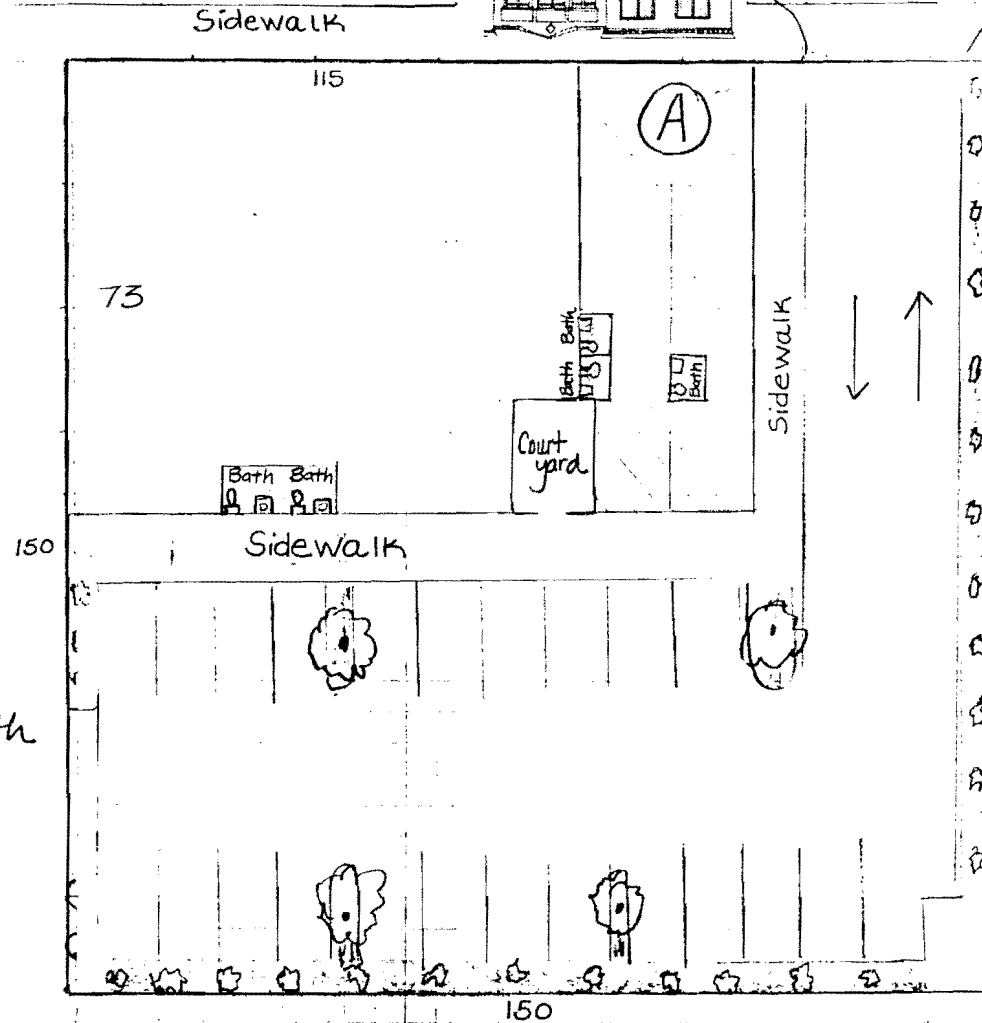
RECOMMENDATION

Staff recommends that your Honorable Board approve the Intent-to-Serve letter for water and sewer service to APN 090-135-006 with the above mentioned conditions.

TEFT STREET



Plot Plan
 Spencer's Furniture
 Old Towne Project
 239 W. Teft
 Apr # 090-135006



Discription: One story Building with old towne style facade

- Ⓐ East elevation has 3 apts. 1 bath upstairs
- 8400 sq ft. retail





November 13, 2002

Request for water service for Spencer's Furniture Old Towne Project.

Retail one story Building with old towne facade. East elevation has 2 apartments upstairs. The total square footage is 8400. sq. ft.

1 1/2" water service
4" Fire prevention line
4" Sewer line

Robert Spencer
Spencer's Furniture
140 South St.
San Luis Obispo, Ca 93401
(805) 544-7020 Work
(805) 544-1050 Fax
(805)543-7300 Home

Thank-You.

A handwritten signature in cursive script that reads "Robert S. Spencer".

Robert S. Spencer

(WATER USAGE)

Meter Status ACTIVE

acct# 140-0440-00-00 SPENCERS FURNITURE

Service Address
2191 PARKER

Meter# 01 Loc. Type 1-

Rate 01 WA WATER

ECR# Mult Units 1 Sewer 30 SW COMMERCIAL SEWER

Cmd23-Service Orders

Meter ID#

CUR	DATE	READING	CONS.	TYPE	DATE	READING	CONS.	TYPE
1	10/28/2002		258	1 H 13	10/24/2000	239	2	H
2	8/27/2002		257	2 H 14	8/22/2000	237	3	H
3	6/25/2002		255	2 H 15	6/27/2000	234	2	H
4	4/23/2002		253	1 H 16	4/25/2000	232	2	H
5	2/25/2002		252	2 H 17	2/23/2000	230	2	H
6	12/26/2001		250	1 H 18	12/28/1999	228	2	
7	10/23/2001		249	1 H 19	10/26/1999	226	1	
8	8/27/2001		248	2 H 20	8/24/1999	225	2	
9	6/20/2001		246	2 H 21	6/24/1999	223	2	
10	4/24/2001		244	1 H 22	4/26/1999	221	2	
11	2/26/2001		243	2 H 23	2/24/1999	219	2	
12	12/26/2000		241	2 H 24	12/21/1998	217	3	
Average Cons.			2	Cmd 1-End Job		Cmd 3-Screen 1	Cmd 5-Previous	
				Cmd 6-Inventory Inq.		Cmd8-Sewer Cons.		


1 unit = 748 gallons = 100 cubic ft

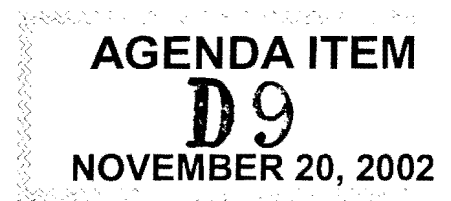
Spencer's Furniture 140 South, 135 South,
90000 Total Buildings 2195 Parker

Average 1 or 2 units every 2 months

2 bathrooms,

\$ 4.50 for 2 months water
in retail building

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: NOVEMBER 20, 2002



REQUEST FOR SERVICE
TRACT 1755
WILL

ITEM

Request for water and sewer service for Tract 1755, a 9-lot development on South Oakglen at Mads Place

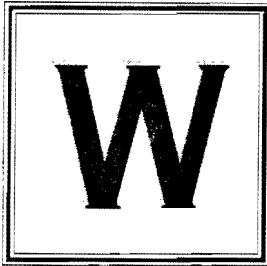
BACKGROUND

The District has received a request from Mr. Will for an Intent-to-Serve letter for water and sewer service for Tract 1755, a 9-lot development on South Oakglen Avenue at Mads Place. A number of years ago the District issued an Intent-to-Serve letter for this project. It has since expired. The developer has installed the water and sewer services to the project. The development has not been finalized, therefore, another Intent-to-Serve letter is necessary to continue the process through the County. Your Honorable Board may issue an 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 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 1755, with the above mentioned conditions.



THE J.F. WILL COMPANY

CONSTRUCTION MANAGEMENT • INSPECTIONS • CONSULTING • ARBITRATIONS

November 14, 2002

Nipomo Community Services District
148 South Wilson Avenue
Nipomo, CA 93444

Attn: Doug Jones
Re: Intent to will serve water and sewer Tract 1755

Dear Mr. Jones:

Please add our request to the Board's agenda for a letter of Intent to Serve for sewer and water for Tract 1755. The current tract number has expired due to the death of the owner and we are requesting a new tract number as we are about to proceed with our building plans. This request is for seven lots available for building on the existing tract with two homes already built.

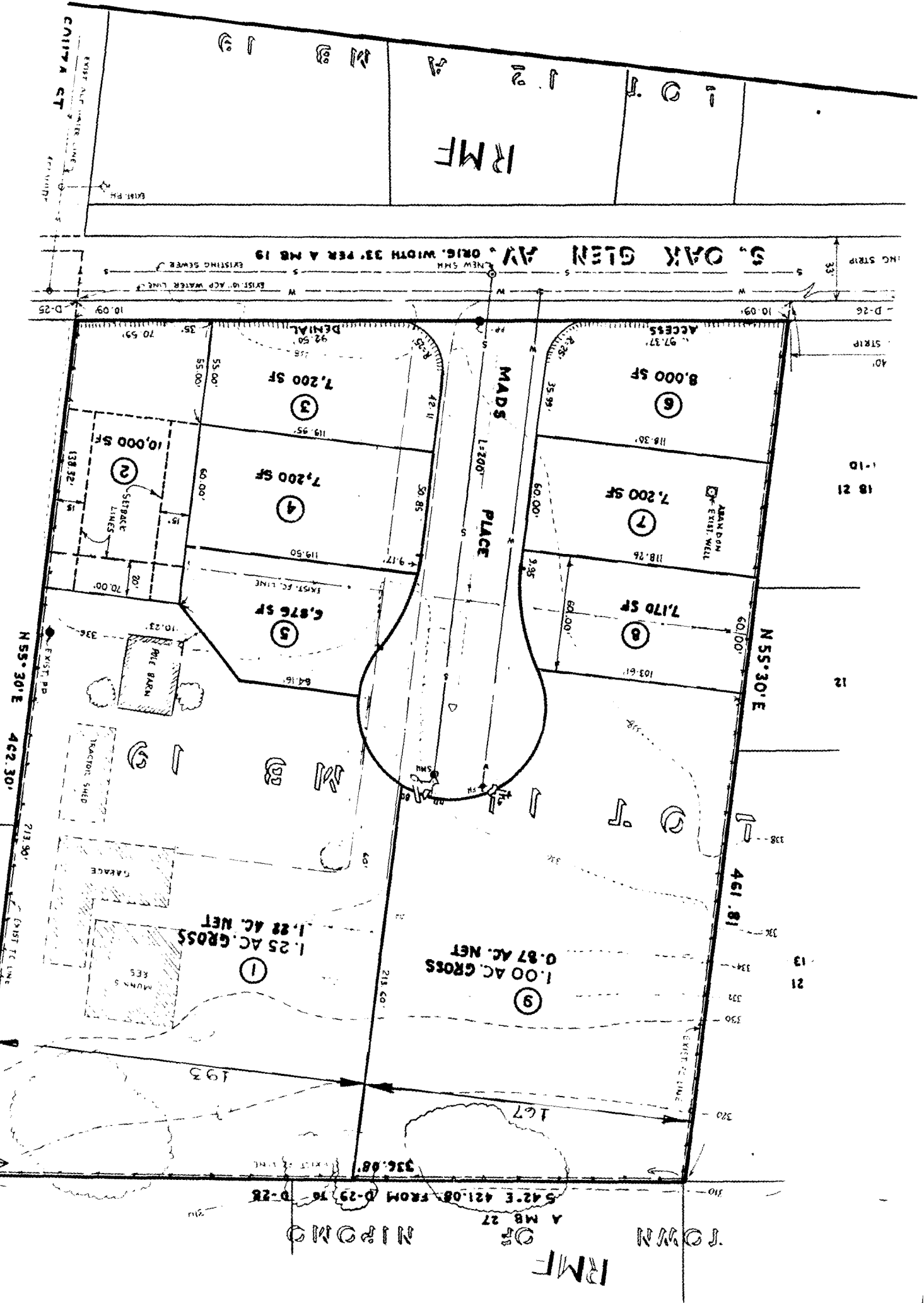
As you are aware the subdivision is complete with utilities, curb, gutter, and sidewalk, and paving per the design plans approved by the County through San Luis Engineering. Please notify me at (805) 431-8112 if we will be included in the agenda on the 20th of November.

