

NIPOMO COMMUNITY SERVICES DISTRICT

AGENDA

DECEMBER 3, 2003

REGULAR MEETING 9:00 A.M.

Snyder
12/3

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

DOUG JONES, GENERAL MANAGER
LISA BOGNUDA, ASSISTANT ADMINISTRATOR
DONNA JOHNSON, BOARD SECRETARY
JON SEITZ, GENERAL COUNSEL

The Nipomo Community Services District's mission is to provide the citizens of the District with quality, innovative, and cost-effective services through responsive and responsible local government to meet the changing needs of the community.

NOTE: All comments concerning any item on the agenda are to be directed to the Board Chairperson. Consistent with the Americans with Disabilities Act, NCSD Board agendas and other writings will be made available to disabled persons in an appropriate alternate format. (If assistance is needed, please contact the District office at least one day before the meeting.)

- A. CALL TO ORDER AND FLAG SALUTE
 - B. ROLL CALL
 - C. PUBLIC COMMENTS PERIOD
PUBLIC COMMENTS
Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction, provided the matter is not on the Board's agenda, or pending before the Board.
Presentations are limited to three (3) minutes or otherwise at the discretion of the Chair.
 - C-1) SHERIFF LT. MARTIN BASTI, COMMANDER OF SOUTH COUNTY SHERIFF STATION
Will make presentation of sheriff activities in the Nipomo area
 - D. ADMINISTRATIVE ITEMS (The following may be discussed and action may be taken by the Board.)
 - D-1) URBAN WATER MANAGEMENT PLAN (UWMP) – PUBLIC HEARING
Resolution adopting the District Urban Water Management Plan
 - D-2) REQUEST FOR SERVICE – CO 03-0301 (ROBINSON)
Request for water service for a commercial 12-bldg development on Sandydale & N. Frontage
 - D-3) REQUEST FOR SERVICE - TRACT 2595 (MARTIN/BAUR)
Request for water and sewer service for a 6-lot development on W. Price Street
 - D-4) REQUEST FOR SERVICE - TRACT 2603 (NEWDOLL)
Request for water and sewer service for a 48-lot development at 652 Story Street
 - E. OTHER BUSINESS
 - E-1) MOSS LANE PROPOSED ANNEXATION
Status Report
 - E-2) RECONSIDERATION OF BOARD MEETING MINUTES
Minutes of October 8, 2003, Regular Board meeting
Minutes of October 16, 2003, Special Board meeting
Minutes of October 21, 2003, Study Session
Minutes of October 22, 2003, Regular Board meeting
 - 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]
 - G. MANAGER'S REPORT
 - G-1) SAN LUIS OBISPO COUNTY DRAFT PARK & RECREATION ELEMENT
 - H. COMMITTEE REPORTS
 - I. DIRECTORS COMMENTS
 - I-1) Director Vierheilig-Moratorium on all zoning changes/density increases in NCSD boundary
- CLOSED SESSION**
- CONFERENCE WITH LEGAL COUNSEL Pending Litigation GC§54956.9
- A. SMVWCD VS NCSD SANTA CLARA COUNTY CASE NO. CV 770214 AND ALL CONSOLIDATED CASES.
 - B. WATER LINE EASEMENT ACROSS COUNTY PARK - DISTRICT NEGOTIATOR - DOUG JONES, CONFERENCE WITH NEGOTIATOR GC§54956.8 COUNTY NEGOTIATOR - PETE JENNY, REGARDING TERMS & PRICE.
 - C. ANTICIPATED LITIGATION, ONE CASE GC §54958.9

ADJOURN

The next regular Board meeting will be December 17, 2003.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *F*
DATE: DECEMBER 3, 2003

AGENDA ITEM
D1
DECEMBER 3, 2003

URBAN WATER MANAGEMENT PLAN

ITEM

Public Hearing and adoption of the District's Urban Water Management Plan

BACKGROUND

The California Urban Water Management Plan Act requires agencies serving over 3,000 customers to prepare an Urban Water Management Plan. Your Honorable Board has reviewed the Plan on a number of occasions. It has been modified based on input from your Honorable Board and other sources. The Plan is now presented for a Public Hearing and adoption.

RECOMMENDATION

Staff recommends that your Honorable Board, after hearing comments from the public, approve the attached resolution adopting the Urban Water Management Plan.

RESOLUTION NO. 2003-UWMP

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ADOPTING AN URBAN WATER MANAGEMENT PLAN**

WHEREAS the California Legislature enacted Assembly Bill 797 (Water Code Section 10610 et seq., known as the Urban Water Management Planning Act) during the 1983-1984 Regular Session, and as amended subsequently, which mandates that every supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre feet of water annually, prepare an Urban Water Management Plan, the primary objective of which is to plan for the conservation and efficient use of water; and

WHEREAS the Nipomo Community Services District (DISTRICT) is an urban water supplier providing water service to over 3,000 customers; and

WHEREAS the District staff has prepared and circulated for public review a draft Urban Water Management Plan and has received comments from the San Luis Obispo Department of Public Works, the California Department of Water Resources, the District Board of Directors and others. Said comments were considered in the Plan; and

WHEREAS pursuant to Water Code Section 10642 the District has published notice of the hearing to adopt said Urban Water Management Plan and has given notice of time and place of the hearing to the County of San Luis Obispo.

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

1. The above recitals are true and correct and incorporated into this Order by reference.
2. The Nipomo Community Services District 2003 Urban Water Management Plan (Exhibit "A" to this Resolution) is hereby approved and adopted.
3. The District General Manager is hereby instructed to file a copy of this Resolution and the Urban Water Management Plan with the California Department of Water Resources and the County of San Luis Obispo.

On 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 3th day of December, 2003.

