

NIPOMO COMMUNITY SERVICES DISTRICT**AGENDA****SPECIAL MEETING
STUDY SESSION****OCTOBER 21, 2003 TUESDAY 8:30 A. M.****BOARD ROOM 148 S. WILSON STREET NIPOMO, CA****BOARD MEMBERS****MICHAEL WINN, PRESIDENT
JUDITH WIRSING, VICE PRESIDENT
ROBERT BLAIR, DIRECTOR
CLIFFORD TROTTER, DIRECTOR
LARRY VIERHEILIG, DIRECTOR****STAFF****DOUGLAS JONES, GENERAL MANAGER
LISA BOGNUDA, ASSISTANT ADMINISTRATOR
DONNA JOHNSON, SECRETARY TO THE BOARD
JON SEITZ, GENERAL COUNSEL****CALL TO ORDER AND FLAG SALUTE****ROLL CALL****Public Comment on Agenda Items**

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

STUDY SESSION**A. SitRep [Situation Report] - What's next and where are we now re:**

Completing the Urban Water Management Plan ASAP (possibly by contracting it out)?

Completing an agreement with the City of Santa Maria for a reliable and cost-effective supplemental water source?

Developing a multi-tiered rate structure, to encourage responsible water use and discourage wasting of water without "punishing" responsible ratepayers (possibly by contracting the rate study out)?

Completing assumption of Nipomo Lighting District and, in Galaxy Park, for sewer and solid waste?

Working with east-side District ratepayers on septic tanks to complete sewer hookups?

Evaluating the feasibility of the incorporation of Nipomo?

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- B. Develop a supplemental source from our well site on the Santa Maria River, negotiating a "pump tax" with Santa Maria for Twitchell Dam
- Consider a replacement well on Carriage Homes subdivision.
- Initiate the process of building a desalinization plant that could be expanded as the community grows, possibly in cooperation with a neighboring community
- C. Policy re supplemental water required for ALL density increases inside NCSD allowed by changes in zoning or planning standards, possibly including hookup fees for "granny" units
- Coordinate a well monitoring plan with the County (Public Works & Dept of Health Services) and the RWQCB, with semiannual water contour mapping and hydrologic inventory; coordinate testing and enforcement of water quality standards on the Mesa with the County (Dept of Health Services) and the RWQCB
- Request the environmental documents from the PUC for Cal Cities on the Mesa. This would help in the tracking of what Cal Cities proposes for wells and where those wells will be located. That would affect safe yield, and then we would have documents for water quality and well levels. [Public Resource Code Section 21163 requires the PUC to provide those documents upon request.]
- D. Create an inventory & long-term policy re major annexation requests likely to be served by the NCSD: E.g., Ken Craig on Willow, Cañada property along Hwy 101, Mehlschau et al. along Hwy 101, former Egg City Corp land on Southland, Kaminaka on Pomeroy
- E. Provide Parks & Rec services desired by NCSD ratepayers, identifying revenue stream(s) for sustainable funding
- F. Work with NCAC to improve relations between NCSD & County
- G. Slow our rapid development pace to a "slow docking" over the next 5 years, without injuring Nipomo's economy or stopping all growth, but to preserve our water resources and groundwater quality
- H. Others

ADJOURN