Sincerely,

John F. Will
J.F. Will Company

4543 KAPALUA DRIVE • SANTA MARIA, CA 93455 • LIC. #A-793282

TEL/FAX: (805) 938-5561 • E-MAIL: JFWILLCO@AOL.COM
Copy of document found at www.NoNewWipTax.com



TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: NOVEMBER 20, 2002



REQUEST FOR ANNEXATION – TRACT 2499 (LEM)

ITEM

Request to annex 18 acres for an 18-lot development on Pomeroy Road near Waypoint Drive

BACKGROUND

The District received a request from Greg Nester, representing Mr. Lem, to annex an 18-acre parcel on Pomeroy Road at Waypoint. This property is adjacent to the District boundary and has a well on the property. The 18-acre parcel is proposed to be incorporated into a cluster development with half-acre lots and open space. The lots are large enough for on-site sewage disposal. The estimated water use for this proposed annexation would be between 12 and 15 ac/ft/yr. It is suggested that the cost of supplemental water supply project be implemented to this annexation.

Attached is a parcel map showing the proposed development and annexation area.

RECOMMENDATION

If your Honorable Board wishes to proceed with this annexation, an annexation agreement will be prepared for the applicant. The agreement would include a supplemental water supply and its costs.



September 25, 2002

Nipomo Community Services District
Doug Jones, Et'l.,
148 S. Wilson Street
Nipomo, CA 93444

Re: Tract #2499 – 18 lot subdivision
18+ Acre Parcel on Pomeroy Road

Dear Doug Jones, Et'l.,

We would like to request the board's consideration to annex the proposed subdivision into the NCSD service district and provide water for the proposed residential parcels.

I have made a commitment to our county supervisor on October 23, 2002 in San Luis Obispo County at 10:30. If you feel my item(s) can be heard between 9:00-10:00 that morning, I could attend. If not, please schedule the request(s) for your next board meeting on November 6, 2002.

Thank you,

A handwritten signature in black ink, appearing to read "Greg Nester", with a long horizontal flourish extending to the right.

Greg Nester

NIPOMO COMMUNITY SERVICES DISTRICT
REQUEST FOR ANNEXATION

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

1. Property Owner: Hay Lam
Address: 3904 W. 182nd St Torrance, Ca-90504
2. Developer: Greg Nester Const & Dev.
3. Engineer: Tartaglia & Assoc.
4. Assessor's Parcel Number: 001-232-014
5. Location: adjacent to pomey rd + west of tract 2531
 - A. Text/Legal Description: portion of lot 55 in division B of Perrero subdivision of part of the Los Berro tract in county of San Luis obispo
 - B. Provide Map (attachments)
6. General Description of Project: construction of single family dwellings
7. Services Requested from NCSD:
 - A. Water: X
 - B. Sewer: N/A
8. Current Zoning: residential
9. Identify any proposed or pending zone changes on the property to be annexed.
Maximum number of units based on current zoning:
18
 - A. Maximum number of units based on proposed zoning:
18
10. Proposed number of Residential units: 18
(Describe phased construction plan if applicable)

NIPOMO COMMUNITY SERVICES DISTRICT
REQUEST FOR ANNEXATION

11. If non-residential use, provide information as to number of plumbing fixtures, flows, loading, intended use, etc. (Describe phased construction plan if applicable):

N/A

12. Total acreage of proposed project: 18.49 acres

13. Total acreage of proposed annexation: 18.49 acres

14. If total acreage to be annexed differs from the acreage to be developed, explain the difference:

N/A

15. Status of water resources available on proposed annexation acreage:

A. Quantity (pumping log and date: _____)

B. Quality (quality tests and date: See attached)

C. Other information: _____

D. Water resources to be dedicated to NCSD: _____

16. Description of existing and proposed wastewater disposal system: on site

septic system per SLOCO

17. Reason proponents are requesting annexation: to service proposed

single family dwellings

18. Other comments: _____

NIPOMO COMMUNITY SERVICES DISTRICT
REQUEST FOR ANNEXATION

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:

Greg Nester

Street Address:

111 Nelson St. Arroyo Grande Ca. 93420

Mail Address (If different):

PO Box 219 Arroyo Grande Ca. 93421

Home telephone number:

471-2145

Work telephone number:

805 481 5182

ORIGINAL
File with DWR

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

Page 1 of 1
Owner's Well No. 1

No. 715656

Date Work Began 12 18 01 Ended 1 14-02

Local Permit Agency San Luis Obispo Environmental Health

Permit No. 2001-421 Permit Date Dec 18 01

DWR USE ONLY - DO NOT FILL IN

STATE WELL NO./STATION NO.									
LATITUDE					LONGITUDE				
APN/TRS/OTHER									

GEOLOGIC LOG

ORIENTATION (±)		DRILLING METHOD		FLUID	
<input checked="" type="checkbox"/> VERTICAL	<input type="checkbox"/> HORIZONTAL	<u>Mud Rotary</u>	<u>FLUID</u>	<u>Bentinite</u>	
DEPTH FROM SURFACE		DESCRIPTION			
FL. TO FL.		Describe material, grain size, color, etc.			
0	200	sand			
200	360	Tan clay & sand			
360	400	clay & gravel streaks			
400	430	light blue clay			
430	490	clay & gravel streaks			
490	500	dark blue clay			

WELL OWNER

Name Greg Nester
Mailing Address P.O. Box 219
Arroyo Grande California 93420
CITY STATE ZIP

WELL LOCATION

Address Pomroy
City Nipomo
County San Luis Obispo
APN Book 091 Page 232 Parcel 014
Township 11N Range 35W Section 6
Latitude _____ Longitude _____

LOCATION SKETCH

WEST NORTH SOUTH EAST

ACTIVITY (±)

NEW WELL
 MODIFICATION/REPAIR
 Deepen
 Other (Specify) _____
 DESTROY (Describe Procedure and Materials Under "GEOLOGIC LOG")

PLANNED USES (±)

WATER SUPPLY
 Domestic Public
 Irrigation Industrial

MONITORING _____
TEST WELL _____
CATHODIC PROTECTION _____
HEAT EXCHANGE _____
DIRECT PUSH _____
INJECTION _____
VAPOR EXTRACTION _____
SPARGING _____
REMEDICATION _____
OTHER (SPECIFY) _____

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 284 (Feet) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 284 (Feet) & DATE MEASURED Jan 16 2002
ESTIMATED YIELD 15 (GPM) & TEST TYPE dump
TEST LENGTH 4 (Hrs.) TOTAL DRAWDOWN 440 (Feet)
** May not be representative of a well's long-term yield.*

DEPTH FROM SURFACE	BORE-HOLE DIA. (Inches)	CASING (S)							
		TYPE (±)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
FL. TO FL.		BLANK	SCREEN	CONDUIT	FULL PIPE				
0	380	10	x			PVC F480	5	SDR21	
380	480	10	x			PVC F480	5	SDR21	.040

DEPTH FROM SURFACE	ANNULAR MATERIAL			
	FL. TO FL.	CE-MENT (±)	BEN-TONITE (±)	FILTER PACK (TYPE/SIZE)
0	50	x		
50	480		x	laps#3

ATTACHMENTS (±)

Geologic Log
 Well Construction Diagram
 Geophysical Log(s)
 Soil/Water Chemical Analyses
 Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.


CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Doug Enloe DBA Enloe Well Drilling
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

2285 Willow Road Arroyo Grande Ca. 93420
ADDRESS CITY STATE ZIP

Signed Doug Enloe DATE SIGNED Sept 5 2002 C-57 LICENSE NUMBER 318877
WELL DRILLER/AUTHORIZED REPRESENTATIVE

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: NOVEMBER 20, 2002

AGENDA ITEM
D 11
NOVEMBER 20, 2002

REQUEST FOR ANNEXATION – TRACT 2384 (PUDWILL)

ITEM

Request to annex an 8-lot development on 40 acres at Dawn & Sun Dale, adjacent to the District boundary.