Michael Winn, President
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

Donna K. Johnson
Secretary to the Board

Jon S. Seitz
General Counsel

EXHIBIT "A"
NIPOMO COMMUNITY SERVICES DISTRICT

Urban Water Management Plan

November 2003

FINAL DRAFT

**Prepared by
Nipomo Community Services District**

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**NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN**

1.0 INTRODUCTION

1.1 URBAN WATER MANAGEMENT PLANNING ACT

In 1983, the Urban Water Management Planning Act (UWMPA) was enacted by the California Legislature (Assembly Bill 797). This legislation requires that urban water purveyors, serving 3,000 or more customers or providing at least 3,000 acre-feet of water per year (9AFY), to prepare and adopt an Urban Water Management Plan (UWMP). AB 797 was amended by AB 2661 in 1990, AB 1869 and AB 11X in 1991, AB 892 in 1993, AB 2853 and SB 1017 in 1994, and AB 1845 and AB 1011 in 1995. The goals of the UWMP include the following:

- 1) to summarize the historic water supply and quality for an urban area;
- 2) to project future water demand based on population projections;
- 3) to evaluate the ability of the current supply to meet the future demands, in terms of quantity and quality;
- 4) to evaluate potential alternative supplies available to the area; and
- 5) to evaluate specific conservation measures outlined in the Act as they apply to the area.

The Act further requires that the UWMP be updated every five years in order to reassess and add to previously completed plans and updates

1.2 PURPOSE AND SCOPE

The purpose of this document is to comply with the requirements of the UWMPA and provide updates to the plan at least once every five years on or before December 31, in the years ending in five and zero. It is to include a historical review of population, water usage and water quality trends, and estimate projections of population growth and water demands including water conservation efforts.

1.3 PUBLIC PARTICIPATION

The Board of Directors of the Nipomo Community Services District has held a number of meetings, encouraging participation of the community and other agencies in developing the District's Urban Water Management Plan.

The Board of Directors of the Nipomo Community Services District will hold a public hearing prior to the adoption of the Urban Water Management Plan.

**NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN**

2.0 BACKGROUND

2.1 THE DISTRICT

The Nipomo Community Services District is a special district formed under Government Code 61000 and is governed by a five-member Board of Directors. The Board of Directors establishes the policies and the District staff administers the policies. A public meeting is held on the second and fourth Wednesday of each month. The public is invited to participate.

2.2 SERVICE AREA

The Nipomo Community Services District is located in San Luis Obispo County on the Central Coast of California between San Francisco and Los Angeles. The summers are mild and dry and the winters are cool with an average rainfall of approx. 16 inches. The summer fog helps reduce summer water demands within the District. The District serves an area of approximately seven square miles.

The District's Water and Sewer Master Plan by Boyle Engineering, completed in November 1995 and updated in 2001, indicates the weighted residential unit had 3.24 residents. The District's population projection was projected by multiplying the estimated number of services times the weighted residential population per account.

2.3 POPULATION PROJECTIONS

In the past ten years, the District has experienced relatively rapid growth in housing. The San Luis Obispo County Planning Department population projections based upon the 2000 Census data for the Nipomo Area are listed in Table No. 1 along with the District's projections, Figure No. 1. These population projections are for an area larger than the existing District boundary.

YEAR	SLO COUNTY	NCSD*
2000	12,612	10,620
2005	14,131	11,700
2010	15,833	12,600
2015	17,740	13,300
2020	19,876	13,900

*in existing boundary based on 3.24 person/acct. (Boyle Report)

3.0 EXISTING WATER SYSTEM AND SUPPLY

3.1 WATER SOURCES

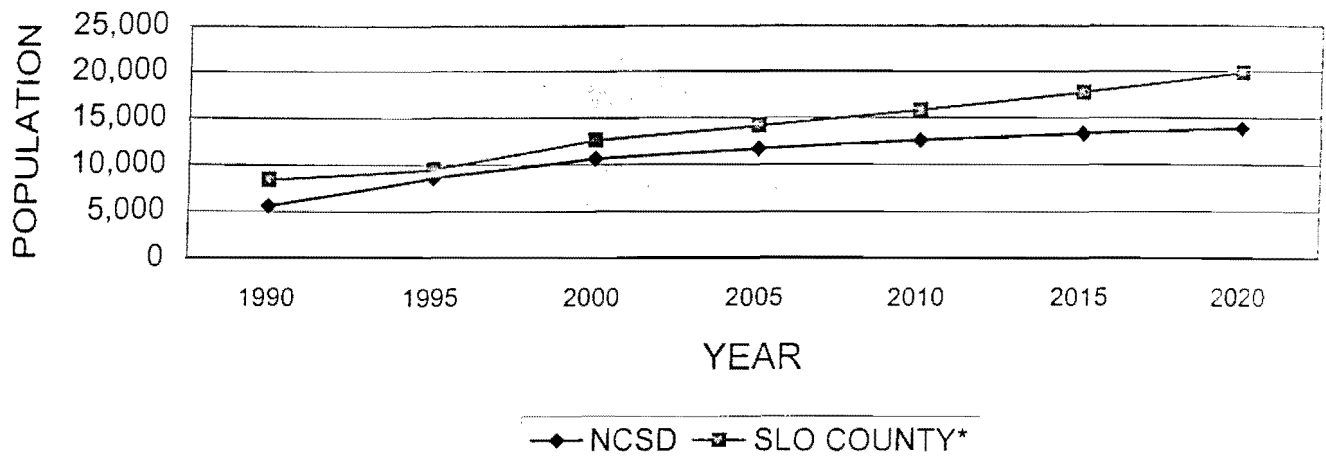
Currently, the District's only water supply is from groundwater. The existing production capacity of the District's nine wells can meet the approximate build-out requirements to the year 2020. San Luis Obispo County's growth control ordinance presently restricts most developments in the Nipomo area to 2.3% per year. Based on this ordinance, there would be modest growth within the community.

Urban water providers, such as NCSD, investor-owned water companies (Cal Cities, Rural Water Co.), mutual water companies, rural residents and agricultural users, have increased groundwater extraction over the past years creating a groundwater depression on the Nipomo Sub-Area of the Santa Maria groundwater basin.

NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

FIGURE NO. 1

NIPOMO COMMUNITY SERVICES DISTRICT
NIPOMO POPULATION PROJECTIONS
URBAN WATER MANAGEMENT PLAN
(TOWN AND BLACKLAKE DIVISIONS)



YEAR	NCS D	SLO COUNTY*
1990	5,610	8,380
1995	8,590	9,490
2000	10,620	12,610
2005	11,700	14,130
2010	12,600	15,830
2015	13,300	17,740
2020	13,900	19,880

*SLO County area larger than NCS D

**NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN**

The DWR 2002 Arroyo Grande/Nipomo Mesa Water Resources Report states that the Water Budget for the Nipomo Hydrologic Sub-Area (HSA) of the Santa Maria Basin indicates that the outflow (sub-surface & extractions) exceeds inflow, therefore, this HSA of the Santa Maria groundwater basin is being mined or is in a state of overdraft. Reports from the consulting firm of SAIC and Santa Barbara County Water Agency also confirm this overdraft.

The District has been made a party to the Santa Maria Valley groundwater adjudication filed in July 1997, known as Santa Maria Valley Water Conservation District vs. Nipomo Community Services District, et al. Case No. 770214 in Santa Clara County. This suit brings into question the groundwater rights between municipal water suppliers, such as the District and agriculture for the entire Santa Maria Groundwater Basin. This court case began October 8, 2003. It is anticipated that the court will impose a groundwater management plan for the basin, where presently none exists.

The 2002 Department of Water Resources Arroyo Grande/Nipomo Mesa Water Resources Report indicates that in the year 2000, the Nipomo Mesa Hydrologic sub-area of the Santa Maria groundwater basin had approx. 84,000 acre-feet of water in storage above mean sea level. It is anticipated that the groundwater basin will supply the HSA and NCSD's water users until the court determines the status of the groundwater basin.

3.2 WATER PRODUCTION

The District presently operates two independent water systems; one is known as the Town Division, with approximately 3,000 accounts and the other is known as the Blacklake Division, with approx. 580 accounts. The Town Division presently has six (6) wells that pump from the Nipomo hydrologic sub-area and one active well in the Nipomo Valley with a total production capability of approximately 3,300 gallons per minute. The Blacklake Division has two (2) wells that pump groundwater from the Nipomo hydrologic sub-area with pumping capacity of approximately 750 gpm.

The District is 100% metered. The average consumption per account for the past five years for the Town Division is approximately 0.64 AFY and for the Blacklake Division is 0.68 AFY per account. By implementing an additional tiered water rate, conservation program and a seasonal water rate, it is estimated that the annual consumption rate per account could be reduced by a minimum of 1 percent per year until a 10 to 15 percent reduction is achieved. Most of this reduction could come from outside use and landscaping irrigation. Projected water demand is based on this estimate.

The tables below show the current and projected water supply capacity for each division operated by the District.

TABLE NO. 2 DISTRICT PRODUCTION CAPACITY		
EXISTING PRODUCTION CAPACITY		80% OF CAPACITY*
Town Existing Wells	3300 gpm	4200 AFY
Blacklake Existing Wells	750 gpm	950 AFY

* Assume well would be down 20% at times for maintenance, etc.

**NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN**

In 2001, the District pumped approximately 2400 acre-feet from its wells to supply the water for its consumers in both divisions. The District completed an update of the 1995 Water and Sewer Master Plan in 2001 which projects the additional infrastructure requirements to supply the community with water and sewer services. As the community grows, infrastructure is constructed to meet the demands of the community, which are primarily financed through the District capacity fees and charges paid by developers.

If the adjudication of the Santa Maria groundwater basin results in the District being required to curtail well production, the District may make up this difference of production from the District Nipomo Valley wells on the east side of the 101 Freeway that are outside the defined groundwater basin, as shown in Table No. 3:

TABLE NO. 3 EXISTING AND FUTURE PRODUCTION		
FUTURE PRODUCTION		TOWN (AFY)
Production outside the basin based on 70% capacity		AFY
Hermreck Well	250 gpm	300
Savage Well	100 gpm	100
Church Well	150 gpm	200
Other well sites	400 gpm	500

Other potential supplemental water services would include a District well site near the Santa Maria river, purchase water from other agencies and a possible de-sal operation.

TABLE NO. 4 POTENTIAL OF NIPOMO MESA WATER SUPPLY		
Other potential sources		AFY
Off Mesa well site	1000 gpm	1100
Other supplemental water sources	-----	1500