BACKGROUND

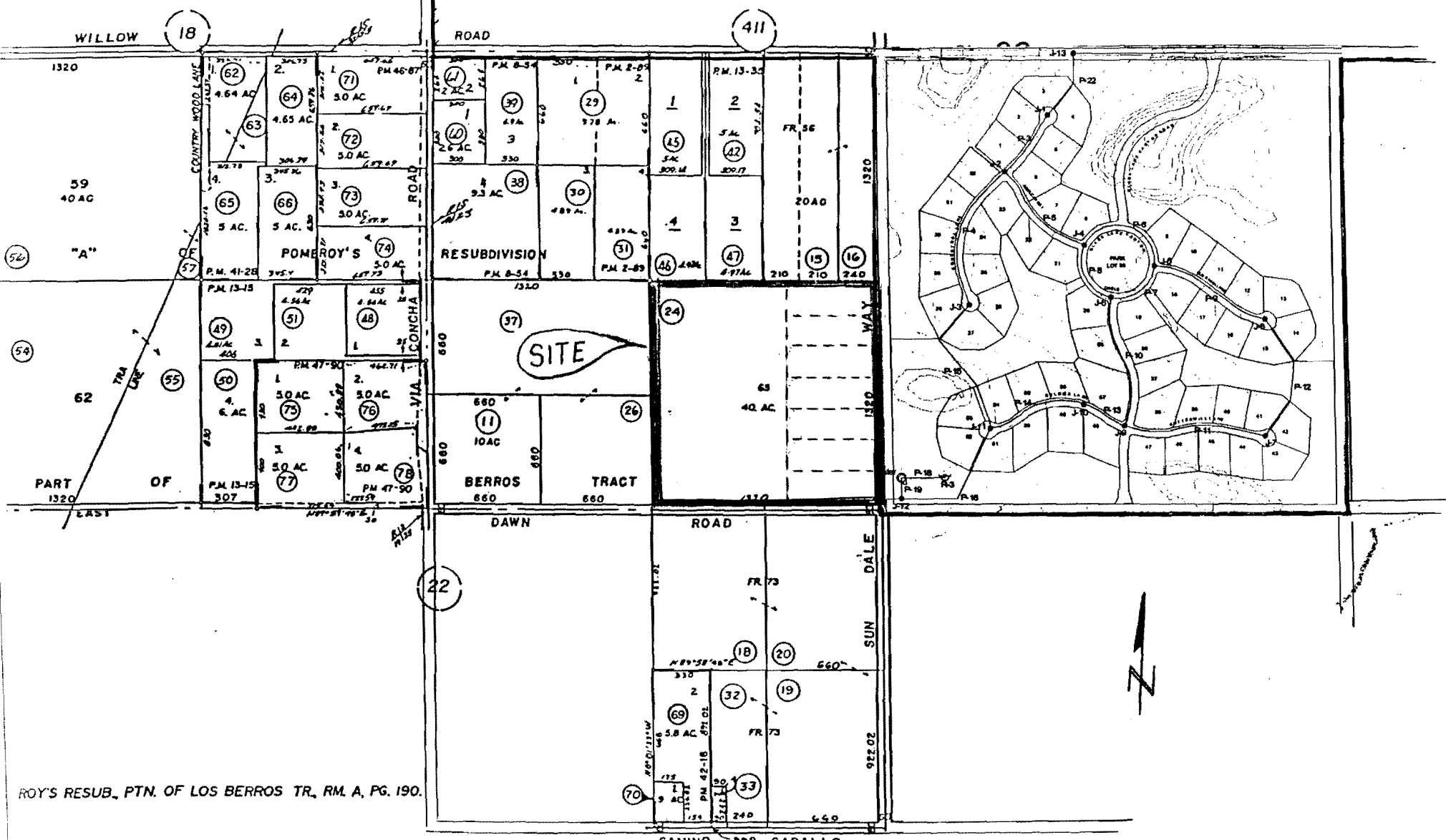
The District received a request from Greg Nester, representing Mr. Jim Pudwill, to annex a 40-acre parcel at the intersection of Dawn Road and Sun Dale Way. This property is adjacent to the District boundary on Sun Dale Way. Eight (8) lots will be developed. Seven parcels, fronting on Sun Dale Way, will be two acres each with the remaining lot being 26 acres. The proposed annexation (the old turkey ranch) is shown on the attached map. The property has two wells, one producing 70 gpm and the other 50 gpm. The District normally does not accept wells producing less than 100 gpm. due to the economics of maintaining a small production well. The lots are large enough for on-site sewage disposal.

It is estimated that the water use for this proposed annexation would be between 5 and 8 ac/ft/yr. It is suggested that the cost of a supplemental water supply be implemented with this annexation.

RECOMMENDATION

If your Honorable Board wishes to proceed with this annexation, an agreement will be prepared for the applicant. The agreement would include a supplemental water supply and its costs.

Black Lake Golf Course



ROY'S RESUB., PTN. OF LOS BERROS TR., RM. A, PG. 190.

IN RANCHO NIPOMO
SAN LUIS OBISPO CITY
CALIFORNIA



September 25, 2002

Nipomo Community Services District
Doug Jones, Et'l.,
148 S. Wilson Street
Nipomo, CA 93444

Re: Tract #2384 – 8 Lot Subdivision
40 Acre Parcel (on Sundale Way and Dawn Road)

Dear Doug Jones, Et'l.,

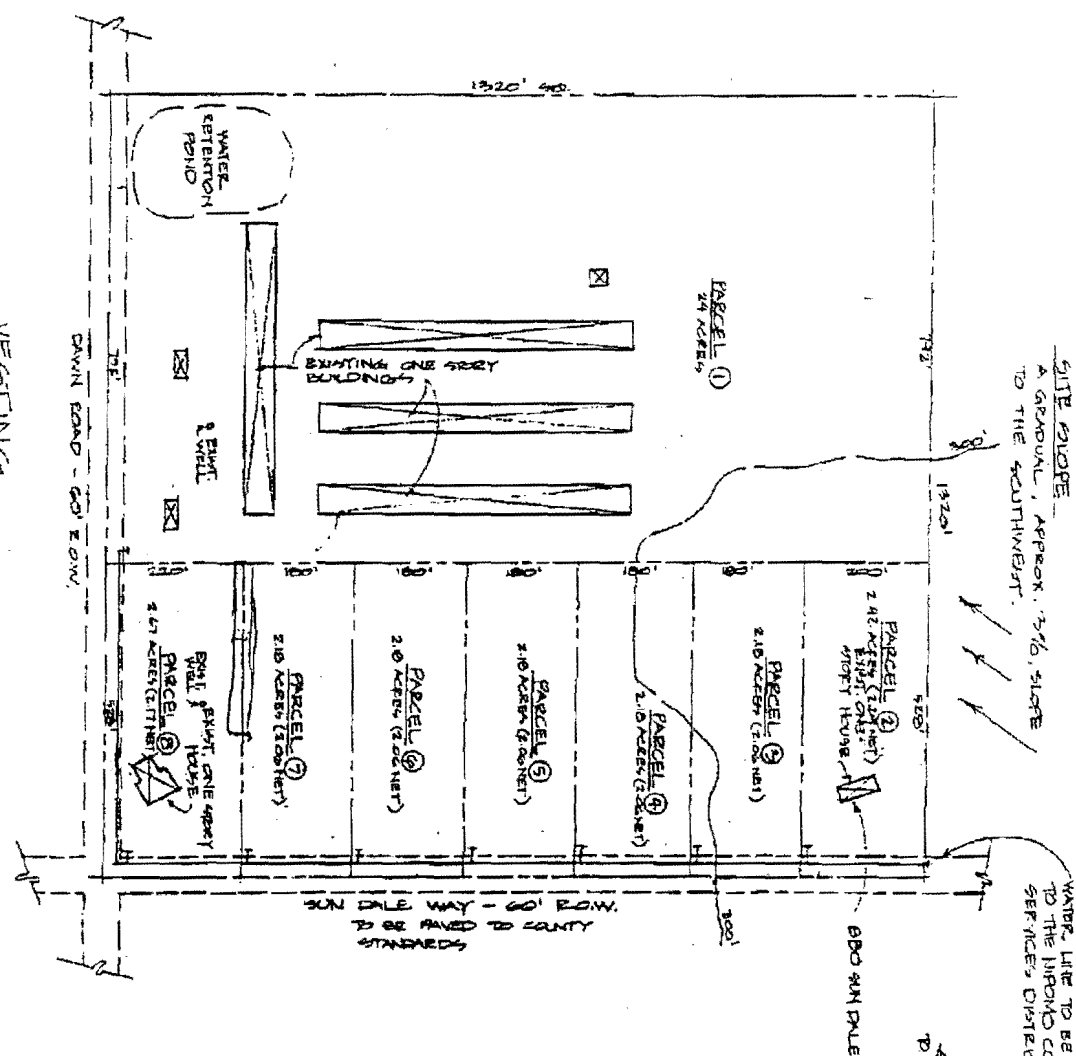
We would like to request the board's consideration to annex the proposed subdivision into the NCSD service district and provide water for the proposed residential parcels.

I have made a commitment to our county supervisor on October 23, 2002 in San Luis Obispo County at 10:30. If you feel my item(s) can be heard between 9:00-10:00 that morning, I could attend. If not, please schedule the request(s) for your next board meeting on November 6, 2002.

Thank you.

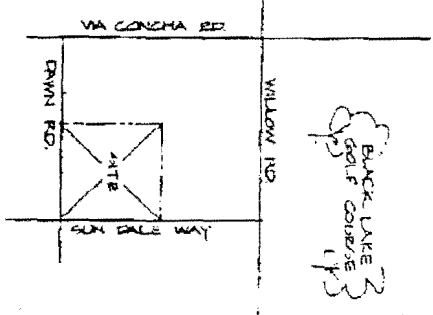
Greg Nester

VESTING
TENTATIVE TRACT MAP
SCALE: 1" = 120'



SUN DALE WAY - 60' ROW
SUN DALE WAY - 60' ROW
SUN DALE WAY - 60' ROW

VICINITY MAP
NO SCALE



PROJECT INFORMATION
 LOT SIZE: 40 ACRES (1320 X 1320)
 ZONE: RURAL RESIDENTIAL
 ASSESSORS PARCEL NUMBER: 091-201-024

LEGAL DESCRIPTION:
 LOT 65 IN DIVISION "A" OF FOMBERG'S RE-SECTION OF PART OF THE LYS BERRY TRACT, PER MAP BOOK "A" PAGE 109, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

GENERAL NOTES
 1. EXISTING BUILDINGS SHOWN SHALL REMAIN, EXISTING BUILDINGS NOT SHOWN SHALL BE REMOVED.
 2. NO TREES ON SITE
 3. PROJECT SCORES: ARCHITECT DESIGNED CUSTOM HOMES WITH PASSIVE SOLAR HEAT AND ENVIRONMENT FRIENDLY.

OWNER: JIM RUDWILL
 580 SUN DALE WAY
 NIROMO, CA. (805) 243-1623

TENTATIVE MAP
 FOR LAND DIVISION

DATE: 4-04-02

[Signature]
 Box 674
 ARROYO GRANDE, CA.

NIPOMO COMMUNITY SERVICES DISTRICT
REQUEST FOR ANNEXATION

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

1. Property Owner: Jim Pudwill
Address: 880 Sundale Way Nipomo Ca 93444
2. Developer: Greg Nester Const + Dev.
3. Engineer: Cannon + Assoc
4. Assessor's Parcel Number: 001-201-024
5. Location: Sundaleway & down road in Nipomo
 - A. Text/Legal Description: lot 65 in division A of pomeroy's re-subdivision of part of the Los Berros Tract per map book A, pg. 109 in SLO County
 - B. Provide Map (attachments)
6. General Description of Project: sub divide one 40 acre parcel into 7 2 acre + parcels and one 26 acre parcel
7. Services Requested from NCSD: _____
 - A. Water: 8
 - B. Sewer: N/A
8. Current Zoning: RR (1 unit per 5 acres)
9. Identify any proposed or pending zone changes on the property to be annexed.
Maximum number of units based on current zoning:
8
 - A. Maximum number of units based on proposed zoning:
8
10. Proposed number of Residential units: 8
(Describe phased construction plan if applicable)

NIPOMO COMMUNITY SERVICES DISTRICT
REQUEST FOR ANNEXATION

11. If non-residential use, provide information as to number of plumbing fixtures, flows, loading, intended use, etc. (Describe phased construction plan if applicable):

N/A

12. Total acreage of proposed project: 40 acres

13. Total acreage of proposed annexation: 40 acres

14. If total acreage to be annexed differs from the acreage to be developed, explain the difference:

N/A

15. Status of water resources available on proposed annexation acreage:

A. Quantity (pumping log and date: 1 well @ 70 gpm)

B. Quality (quality tests and date: 1 well @ 55 gpm)

C. Other information: pumping in quality tests + logs available

D. Water resources to be dedicated to NCSD: to be negotiated

16. Description of existing and proposed wastewater disposal system: on site septic system per SCOC

17. Reason proponents are requesting annexation: to service proposed single family dwellings

18. Other comments:

NIPOMO COMMUNITY SERVICES DISTRICT
REQUEST FOR ANNEXATION

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: area nester

Street Address: 111 Nelson st. arroyo grande ca 93420

Mail Address (If different): PO Box 219 arroyo grande ca 93421

Home telephone number: (605) 471 2195

Work telephone number: 805 481 5182

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: NOVEMBER 20, 2002

AGENDA ITEM
D 12
NOVEMBER 20, 2002

REQUEST FOR ANNEXATION – OAKRIDGE (Canada Ranch)
NEWMAN

ITEM

Request to annex approx. 285 acres north of Sandydale Rd between Hwy 101 and Hetrick Rd., which would have multiple use – commercial, retail, light industrial, office and residential.

BACKGROUND

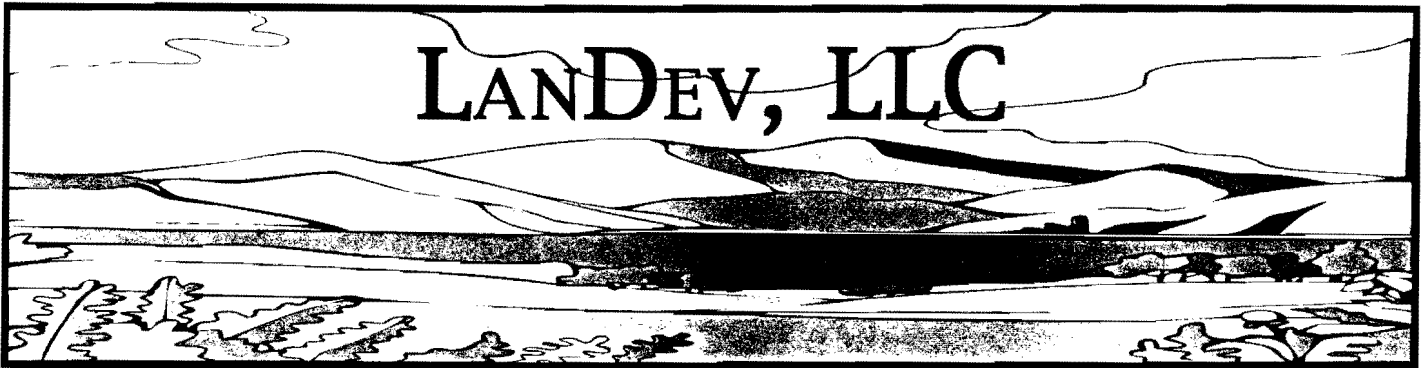
The District received a request from Mr. George Newman to annexation of approx. 285 acres northerly of Sandydale Road between Hwy 101 and Hetrick Rd. This property is adjacent to the District boundary. This annexation is proposed to be a combination of commercial, light industry and retail, primarily on the easterly half of the 285 acres and 253 lots on the westerly side southerly of the proposed Willow Rd. Exchange. It is estimated that the water use for the commercial/retail area would be equivalent to 160-170 residential units along with the 253 lots for residential development. It is estimated the water use would be approx. 250 ac/ft/yr.

The development of this area would probably require a sewer collector system, a lift station and a force main to pump the wastewater to the District's system. It is suggested that this annexation is conditioned on acquiring a supplemental water supply.

Attached is a parcel map showing the proposed development and annexation area.

RECOMMENDATION

If your Honorable Board wishes to proceed with an annexation, an agreement will be prepared for the applicant. The agreement would include acquiring a supplemental water supply and paying the costs.



A L A N D D E V E L O P M E N T C O M P A N Y

TO: Nipomo Community Services District
FROM: George Newman, LanDev, LLC.
RE: Annexation Request
DATE: November 8, 2002

Dear Board Members,

I respectfully request your consideration for the annexation of the Canada Ranch property (APN 091-301-041) into the Nipomo Community Services District to provide water and sewer hookups for the phased development of this project.

This particular piece of property is specifically addressed in the Land Use Ordinance document. It spells out how the county planners would like to see this property developed for multiple uses. Using this information, a preliminary Site Plan was prepared incorporating our interpretation of their vision. A pre-application meeting has been held with the county where we presented this preliminary Site Plan. At this meeting, and after much discussion, some modifications were suggested. At this time, a revised Site Plan has been prepared and a second meeting with the county planners is being scheduled.

I am very aware of the issues confronting the Nipomo area especially those regarding water and traffic. As a developer, I desire to address these issues with a sincere effort to be part of the solution and not part of the problem. I believe with open communication, discussion and cooperation with all vested entities that smart growth can be achieved to enhance the quality of life and services of the Nipomo area residents. I have been a resident of Nipomo for 25 years and I do care about how Nipomo grows.

I look forward to the opportunity of presenting this project to the Board Members.

Sincerely,

A handwritten signature in cursive script that reads "George Newman". The signature is written in black ink and is positioned to the left of the typed name.

George Newman

Attachments:

- Aerial View of Property
- Parcel Map
- Water Demand Table
- Preliminary Site Plan
- Annexation Application

OAKRIDGE :: NIPOMO, CA



site plan
SCALE: 1/8" = 1'-0"

SD-1

TOTAL BUILDING AREA		TOTAL PARKING SPACES	
TYPE	AREA (SQ FT)	TYPE	QUANTITY
RESIDENTIAL	1,234,567	RESIDENTIAL	1,234
COMMERCIAL	567,890	COMMERCIAL	567
INDUSTRIAL	345,678	INDUSTRIAL	345
OFFICE	234,567	OFFICE	234
RETAIL	123,456	RETAIL	123
OTHER	98,765	OTHER	98
TOTAL	2,546,853	TOTAL	2,546

TOTAL PARKING SPACES	
TYPE	QUANTITY
RESIDENTIAL	1,234
COMMERCIAL	567
INDUSTRIAL	345
OFFICE	234
RETAIL	123
OTHER	98
TOTAL	2,546

TOTAL DEVELOPMENT COSTS	
TYPE	AMOUNT (\$)
RESIDENTIAL	\$1,234,567
COMMERCIAL	\$567,890
INDUSTRIAL	\$345,678
OFFICE	\$234,567
RETAIL	\$123,456
OTHER	\$98,765
TOTAL	\$2,546,853

TOTAL DEVELOPMENT COSTS	
TYPE	AMOUNT (\$)
RESIDENTIAL	\$1,234,567
COMMERCIAL	\$567,890
INDUSTRIAL	\$345,678
OFFICE	\$234,567
RETAIL	\$123,456
OTHER	\$98,765
TOTAL	\$2,546,853




NIPOMO COMMUNITY SERVICES DISTRICT

Request For Annexation

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

1. Property Owner: George Newman (In Escrow)
Address: P.O. Box 691; 1361 Viva Way; Nipomo, CA.
2. Developer: George Newman
3. Engineer: Courtney Architects & Cannon Assoc
4. Assessor's Parcel Number: 091-301-041
5. Location:
 - A. Text/Legal Description: Parcel 1 of Parcel Map Co-89-389, in the County of San Luis Obispo, State of California, as per map recorded Feb 28, 1992 in Book 49, Page 25 of parcel maps, in the office of
 - B. Provide Map (attachments) the county recorder of said county
6. General Description of Project: Mixed uses including Commercial Retail, Commercial Services, Light Industrial and Residential
7. Services Requested from NCSD:
 - A. Water:
 - B. Sewer:
8. Current Zoning: Rural Residential
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: 57 Units on 5-acre parcels
 - B. Maximum number of units based on proposed zoning: Not yet determined (See 4-11 of Land Use Revised January 14, 1999)
10. Proposed number of Residential Units: 378 Units - Phasing has not yet been determined.
(Describe phased construction plan if applicable)

7	32
7-8-92	
6-30-92	

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: NOVEMBER 20, 2002



ASHLAND SEWER REIMBURSEMENT
APN 092-153-044 JAKUBOWSKI

ITEM

Request to connect to Ashland sewer line installed by developer (reimbursement agreement)

BACKGROUND

A developer has installed a sewer line in Ashland Street to provide sewer service to a number of half-acre lots. A Reimbursement Agreement was executed between the developer and the District. The sewer line reimbursement cost spread was made on one side of Ashland with the half acre lots. The adjacent one-acre parcels do not require sewer connection and were not included in the reimbursement spread.

A property owner on one of the one-acre lots on Southland Woods Lane (APN 092-153-044) is in the process of constructing a granny house (secondary unit) on his property. The County is requiring the property to be connected to the sewer system. The rear of his property is adjacent to the Ashland sewer line. If the elevations are appropriate, it may be possible that a sewer line could be constructed to the proposed granny unit.

The sewer reimbursement cost spreads for the Ashland sewer line (\$8,081.60 per lot) and Southland sewer line (\$1,543.67) are shown on the attached drawing. The Board approved reimbursement agreement allows other property owners to connect to the developer-installed sewer line.

RECOMMENDATION

Staff recommends that the reimbursement spread remain the same. If the property owner wishes to connect his property to the Ashland sewer line, he should pay the existing reimbursement fee (\$8,081.60 plus \$1,543.67 = \$9,625.27), as previously established by the Board.

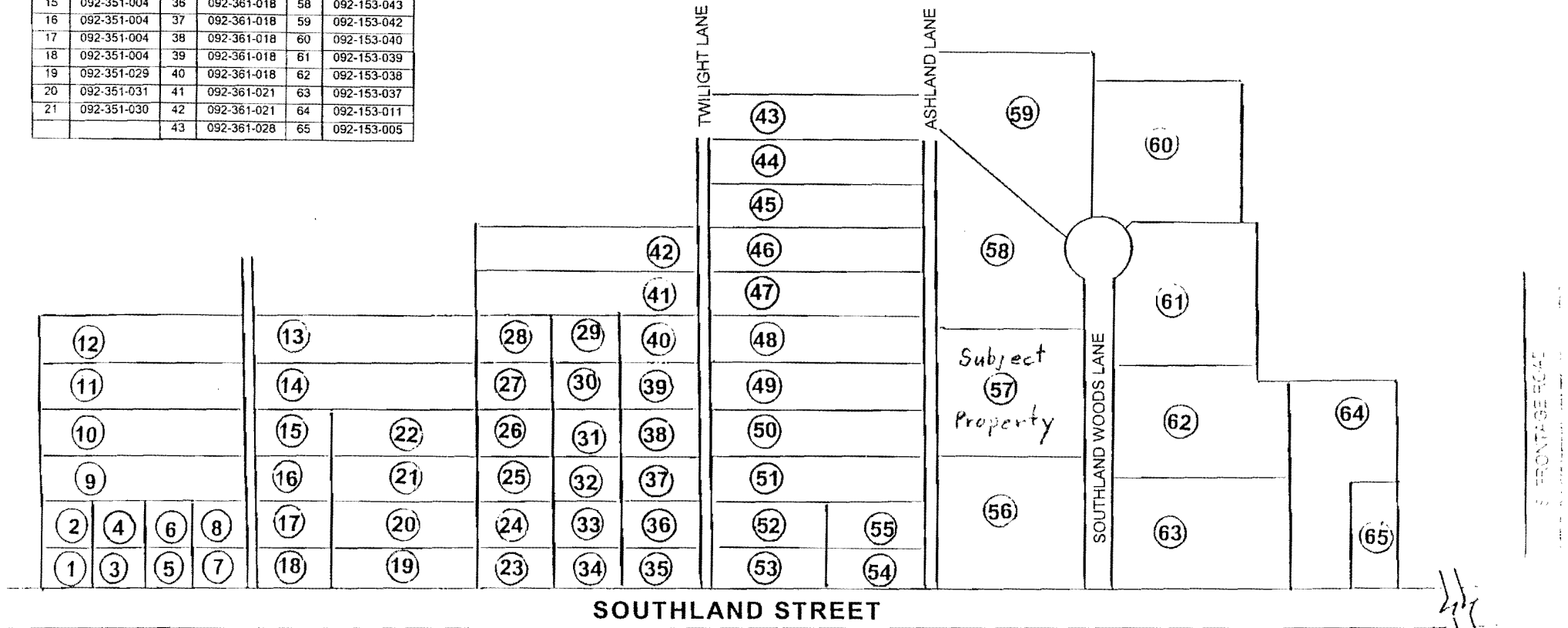
SOUTHLAND STREET SEWER REIMBURSEMENT SPREAD DIAGRAM