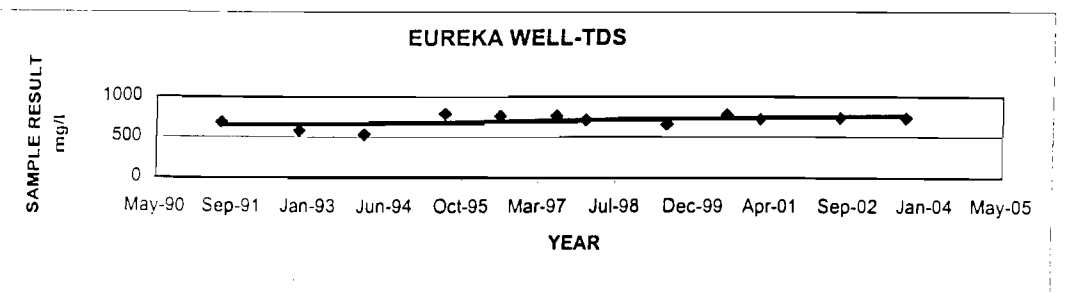
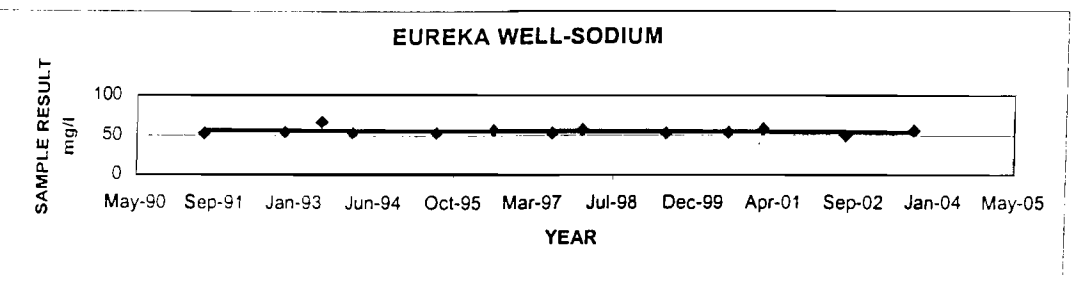
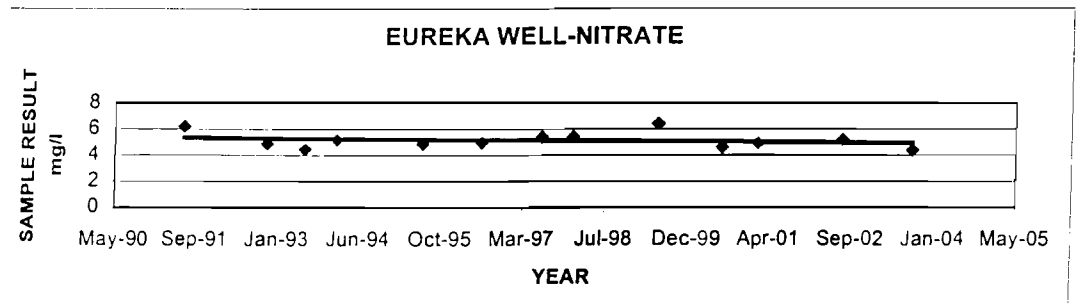
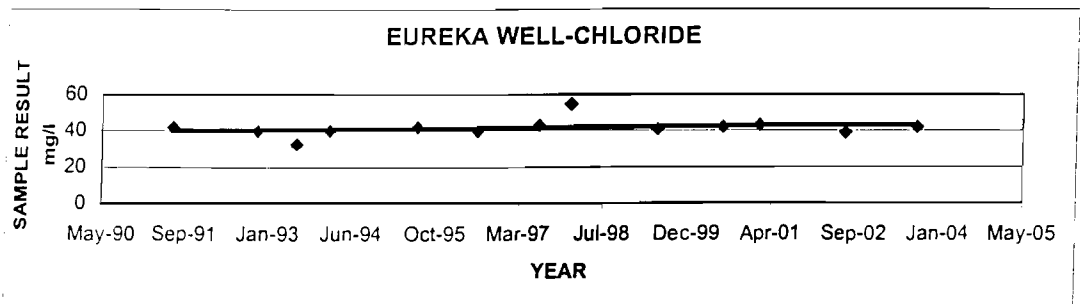
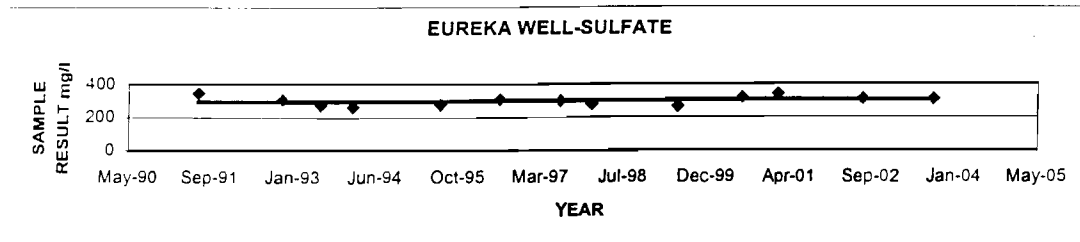
3.3 WATER QUALITY

The District's water supply is in compliance with the State Department of Public Health requirements. Water samples taken from the District wells over the past ten years include Total Dissolved Solids (TDS), chlorides, nitrates and sodium. These water quality samples were taken from the District's Eureka Well, Via Concha Well, Blacklake Well #4, and Church Well on the east side of the freeway, as shown on Figures No. 2 through 5, including trend lines. All of the District's water supply is classified as hard water. The primary drinking water standards from the State Department of Public Health are as follows:

Sodium	500mg/l
Chlorides	45 mg/l
Nitrates	45 mg/l
TDS (secondary standard)	500 to 1000 mg/l

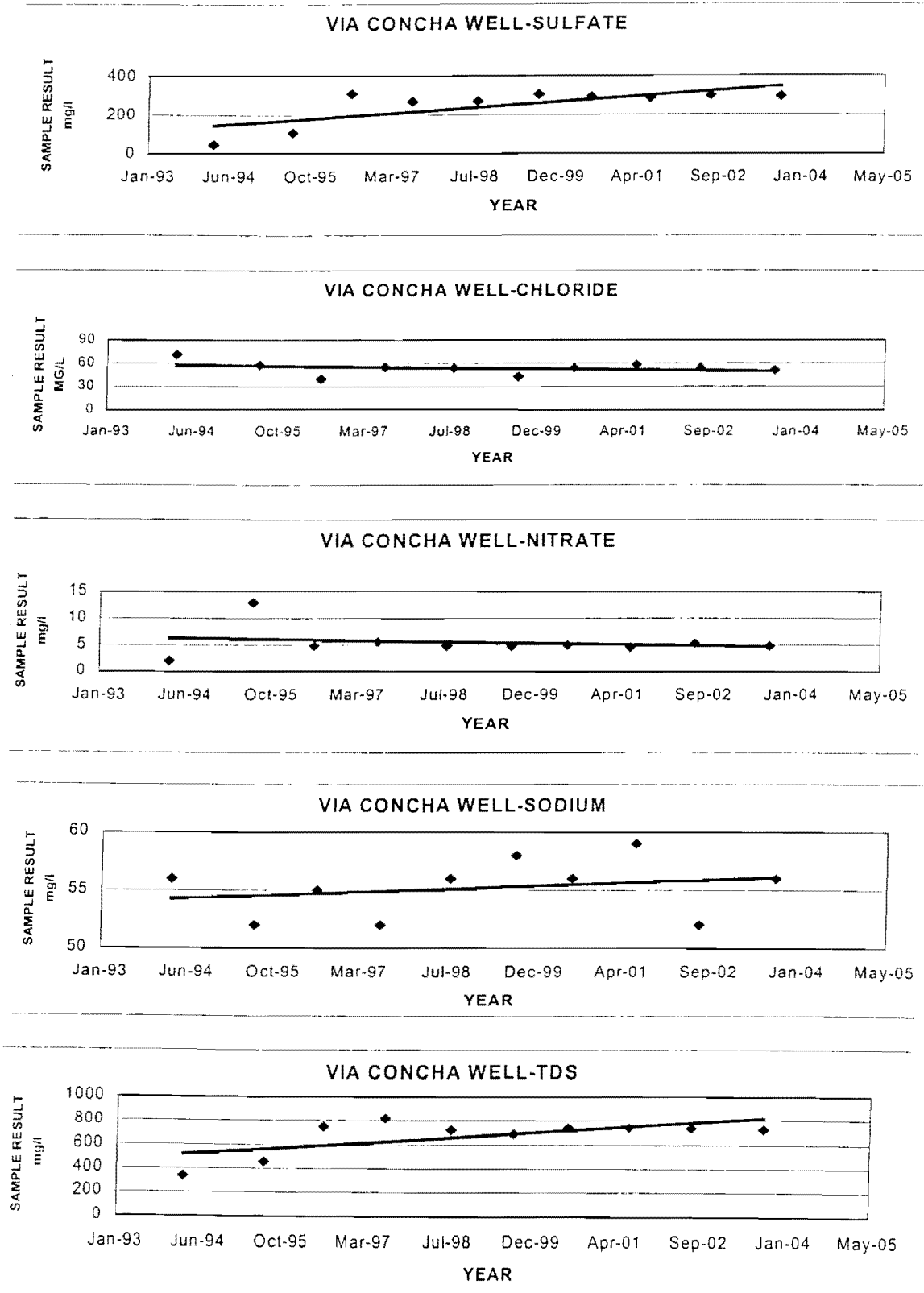
NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