SEWER REIMBURSEMENT SPREAD SOUTHLAND STREET NIPOMO, CA NIPOMO COMMUNITY SERVICES DISTRICT					
#	APN	#	APN	#	APN
1	092-351-015	22	092-351-030	44	092-361-029
2	092-351-015	23	092-361-013	45	092-361-032
3	092-351-016	24	092-361-013	46	092-361-034
4	092-351-016	25	092-361-014	47	092-361-033
5	092-351-011	26	092-361-012	48	092-361-033
6	092-351-011	27	092-361-012	49	092-361-002
7	092-351-010	28	092-361-012	50	092-361-019
8	092-351-010	29	092-361-008	51	092-361-020
9	092-351-007	30	092-361-008	52	092-361-015
10	092-351-007	31	092-361-008	53	092-361-015
11	092-351-018	32	092-361-008	54	092-361-016
12	092-351-017	33	092-361-008	55	092-361-016
13	092-351-002	34	092-361-008	56	092-153-045
14	092-351-002	35	092-361-018	57	092-153-044
15	092-351-004	36	092-361-018	58	092-153-043
16	092-351-004	37	092-361-018	59	092-153-042
17	092-351-004	38	092-361-018	60	092-153-040
18	092-351-004	39	092-361-018	61	092-153-039
19	092-351-029	40	092-361-018	62	092-153-038
20	092-351-031	41	092-361-021	63	092-153-037
21	092-351-030	42	092-361-021	64	092-153-011
		43	092-361-028	65	092-153-005


Pro-ration Share of Reimbursement
Cost which is equal to each lot is
\$1,543.67

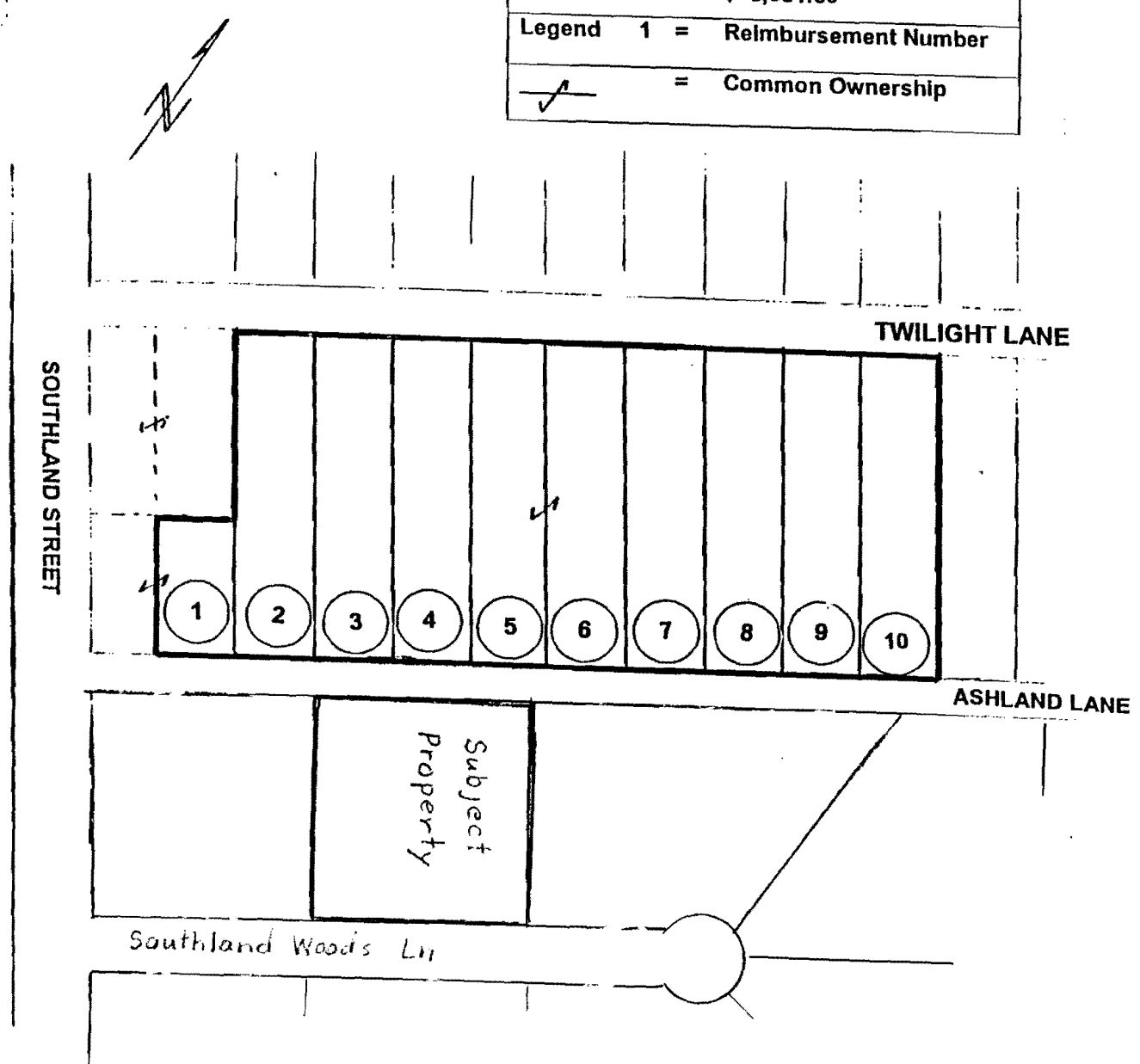
Reimbursement Formula
Distribution spread equally to each lot

Legend
① Reimbursement number



EX. BIT A
SEWER REIMBURSEMENT SPREAD DIAGRAM
ASHLAND LANE AREA

REIMBURSEMENT FORMULA	
Cost spread equally to each lot	
Cost per lot =	\$ 8,081.60
Legend 1 =	Reimbursement Number
 =	Common Ownership



SEWER REIMBURSEMENT SPREAD ASHLAND LANE, NIPOMO, CA	
Reimbursement No.	Assessor's Parcel No.
1	092-361-016
2	092-361-020
3	092-361-019
4	092-361-002
5	092-361-033
6	092-361-033
7	092-361-034
8	092-361-032
9	092-361-029
10	092-361-028

November 4, 2002

Nipomo Community Services District
Attn: Doug Jones
148 S. Wilson
Nipomo, CA 93444
(805) 929-1133

Dear Mr. Jones,

This letter follows our conversation of October 29, 2002.

As discussed, we have owned a home on a one-acre parcel located at 780 Southland Woods Lane in Nipomo for approximately fifteen years. APN is 092 153 044.

In June of 2002, I met with a person from the County's Building & Planning office to inquire about restrictions for building an 800 square foot secondary dwelling for my wife's parents, in our rear yard. At that meeting, I was told that we would be able to build the granny house on the property, but would have to hook it up to the sewer, located behind our house on Ashland. I was not told of any additional restrictions.

Based on that information, I arranged a meeting with a general contractor who subsequently submitted plans and paperwork on October 8, 2002 to San Luis Obispo County for approval (file no. PBL116-R067). Construction is scheduled to begin next month (December of 2002).

Please tell me how to obtain authorization to hook into the sewer utility adjacent to our property.

Thank you for your consideration.



Antony A.J. Jakubowski
Fire Investigator
Tel/Fax (805) 929-3761
Cell (805) 208-6690

PUBLIC EXTENSION REIMBURSEMENT AGREEMENT

G. The **District** will reimburse **Applicant** on a prorated basis for part of **Applicant's** costs in constructing the public service extension from adjacent land owners as herein provided.

NOW, THEREFORE, in consideration of the mutual conveyance contained herein, **Applicant** and **District** agree as follows:

1. Term.

The term of this agreement shall be for 10 years from the date it is approved by the **District** Board of Directors.

2. Rate of Reimbursement.


During the term of this Agreement, the **District** will reimburse **Applicant** for his costs in constructing the public service extension on a prorated basis from adjacent land owners pursuant to the **District** engineer's report. The **District** will collect said prorated amount from each adjacent land owner before permitting said owner to connect to the public service extension.

3. Administrative Costs.

Ten percent (10%) of all monies collected pursuant to this agreement shall accrue to the **District** as administrative fee.

4. District Connections.

4.1 The **District** may make connections to said sewer public extension to serve public facilities without obligation to reimburse **Applicant**.




4.2 The **District** may also make or permit connections to said public service extensions to serve private property outside of the area of proration as determined by the District engineer; provided, however, that the **District** Board reserves the right to determine at the time whether or not the owners of such private property shall be subject to the reimbursement provisions of this Agreement.

5. Conditions of Reimbursement.

District's obligation to reimburse **Applicant** is conditioned on the following:

5.1 **Applicant** providing **District** with an engineer's certification that extensions are constructed in substantial conformance with the plans and the standard improvement specification and drawings submitted to the **District**.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: NOVEMBER 20, 2002

AGENDA ITEM
E 1
NOVEMBER 20, 2002

PROPOSED ROBERTSON ANNEXATION
ENGINEERING STUDY
LYN RD AREA

ITEM

Consider Engineering Study for the water infrastructure for the proposed annexation (Robertson)

BACKGROUND

Your Honorable Board reviewed the request from Mr. Robertson for annexation of approx. 60 acres on Lyn Rd. Part of the annexation agreement requires an engineering study to determine if the District's infrastructure was adequate to supply the area for the proposed annexation. The District has requested a proposal from Garing, Taylor and to do this study. The proposal is attached.

The District has received the executed Annexation Agreement from the Robertson group and the deposit has been received.

RECOMMENDATION

Staff recommends that your Honorable Board approve the proposal from Garing, Taylor and Associates to review the potential water infrastructure for the Robertson proposed annexation.



*Civil Engineering
Surveying
Project Development*

November 14, 2002

Doug Jones
General Manager
Nipomo Community Services District
P.O. Box 326
Nipomo, CA 93444

SUBJECT: ROBERTSON ANNEXATION

Dear Doug,

In accordance with our recent conversation, I propose to prepare a Water System Analysis to determine whether the existing Summit Station System is adequate to support the Robertson Annexation consisting of approximately twelve parcels near Pomeroy-Los Berros Road and Lyn Road.

I propose to prepare the above analysis at our normal fee schedule, based upon actual time and material expended, not to exceed \$2,500.00.


If you have any questions, please contact me.

Very truly,

GARING, TAYLOR & ASSOCIATES INC.

Jim Garing P.E.
President

Admin/robertsonltr.doc

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: NOVEMBER 20, 2002

**AGENDA ITEM
E2
NOVEMBER 20, 2002**

INTENT TO SERVE
ADMINISTRATIVE APPROVAL OF 4 OR LESS RESIDENTIAL UNITS

ITEM

Review administrative approval of Intent-to-Serve for 4 or less residential units

BACKGROUND

At the last regular Board meeting, your Honorable Board directed staff to develop an administrative approval program for Intent-to-Serve for 4 or less residential units. Staff has drafted the attached resolution and policy statement for the Board's review and consideration.

RECOMMENDATION

Your Honorable Board may suggest changes in the proposed resolution and policy to be considered at a later Board meeting.

Board 2002/Intent to Serve admin approval.DOC

**NIPOMO COMMUNITY SERVICES DISTRICT
POLICY AND GUIDELINES
FOR DISTRICT WATER AND SEWER SERVICE**

POLICY

The Nipomo Community Services District ("District") will only provide water and sewer service to projects that have complied with all the terms, conditions, rules, regulations and ordinances of the District and other agencies having jurisdiction over the project.

GUIDELINES

A. APPLICATIONS

(1) Prior to accepting application for processing the applicant shall pay the appropriate application fee.

(2) Applications for commercial projects, projects that exceed two (2) residential units or multi-family projects shall be in writing signed by either the owner, or the owner's architect or engineer and shall include:

- (a) Two (2) separate sets of a site plan that shows the approximate square footage, the site topography and an estimate of the number of water fixtures to serve the project.
- (b) An engineer or architect's estimate of monthly water and sewer demand (in gallons per month) for the project.
- (c) The project location.
- (d) The name and address of the project contact person.
- (e) A statement that the applicant has been provided a copy of this policy.
- (f) An indemnity clause as follows: The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, indemnify, and hold the District and District's agents, employees and consultants harmless from any and all claims, demands, damages, costs, expenses (including attorney's fees)

judgements or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgements or liabilities resulting from the negligence or willful misconduct of the District.

Nothing in the foregoing indemnity provision shall be construed to require Applicant to indemnify District against any responsibility or liability or contravention of Civil Code §2782.

B. "INTENT-TO-SERVE" LETTERS

1. Small Projects: Where the Project consists of four (4) or less residential units, four (4) or less multi-family units or for commercial projects where the total estimated water demand is less than two acre feet per year (2 a.f.y.), the General Manager may issue an Intent-to-Serve letter administratively or refer the approval to the Board of Directors pursuant to subparagraph 2 below.
2. Larger Projects: Where the project exceeds four (4) residential units, four (4) or more multi-family units or for commercial projects with a total water demand is greater than two (2) acre feet per year (2 a.f.y.), the Intent-to-Serve letter shall be approved by the Board of Directors.
3. Remodels and Conversions: Where the total water demand does not exceed current use or the additional resulting water demand is within the requirements of subparagraph 1, above, the General Manager may issue an Intent to Serve letter administratively or refer the approval to the Board of Directors pursuant to Paragraph 2 above.
4. All Intent-to-Serve letters shall be based on findings that sufficient excess water and sewer capacity exists to serve the project.
5. Each "Intent-to-Serve" Letter shall include the following:
 - (a) Conditions for service.
 - (b) That Applicant enter into a Plan Check and Inspection Agreement when applicable.
 - (c) all easements and dedications required for District service shall be delivered to the District.
 - (d) All construction work and installations shall conform to the District's standard plans and specifications.

DRAFT

DRAFT

- (e) That District service is conditioned on applicant paying all District fees and charges relating to the project and complying with the terms and conditions, rules and regulations of the District.
- (f) That the District service is conditioned on the applicant complying with all the terms, conditions, rules and regulations of other agencies that have jurisdiction over the project.
- (g) This "Intent-to-Serve" Letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District. This "Intent-to-Serve" Letter may be revoked as a result of conditions imposed upon the District by a Court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- (h) That unless sooner terminated this "Intent-to-Serve" Letter will terminate two (2) years from the date of issuance.
- (i) This "Intent-to-Serve" Letter shall not be interpreted as the District's Board of Directors endorsement of the project.
- (j) The "Intent-to-Serve" Letter will be stamped in red that this is not a Will-Serve Letter or a commitment to provide District services.

DRAFT

C. EXTENSIONS AND TRANSFERS

1. Extensions:

- (a) Prior to expiration, Applicants may apply to renew an Intent-to-Serve letter or a conditional Will Serve letter upon payment of a non-refundable fifty dollar (\$50) fee. (Originally established by Resolution 99-680).
- (b) Upon application the Intent-to-Serve letter may be extended pursuant to the policies and guidelines referenced in Section B above.

2. Transfers:

Prior to expiration, an Intent to Serve Letter may be transferred to a successor-in-interest in the property to be served, on the following terms and conditions:

- (a) The application is signed by the current owner;
- (b) The successor-in-interest acknowledges and agrees in writing to the terms and conditions of the Intent to Serve Letter, and;

DRAFT

(c) The date of recording of the new deed is the date of the transfer.

D. "WILL-SERVE" LETTERS

"Will-Serve " Letters are evidence of the District's commitment to provide service to the project consistent with District's ordinances, rules and regulations. "Will-Serve" Letters will be issued administratively upon the applicant paying all District fees and charges related to the project and complying with all terms and conditions of the District's "Intent-to-Serve" Letter. "Will-Serve" Letters will contain the following language:

(1) District service is conditioned upon the applicant complying with all terms, conditions, rules and regulations of agencies that have jurisdiction over the project. The District reserves the right to demand evidence of compliance as a condition to either setting the water meter or providing continued water service.

(2) This "Will-Serve" Letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District. This "Will-Serve" Letter may be revoked as a result of conditions imposed upon the District by a Court, or by a change in ordinance, resolution, rules, or regulations adopted by the Board of Directors for the protection of health, safety, and welfare of the District and its residents.

(3) Notwithstanding the above paragraphs, notice is provided as follows:

(a) That Nipomo Community Services District has been made a party to that lawsuit entitled Santa Maria Valley Water Conservation District, et al. v. City of Santa Maria, et al., Santa Clara Superior Court Case No. CV 770214. The case involves competing claims to the right to produce water from and/or store water in the Santa Maria Valley Groundwater Basin, the water source from which Nipomo Community Services District derives the water, which it serves. The District is now unable to predict with any certainty the outcome of the above-referenced litigation. However, the litigation conceivably could result in a limitation on the availability of groundwater for the District's production and/or an increase in the cost of water, which the District serves to its water customers.

(b) That this Will Serve letter and the Project are subject to the San Luis Obispo County's Growth Control Ordinance which establishes annual limits on building permits for the Nipomo Mesa.

E. DISTRICT SERVICE

1. The District will only set water meters when all off-site improvements are dedicated and accepted by the District.

2. District water and sewer service will only be provided to the project if the applicant and/or the owner of the project has complied with the terms, conditions, rules and regulations of the District and other agencies that have jurisdiction over the project.
3. The District General Manager reserves the right to demand evidence of compliance as a condition of either setting the water meter or providing continued water service.

Adopted: _____, 2002

Resolution 2002-_____

NIPOMO COMMUNITY SERVICES DISTRICT
APPLICATION FOR
INTENT-TO SERVE LETTER

RECEIVED

1. Owner Name: _____

2. Business Address: _____

3. Mailing Address: _____

4. Phone Number: _____

5. Agent's Name(Architect or Engineer): _____

6. Mailing Address: _____

7. Phone Number: _____

8. Assessor's Parcel Number(APN) of lot(s) to be served: _____

9. Project's Location: _____

10. San Luis Obispo County Planning Department/Tract Development No.: _____

11. Total Number of Residential Units: _____

12. Type of Use:

- Single Family Residence Duplex Triplex Multi-Family
 Subdivision
 Commercial? _____ Type _____
 Remodel: (*Project Description*) _____

13. Applications for commercial projects, projects that exceed two (2) residential units, or multi-family projects will not be approved until the following have been submitted to the District for its review:

- a. Two (2) separate sets of site plans that show the approximate square footage of each unit, the site topography and an estimate of the number of water fixtures to serve each unit in the project; and
- b. An engineer or architect's estimate of monthly water and sewer and demand (in gallons per month) for the project.

14. The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, indemnify, and hold the District and District's agents, employees and consultants harmless from any and all claims, demands, damages, costs, expenses (including attorney's fees) judgements or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgements or liabilities resulting from the negligence or willful misconduct of the District.

Nothing in the foregoing indemnity provision shall be construed to require Applicant to indemnify District against any responsibility or liability or contravention of Civil Code §2782.

15. The undersigned acknowledges receipt of the Nipomo Community Services District Application for District Service Policy and Guidelines (attached).

16. APPLICATION FEES:

Intent to Serve Application Processing Fee.....\$ _____
(Non-refundable payment attached to this application)


Date _____

(Must be signed by owner or owner's agent)

Print name

FOR DISTRICT OFFICE USE:

AMOUNT PAID _____ DATE: _____ RECEIPT # _____

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: NOVEMBER 20, 2002

AGENDA ITEM
E3
NOVEMBER 20, 2002

INITIATE STREET LANDSCAPING POWER

ITEM

Consider a resolution to establish District street landscaping powers beginning Jan. 2003

BACKGROUND

The District staff has worked with the State legislature to incorporate legislation in the Osmond Bill, which was passed and signed by the Governor in September giving Nipomo Community Services District street landscaping powers. The legislation becomes effective January 1, 2003. As development occurs within the community, the County may require street landscaping improvements, which may be maintained by the District to beautify street right-of-ways and enhance the community. If developers are required to provide street landscaping, then a benefit district would be created to fund the maintenance of the proposed landscaped areas.

Attached is a resolution initiating the District's street landscaping powers to become effective January 1, 2003.

RECOMMENDATION

Staff recommends that your Honorable Board adopt the attached resolution initiating street landscaping powers.