GROUNDWATER WATER QUALITY
FIGURE NO. 2



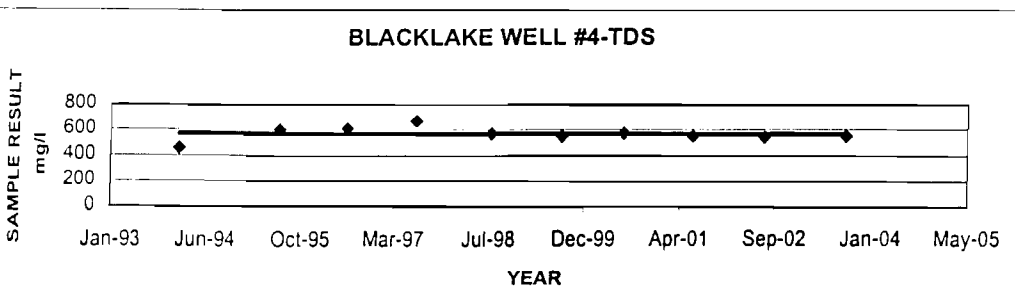
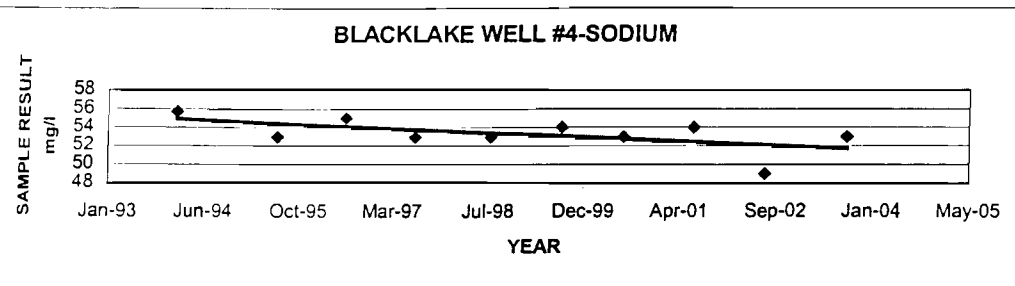
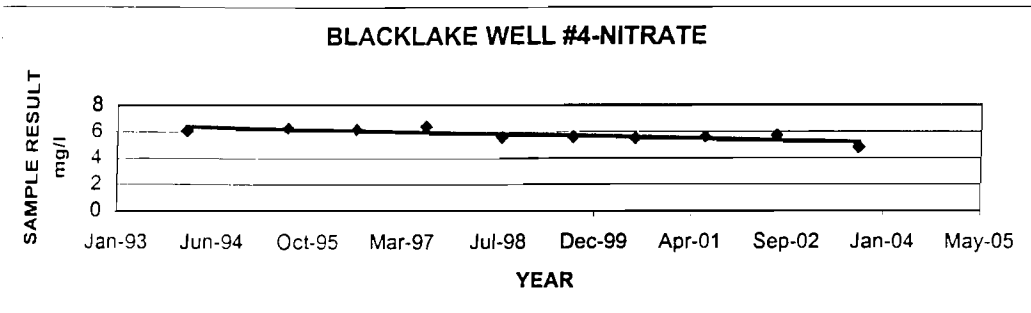
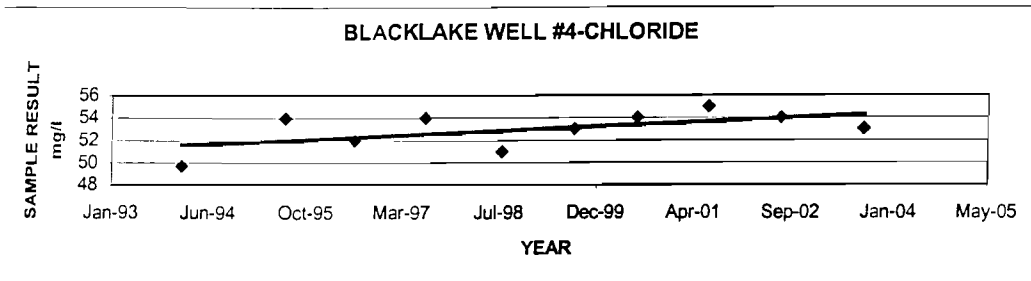
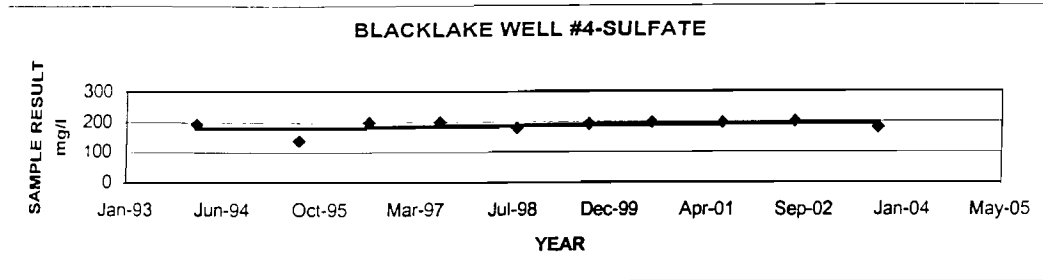
NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