Board 2002/Landscape power.DOC

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2002-_____**

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AUTHORIZING THE DISTRICT TO INSTALL OR PLANT AND MAINTAIN
LANDSCAPING WITHIN PUBLIC STREET RIGHTS-OF-WAY OR
EASEMENTS WITHIN THE NIPOMO COMMUNITY SERVICES DISTRICT**

WHEREAS, Government Code Section 61601.20 (SB 13620) provides as follows:

"Notwithstanding Sections 61600 and 61601, whenever the Board of Directors of the Nipomo Community Services District determines, by resolution, that it is feasible, economically sound, and in the public interest for the district to exercise its powers for the purpose of installing or planting and maintaining landscaping within public street rights-of-way or easements within the district, the board may adopt that additional purpose by resolution, and thereafter the powers of the district may be exercised for that purpose. The district shall, for the purpose of installing or planting and maintaining landscaping, be authorized to provide for and accomplish that purpose through proceedings pursuant to the Landscaping and Lighting Act of 1972 (Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code). Prior to imposing any assessments authorized by this section, the district shall comply with Article XIII D of the California Constitution"; and

WHEREAS, based on the Staff Report, Staff presentation and public comment the Nipomo Community Services District ("District") Board of Directors finds:

- a. That the meeting adopting this Resolution has been appropriately Agended pursuant to the Brown Act.
- b. That it is feasible, economically sound and in the public interest for the District to exercise its powers for the purpose of installing or planting and maintaining landscape within public rights-of-ways or easements within the District.

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

1. The above Recitals are true and correct and incorporated herein by reference.
2. That it is feasible, economically sound and in the public interest for the District to exercise its powers for the purpose of installing or planting and maintaining landscape within public rights-of-ways or easements within the District.
3. The installation or planting and maintaining landscape within the public rights-of-way or easements is hereby established as an additional District purpose.
4. The General Manager is instructed to file this Resolution with the San Luis Obispo County Local Agency Formation Commission to identify an active District power.
5. This Resolution shall become effective January 1, 2003.

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 November, 2002.

Richard Mobraaten,
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

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *D*
DATE: NOVEMBER 20, 2002

AGENDA ITEM
E4
NOVEMBER 20, 2002

REVIEW BOARD OF DIRECTORS BY-LAWS
POSSIBLE CENSURE RESOLUTION – DIRECTOR BLAIR

ITEM

Review Section 5.4 of the District's Board of Directors By-Laws

BACKGROUND

Section 5.4 of the Board By-Laws reads as follows:

RESOLUTION 2002-811
Board of Directors By-Laws

Section 5.4

Differing viewpoints are healthy in the decision-making process. Individuals have the right to disagree with ideas and opinions, but without being disagreeable. Once the Board of Directors takes action, Directors should commit to supporting said action and not to create barriers to the implementation of said action.

Attached is suggested censure wording from Director Winn.

RECOMMENDATION

Staff will proceed as directed by your Honorable Board with respect to Director Blair.

Draft for censure motion:

Whereas Director Robert Blair on Thursday, October 24, 2002, did publicly attack the official policies of the Nipomo Community Services District before the San Luis Obispo County Planning Commission, and

Whereas, though saying he was presenting his personal views, Director Blair had written evidence that his statements were being cited as an informed view supported by confidential access to District communications, and

Whereas Director Blair did wrongfully misrepresent both the policies of the District and its practices in the approval of water services on the Mesa, and

Whereas Director Blair, in doing so, incurred the unnecessary expenditure of District finances, undermined public confidence in the integrity of District staff and counsel, and worked against the interests of the ratepayers he was sworn to serve,

Therefore, the Board of Directors of the Nipomo Community Services District censures Director Robert Blair for his public address to the San Luis Obispo Planning Commission and enjoins him to refrain from such activity so long as he serves in his elected capacity as a Director.

RESOLUTION NO. 2002-____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
SAMPLE BLANK
WORDING TO BE INSERTED BY BOARD

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Directors of the Nipomo Community Services District, as follows:

- 1.
- 2.

PASSED AND ADOPTED by the Board of Directors of the Nipomo Community Services District this _____ day of November, 2002, on the following roll call vote:

AYES: Directors _____

NOES:

ABSENT:

ABSTAIN:

Richard Mobraaten, President
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

Donna K. Johnson
Secretary to the Board

Jon S. Seitz
District Legal Counsel



**DON
PIEPER**
Pieper's World

Does free speech a maverick make?

Well, I certainly hope Bob Blair has learned the meaning of free speech.

Just imagine, he actually thought it meant he was free to speak.

It does, of course. Usually, that is. You can't yell "Fire!" in a crowded theater when there is no fire, for example, and you can't tell the enemy when troop ships are leaving port.

And, apparently, you can't offend the majority of the Nipomo Community Services District.

Some of Bob's colleagues on the board, according to a report in the daily press, are arguing, in effect, that Bob can say whatever he wants whenever he wants, as long as he doesn't contradict board policy in testimony before the County Planning Commission.

NCSO board member Michael Winn wants to censor Bob by censuring him. District bylaws, we are told, require members to support adopted policies of the board.

What an odd bylaw. The penalty for losing a board vote is a gag.

I'm not so sure such a bylaw would be favored by Patrick Henry, who, you will recall, said when he was called a traitor for criticizing George III, "If this be treason, make the most of it."

Winn, according to reports, will present his censure motion to a Nov. 20 meeting of the NCSO.

Blair is described by the daily press as a "maverick politician," and I guess that means he's given to embarrassing his more conventional cohorts.

I'm not equating Bob Blair with Patrick Henry, nor am I saying that the question of adequacy of water supplies for the proposed Woodlands development at Nipomo has the magnitude of calling for colo-

See **PIEPER** / A3

PIEPER: Is free speech the last refuge of a maverick?

Continued from page A2
nial defiance of the English king.

Still, it is an odd bylaw that says a CSD board member with a minority opinion risks censure if he suggests there is any opinion other than that adopted by the majority.

According to the report of the draft censure motion, Bob "misrepresented the policies of the district, undermined public confidence in district officials and worked against the interests of ratepayers."

Gosh.

First, I agree that neither maverick politicians nor anyone else should misrepresent board policies. If, as Bob claims, he only gave the county planners his personal view and didn't pretend it was the official board view, that sounds fair to me. Perhaps, however, it wasn't that clear. I wouldn't defend his right to misrepresent, and I hope he didn't do so.

But, "undermining public confidence in district officials"? Come on, Mr. Winn. Is the board majority's reputation so fragile that the public will lose confidence just because a known maverick expresses an opinion you wish he hadn't?

I'm not a resident in the Nipomo Community Services District, but this member of the public would have gained confidence in you folks if you had just shrugged and said, "Oh, that Bob. He doesn't speak for all of us. Here's the policy the majority adopted regarding Woodlands water supplies and here's why we think it is the right policy."

Not only does your draft motion say his remarks jeopardize your standing with the public, but you also claim they "work against the interest of ratepayers."

Quite possibly, Bob is — forgive the pun — all wet on the Woodlands water question. I have confidence that the majority opinion was reached after careful study and consultation with experts.

Still, and forgive me for this, it seems arrogant to declare that the expression of any view other than yours "works against the interests" of ratepayers.

How is that? Bob's contrary opinion didn't convince the county planners. They agreed with the board majority that water supplies aren't adequate to support the kind of development proposed for the Woodlands project (1,320 homes, two golf courses, a business park and a commercial center).

There will be appeals, and other governmental bodies will get involved. We won't know the ultimate outcome for some time yet.

So, why censure Bob Blair for claiming the water supplies are adequate? He lost that fight in your board. He failed to convince the county planners.

I guess it just ticks you off that he didn't go quietly. That must be why he's called a political maverick.

You may reach Don Pieper at 773-1819 or depea@charter.net.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: NOVEMBER 20, 2002

**AGENDA ITEM
F
NOVEMBER 20, 2002**

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 November 6, 2002, Regular Board meeting

HAND WRITTEN CHECKS

18569	11/06/02	STATE DEPT OF HEALTH SERVICES	60.00
18570	11/06/02	SLO COUNTY CLERK	25.00
18571	11/06/02	POSTMASTER	107.36
18572	11/13/02	POSTMASTER	731.46

COMPUTER GENERATED CHECKS

7447	11/08/02	EMP01	EMPLOYMENT DEVELOP DEPT	430.60	.00	430.60	A21104	STATE INCOME TAX
7448	11/08/02	MID01	MIDSTATE BANK-PR TAX DEP	1685.32	.00	1685.32	A21104	FEDERAL INCOME TAX
				428.30	.00	428.30	1A21104	MEDICARE (FICA)
			Check Total.....:	2113.62	.00	2113.62		
7449	11/08/02	MID02	MIDSTATE BANK - DIRECT DP	13028.83	.00	13028.83	A21104	NET PAY DEDUCTION
7450	11/08/02	PER01	PERS RETIREMENT	2133.98	.00	2133.98	A21104	PERS PAYROLL REMITTANCE
7451	11/08/02	SIM01	SIMMONS, DEBRA	150.00	.00	150.00	A21104	WAGE ASSIGNMENT
7452	11/08/02	STA01	STATE STREET GLOBAL	735.00	.00	735.00	A21104	DEFERRED COMP
007453	11/20/02	AME02	AMERICAN INDUSTRIAL SUPPLY	269.00	.00	269.00	0111631	TRUCK SIDE BOX
				95.45	.00	95.45	0111756	BED MAT
				268.62	.00	268.62	0111877	SMALL TOOLS
				309.00	.00	309.00	0111838	SHOP VAC/SUPPLIES
				176.06	.00	176.06	0112031	2 LADDERS 4' & 6'
				317.66	.00	317.66	0111631A	2 SHELVING UNITS-SHOP
			Check Total.....:	1435.79	.00	1435.79		
007454	11/20/02	BLA01	BLAIR, ROBERT L	100.00	.00	100.00	112002	REGULAR BOARD MTG 11/20/02
007455	11/20/02	BLU01	BLUEPRINT EXPRESS	23.60	.00	23.60	24142	MAPS FOR SHOP
007456	11/20/02	CLA02	CLAY'S SEPTIC & JETTING	2175.00	.00	2175.00	A21114	PUMP 12 LIFT STATIONS
007457	11/20/02	COM02	COMMUNICATION SOLUTIONS	520.03	.00	520.03	3087	EUREKA WELL ELECTRICAL RE
007458	11/20/02	COR02	CORRPRO WATERWORKS	1900.00	.00	1900.00	0003305	CATHODIC PROTECTION SERVI
007459	11/20/02	COU01	COURIER SYSTEMS	92.00	.00	92.00	A21114	COURIER SERVICE
007460	11/20/02	CRE01	CREEK ENVIRONMENTAL LABS	30.00	.00	30.00	J4177	LAB TEST
007461	11/20/02	DEP02	DEPT OF CONSUMER AFFAIRS	200.00	.00	200.00	49895	LICENSE RENEWAL #49895
007462	11/20/02	FGL01	FGL ENVIRONMENTAL	44.80	.00	44.80	21154A	NIPOMO WWTP LAB TEST
				381.60	.00	381.60	210613A	NIPOMO WWTP LAB TESTS
				254.40	.00	254.40	210614A	BL WWTP LAB TEST
				195.00	.00	195.00	210615A	GROSS ALPHA-QTRLY SAMPLE
				44.80	.00	44.80	210931A	NIPOMO WWTP LAB TEST
				29.60	.00	29.60	210932A	MONTECITO VERDE II LAB TE
				44.80	.00	44.80	210933A	BL WWTP LAB TEST
				44.80	.00	44.80	211155B	BL WWTP LAB TEST
			Check Total.....:	1039.80	.00	1039.80		
007463	11/20/02	GAR01	GARING TAYLOR & ASSOC	3617.71	.00	3617.71	3009	WOODLANDS ISSUES
				652.50	.00	652.50	3010	TEFFT WATERLINE
				784.50	.00	784.50	3011	TANK DESIGN
				283.00	.00	283.00	3012	TEFFT LIFT STATION UPGRAD
			Check Total.....:	5337.71	.00	5337.71		
007464	11/20/02	GIL01	GLM	440.00	.00	440.00	103102	LANDSCAPE/APHID/GOPHER
				90.00	.00	90.00	A21114	BL WTP LANDSCAPE MAINT
			Check Total.....:	530.00	.00	530.00		
007465	11/20/02	GRA01	GRANDEFLOW, INC.	-66.34	.00	-66.34	62094C	CREDIT INVOICE
				121.73	.00	121.73	6634B	1099/W-2 FORMS
			Check Total.....:	55.39	.00	55.39		
007466	11/20/02	GRO01	GROENIGER & CO	114.76	.00	114.76	203769B	HYDRANT PARTS
				43.44	.00	43.44	208137B	BRASS NIPPLE
			Check Total.....:	158.20	.00	158.20		
007467	11/20/02	GSIO1	GSIOILS, INC.	2372.50	.00	2372.50	8315	COMPACTION TESTING-TEFFT
007468	11/20/02	JOH01	JOHNSON, DONNA	164.89	.00	164.89	A21114	PER DIEM/MILEAGE-RE SECRE

COMPUTER GENERATED CHECKS

007469	11/20/02	LEE01	LEE WILSON ELECTRIC	1275.59	.00	1275.59	1500	LIFT STATION REPAIRS/CHUR
007470	11/20/02	MCC01	MCCROMETER	334.36	.00	334.36	244896RI	REPAIR 6" TOP PLATE ASSEM
007471	11/20/02	MIS01	MISSION UNIFORM SERVICE	265.62	.00	265.62	A21114	UNIFORM SERVICE
007472	11/20/02	MOB01	MOBRAATEN, RICHARD	100.00	.00	100.00	112002	REGULAR BOARD MTG 11/20/0
007473	11/20/02	NIP01	NIPOMO ACE HARDWARE INC	162.93	.00	162.93	A21114	MISC OPERATING SUPPLIES
007474	11/20/02	NIP03	NIPOMO SHELL	805.74	.00	805.74	205	FUEL
007475	11/20/02	OFF01	OFFICE DEPOT	53.86	.00	53.86	185522578	CORDLESS PHONE-SHOP
				323.24	.00	323.24	185639222	FAX MACHINE-SHOP
			Check Total.....:	377.10	.00	377.10		
007476	11/20/02	PAC01	PACBELL/WORLDCOM	37.27	.00	37.27	T0792775	TELEPHONE
				79.21	.00	79.21	T0792777	TELEPHONE
				54.01	.00	54.01	T0792778	TELEPHONE
			Check Total.....:	170.49	.00	170.49		
007477	11/20/02	REY01	REYNOSO, CARLOS CPA	100.00	.00	100.00	A21114	AUDIT-FINAL BILL
007478	11/20/02	RIC02	RICK'S TREE SERVICE	2500.00	.00	2500.00	4329	TREE REMOVAL-EUREKA WELL
007479	11/20/02	RUS01	RUSSCO	142.86	.00	142.86	7451	FILE CABINET-SHOP
007480	11/20/02	SAN01	SANTA MARIA TIRE INC	569.57	.00	569.57	409293	DODGE-BRAKES/OIL
				27.03	.00	27.03	409313	FORD OIL
				136.24	.00	136.24	409322	CHEVY BRAKES/OIL
			Check Total.....:	732.84	.00	732.84		
007481	11/20/02	SAN06	SAN JOAQUIN SUPPLY	19.99	.00	19.99	568777	CLEANING SUPPLIES-SHOP
				46.74	.00	46.74	569096	CLEANING SUPPLIES-SHOP
				14.61	.00	14.61	569280	CLEANING SUPPLIES-SHOP
				84.64	.00	84.64	569587	CLEANING SUPPLIES-SHOP
			Check Total.....:	165.98	.00	165.98		
007482	11/20/02	SLO02	DIV OF ENVIRON HEALTH	671.00	.00	671.00	21502	LAB TESTS
				1005.43	.00	1005.43	21671	CROSS CONNECTION WORK
			Check Total.....:	1676.43	.00	1676.43		
007483	11/20/02	STA06	STATE WATER RESOURCES	900.00	.00	900.00	0201002	WASTE DISCHARGE FEE-NIPOM
				900.00	.00	900.00	0201071	WASTE DISCHARGE FEE-BL WW
				400.00	.00	400.00	0201075	WASTE DISCHARGE FEE-MV II
			Check Total.....:	2200.00	.00	2200.00		
007484	11/20/02	THE01	THE GAS COMPANY	4596.71	.00	4596.71	A21114	SUNDALE GAS
007485	11/20/02	TRO01	TROTTER, CLIFFORD	100.00	.00	100.00	112002	REGULAR BOARD MTG 11/20/0
007486	11/20/02	USA01	USA BLUEBOOK	308.78	.00	308.78	600324	BUCKET PUMP
				477.22	.00	477.22	603372	CHECK VALVE
			Check Total.....:	786.00	.00	786.00		
007487	11/20/02	USP01	U S POSTAL SERVICE	370.00	.00	370.00	A21114	PRESTAMPED ENVELOPES
007488	11/20/02	WHI01	WHITAKER CONTRACTORS INC.	209379.61	.00	209379.61	0220-02	PROGRESS BILL #2
007489	11/20/02	WIN01	WINN, MICHAEL	100.00	.00	100.00	102002	REGULAR BOARD MTG 11/20/0
007490	11/20/02	WIR02	WIRSING, JUDY	100.00	.00	100.00	112002	REGULAR BOARD MTG 11/30/0
007491	11/20/02	XER01	XEROX CORPORATION	80.17	.00	80.17	091990017	COPIER MAINT

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

NOVEMBER 6, 2002

REGULAR MEETING 9:00 A.M.

BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

BOARD MEMBERS

RICHARD MOBRAATEN, PRESIDENT
MICHAEL WINN, VICE PRESIDENT
ROBERT BLAIR, 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

President Mobraaten called the meeting to order at 9:02 a.m. and led the flag salute.

B. ROLL CALL

At Roll Call. The following Board members were present:
Directors Trotter, Wirsing, Winn and Mobraaten
Director Blair had a planned absence.

THE DRAFT MINUTES WERE NOT FINISHED AT PRINTING TIME.

THEY WILL BE DELIVERED TO YOU AT THE FIRST OF THE WEEK.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: NOVEMBER 20, 2002

**AGENDA ITEM
G
NOVEMBER 20, 2002**

MANAGER'S REPORT

G-1 LAFCO NOMINATIONS

SLO County Special District Association is requesting nominations to serve on the Local Agency Formation Commission. Attached is correspondence from SLO CSDA.

G-2) SLO CHAPTER OF CSDA TRAINING SEMINAR

Attached is correspondence from the local chapter of the California Special District's Association for training for Board members (especially new Board members).

Board 2002\mgr 112002.DOC

Memo

To: Managers of San Luis Obispo County Special Districts
From: Bruce Buel
CC: File, Jon Seitz @ Shipsey & Seitz, Paul Hood @ LAFCO
Date: 11/1/02
Re: Call for Nominations for Election of LAFCO Alternate & Notice of Election

Chapter President Rosemary Bowker has set an election date for SLO County Special Districts to vote on selecting a replacement member on SLO County LAFCO to replace Helen May from Cambria who chose not to run for re-election on 11/5/02 to the CCSD Board of Directors. Please be advised that the election will be held at noon on Saturday January 11, 2003 at the Templeton Community Center, located at 601 South Main Street, Templeton.

This notice is both a call for nominations for Directors interested in serving as and alternate on LAFCO and a request that your Board President or an elected member of your board authorized by your Board to vote for your District participate in the election. Please note that the election will be held during the lunch for the Chapter's Board Member Training Seminar (See invitation to Seminar mailed under separate cover).

For this election to be valid, qualified voters from more than 50% of the Special Districts in SLO County must participate. Therefore, we request that you RSVP with the name of your designated voter no later than January 3, 2003. You may also submit the names of candidates nominated by your Board of Directors to LOCSD prior to the election or from the floor at the meeting.

Feel free to call me at 805-528-9370 or e-mail me at bbuel@losososcscsd.org. LOCSD's mailing address is P. O. Box 6064, Los Osos, CA 93412

Memo

To: Managers of San Luis Obispo County Special Districts
From: Bruce Buel
CC: File, Jon Seitz @ Shipsey & Seitz, Paul Hood @ LAFCO
Date: 11/1/02
Re: Notice of Board Member Training Seminar

The SLO CSDA Chapter will hold a training seminar for Special District Board Members on Saturday January 11, 2003 at the Templeton Community Center, located at 601 South Main Street, Templeton. The Seminar will start at 9am and run through approximately 3pm to cover the topics described in the attached Agenda. The cost for the seminar including lunch is \$20 PER DISTRICT whether you send one or more directors. Please RSVP with the names of your attendees to LOCSO by January 3, 2003 at 805-528-9370.

This seminar is intended to help Directors with the nuts and bolts issues of governance. It will be extremely beneficial to newly elected Board Members, but it would also serve as a refresher for incumbents.

Please note that the Chapter will also hold an election at noon to select a LAFCO alternate to replace Helen May, who chose not to run for re-election on 11/5/02. We have sent a separate notice in regards to the mechanics of this election.

Feel free to call me at 805-528-9370 or e-mail me at bbuel@losososcso.org. LOCSO's mailing address is P.O. Box 6064, Los Osos, CA 93412

CC: SLO County Board of Supervisors

SLO COUNTY CSDA CHAPTER PRESENTS:

BOARD MEMBER TRAINING SEMINAR 2003

Saturday 1/11/03 at the Community Center, 601 So. Main Street, Templeton

- 9:00 AM Welcome and Introductions
- 9:15 AM Fair Political Practices Act & Conflict of Interest – FPPC Staff
- 10:30 AM Break
- 10:45 AM The Roles of the Board and Staff – Bill Van Orden (TCSD)
- 11:30 AM SLO LAFCO RESPONSIBILITIES – Paul Hood (SLO LAFCO)
- NOON ELECTION OF LAFCO ALTERNATE
- 12:15 PM LUNCH (provided as part of fee)
- 12:30 PM LUNCHEON PRESENTATION – John Hand from SLO County
Planning re Resource Management Program
- 1:15 PM THE BROWN ACT – Jon Seitz (Shipsey and Seitz)
- 2:30 PM LAFCO COST ALLOCATION (Bruce Buel)

* * * * *

OPTIONAL

- 3:00 PM Chapter Board Meeting