GROUNDWATER WATER QUALITY
FIGURE NO. 3



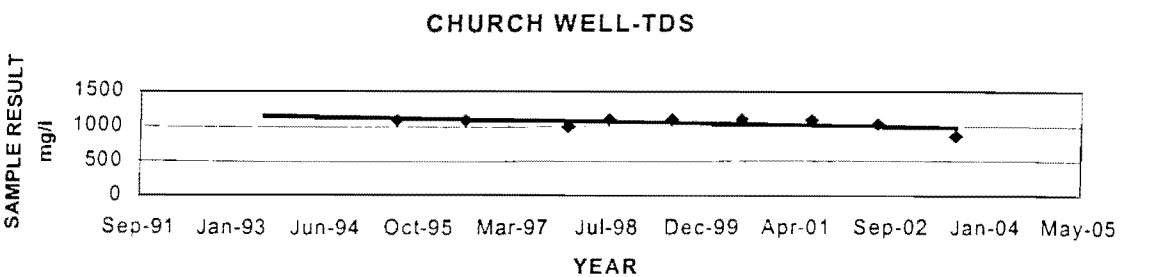
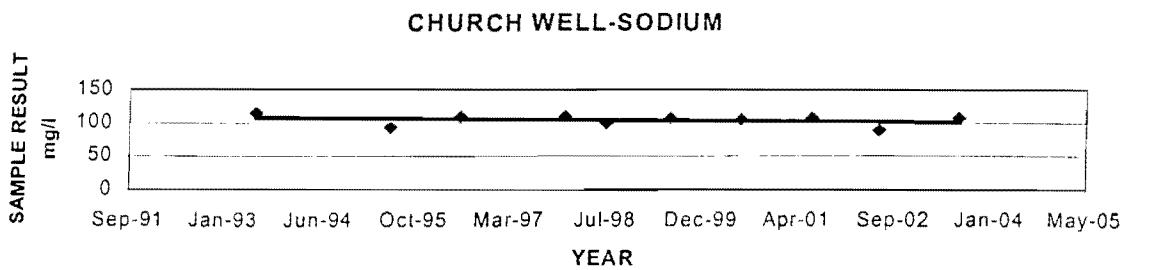
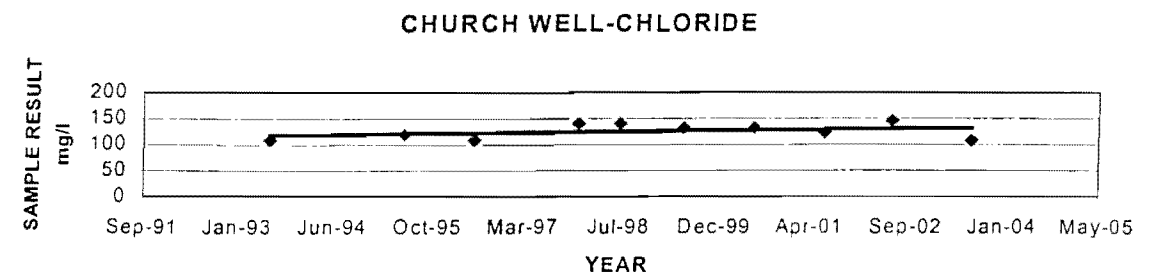
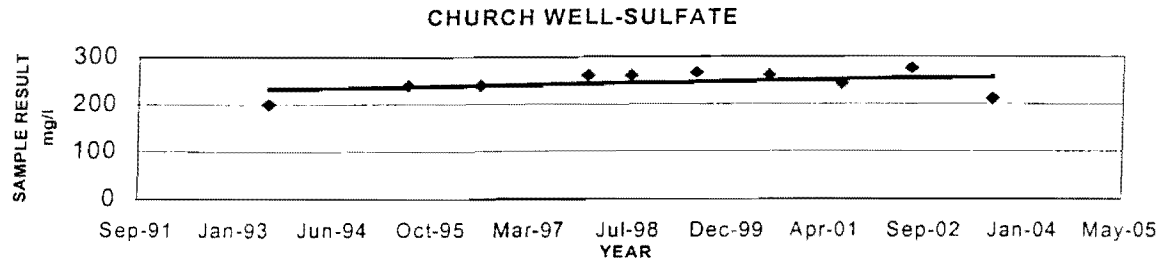
NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

GROUNDWATER WATER QUALITY
FIGURE NO. 4



NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

GROUNDWATER WATER QUALITY
FIGURE NO. 5



**NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN**

3.4 RELIABILITY PLANNING

The Nipomo Community Services District's wells are drilled into the deeper portion of the groundwater basin, therefore, droughts of a single dry-year or multiple dry-year periods have not affected the District's water supply.

The District's Sun Dale well (approx. 1000 gpm) has a natural gas engine, which is fully automated to operate during power outages. The District has standby generators, if needed, to put other wells on line during prolonged power outages in the community.

Presently, the District has the capacity to store four million gallons of water in its storage reservoirs, thereby providing for emergency demands of the community during well interruptions (via power outages). The District is planning to add a number of new wells to increase production to meet future demands.

With standby generators, a natural gas engine, and storage capacity, the District has adequate reliability for maintaining the water supply for the community.

3.5 TRANSFERS OR EXCHANGE OPPORTUNITIES

The District presently has an emergency inter-tie with the neighboring, private water company (California Cities Water Company) and the Blacklake Division. With the addition of a booster pump, water could be exchanged between these areas in an emergency. The District is presently in negotiations with the City of Santa Maria for a possible supplemental water source, which may be developed sometime in the future. The District has begun investigation of a possible desalination project.

4.0 WATER USE PROVISIONS

4.1 CURRENT AND PROJECTED WATER USE

The Nipomo Community Services District was formed in 1965 to provide a domestic water source for the unincorporated area of Nipomo that lies within the County of San Luis Obispo. The District has grown slowly until the last ten years, which has seen an increase of more than 58% in water accounts. Table No. 5 shows the past and projected water use for the District.

Projected water use for the Town Division assuming some production reduction from the Mesa and supplement with off-Mesa production (Nipomo Valley) and supplemental supply is shown on Figure No. 6. The Blacklake Division projected water use is shown on Figure No. 7.

NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

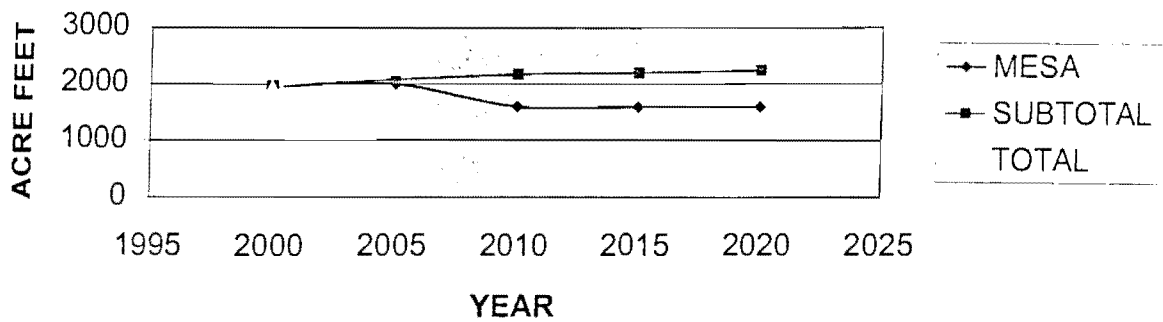
FIGURE NO. 6

WATER USE PROJECTION
TOWN DIVISION SUPPLY (AFY)

YEAR	MESA	OFF MESA	SUBTOTAL	SUPPLEMENTAL	TOTAL
2000	1971	N/A	1971	0	1971
2005	2000	80	2080	170	2250
2010	1600	570	2170	300	2470
2015	1600	600	2200	420	2620
2020	1600	600	2240	570	2810

Notes: Mesa Supply assumes reduction from water rights court ruling.
Off Mesa = District wells in Nipomo Valley
Subtotal = Mesa, Off Mesa and conservation
Total = All supplies w/o conservation @ 0.68 AF/Account

WATER USE PROJECTION-TOWN DIVISION



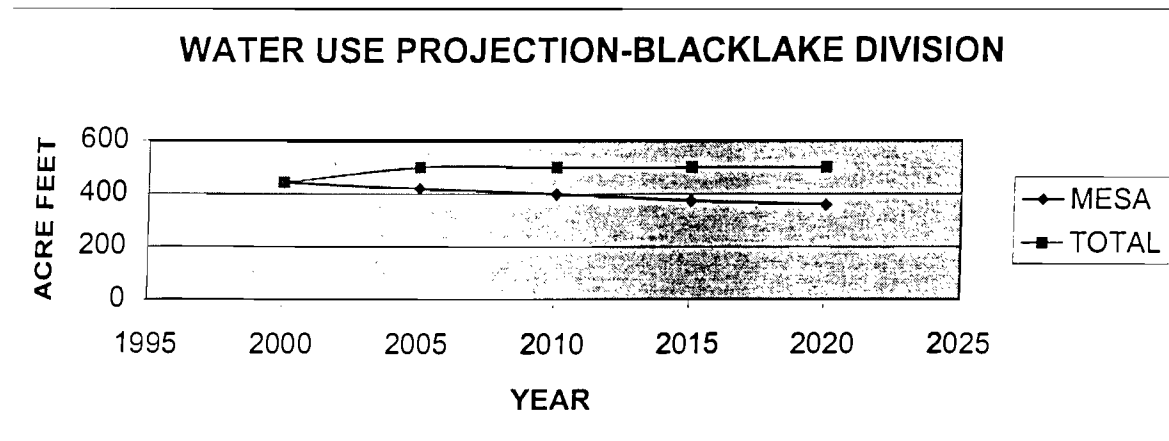
NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

FIGURE NO. 7

WATER USE PROJECTION
BLACKLAKE DIVISION SUPPLY (AFY)

YEAR	MESA	SUPPLEMENTAL	TOTAL
2000	443	N/A	443
2005	420	80	500
2010	400	100	500
2015	375	125	500
2020	360	140	500

Notes: Mesa = Well production, conservation and assumed a water rights court ruling
Total = Well and supplemental supply w/o conservation @ 0.78 AF/Account



NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

The primary service area within the District is residential with a small commercial sector.

TABLE NO. 5 DISTRICT PRODUCTION AND CONSUMPTION								
CURRENT AND PROJECTED WATER CONSUMPTION/PRODUCTION								
YEAR	1985	1990	1995	2000	2005	2010	2015	2020
TOWN								
Number of Accounts	1170	1731	2281	2744	3010	3310	3510	3710
AF/Consumption/Acct.*	0.64	0.66	0.55	0.64	0.63	0.60	0.57	0.55
Total Consumption (AFY)	743	1134	1263	1756	1890	1970	2000	2040
Est. Production (1.1 x Consumption) (AFY)	787	1207	1512	1971	2080	2170	2200	2240

*Assume ½ to 1% reduction per yr. due to water rate adjustment and conservation

CURRENT AND PROJECTED WATER CONSUMPTION/PRODUCTION								
YEAR	1985	1990	1995	2000	2005	2010	2015	2020
BLACKLAKE DIV.								
Number of Accounts	+		371	564	590	590	590	590
AF/Consumption/Acct.*			0.65	0.72	0.67	0.62	0.58	0.56
Total Consumption (AFY)			240	410	390	370	340	330
Est. Production (1.1 x Consumption) (AFY)			293	443	420	400	375	360

* Assume 1% reduction per yr. due to water rate adjustment and conservation

+ The District took over operation from CSA-1G (Blacklake) in 1994

The current and projected water supply is partly based on build-out projections from the County Planning Department's Growth Control Ordinance and the number of assessor parcel numbers not served within the District, as shown on Table No. 6.

TABLE NO. 6 PARCELS WITHIN THE DISTRICT – BASED ON APN'S		
Assessor Parcel Numbers in the District as of 1/03	No.	%
TOTAL	3767	100.0
Non-Buildable (easements, etc.)	138	3.5
Vacant or no NCSD service	245	6.5

The District presently services over 90% of the buildable parcels within the Town Division. It is estimated there will be approximately 800 to 1000 connections by the year 2020 within the current boundary assuming not all parcels are developed by the year 2020.

NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

CURRENT AND PROJECTED NUMBER OF CONNECTIONS BY CUSTOMER TYPE

TABLE NO. 7 FUTURE SERVICES TOWN DIVISION							
CUSTOMER TYPE	YEAR						
	1990	1995	2000	2005	2010	2015	2020
Single Family Residential	1698	2027	2479	2735	2975	3220	3290
Multi-Family Residential		158	174	180	190	200	210
Commercial/ Industrial	33	73	70	73	120	150	160
Landscaping		18	19	20	23	38	38
Agricultural		5	2	2	2	2	2
Total (NO. OF ACCOUNTS)	1731	2281	2744	3010	3310	3610	3710

TABLE NO. 8 FUTURE SERVICES BLACKLAKE DIVISION							
CUSTOMER TYPE	YEAR						
	1990	1995	2000	2005	2010	2015	2020
Single Family Residential	203	275	465	485	490	490	490
Multi-Family Residential		66	65	65	65	65	65
Landscaping/Recreational*		30	34	35	35	35	35
Total (NO. OF ACCOUNTS)	203	371	564	590	590	590	590

*Blacklake has no agricultural users.

5.0 WATER DEMAND MANAGEMENT MEASURES

5.1 WATER CONSUMPTION AND PRODUCTION AUDIT

The District audits its water production and consumption and determines if unaccountable water is in excess of the District distribution system guidelines.

In the past, there was a high degree of unaccountable water (up to 22%). This was due to polybutylene water service line failures. The District has completed a program of replacing these services to reduce water losses. After this replacement program was completed and the system audited, the unaccountable water loss is presently at 3%. The District audits its production, consumption and unaccountable water use.

5.2 LOW-FLUSH TOILET REPLACEMENT PROGRAM

The District has established a plumbing fixture retrofit program. Any developer wishing to annex property into the Services District is required to retrofit eight existing homes for each new home in the proposed annexation. This program has been successful in accomplishing retrofitting of residential units in the District.

With a limited number of retrofits available, future annexations will require a supplemental water supply.

NIPOMO COMMUNITY SERVICES DISTRICT URBAN WATER MANAGEMENT PLAN

5.3 PUBLIC INFORMATION

The District publishes a newsletter about District activities, which includes promoting water conservation items.

5.4 CONSERVATION

The District is 100% metered and has a tiered water-billing rate structure with a lifeline allotment as the basic block. Water used over this block is billed at a higher rate. Rates are adjusted annually to maintain fiduciary responsibility. To promote greater conservation, the District is planning to adjust its rate structure.

Other conservation programs that the District has reviewed are school education, washing machine rebate, commercial accounts (the District has a few commercial accounts and no industrial or institutional accounts) and other programs. Presently, the small size of the District does not economically justify implementing these programs. As the District grows, conservation programs will be re-evaluated.

5.5 WATER SHORTAGE CONTINGENCY PLAN

The District does not have a surface water supply and relies on groundwater. The groundwater basin water levels have had normal fluctuations even during minimum rainfall where it has not affected the District water production facilities. Since this District has not experienced water supply shortages, the District has not needed to implement an analysis of water shortages or reduce customer consumption, which would reduce revenue and expenditures.

5.6 WATER CONSERVATION AND SHORTAGE PROGRAM

District Code §3.3.4 - Water Conservation and Emergency Water Shortage Regulations address conservation and water shortages and emergencies. The ordinance states

- No customer shall waste water.
- Prohibits irrigation between 9 a.m. and 6 p.m.
- Prohibits use on hard surfaces (driveways, etc.)
- Allows customers up to four hours to repair their leaks after being notified.

The following is a summary of the three stages of water conservation:

(1) **Stage 1: Voluntary Conservation**

Customers are requested to voluntarily limit the amount of water used from May 15th to October 15th of each year to that amount absolutely necessary for health and business. A fifteen percent (15%) reduction in water use is requested.

(2) **Stage 2: Mandatory Conservation**

Limited water use: Outdoor irrigation limited (6 p.m. to 9 a.m.) Residential car washing prohibited. Fire hydrant flushing is curtailed.

(3) **Stage 3: Mandatory Conservation**

More limited water use: Prohibits use of water for lawns, ground cover, crops and vegetation. Quantity of water used shall not exceed 75 gallons per day per person. Violators would be subject to installation of flow restrictors and fines. Further violations would cause the meter to be removed.

NIPOMO COMMUNITY SERVICES DISTRICT URBAN WATER MANAGEMENT PLAN

6.0 WATER SUPPLY

6.1 WATER PROJECTS

The District is working with a number of developers to bring new wells on line and reconstructing a stand-by well to meet future supply and peak system demands. Present District storage capacity is 3.3 million gallons with an additional 0.7 MG emergency storage. Additional storage is in the planning stage.

6.2 SUPPLEMENTAL WATER SUPPLIES

The District is presently reviewing possible supplemental water supplies, which include the following:

- Purchase water from the neighboring City of Santa Maria, which would include an emergency inter-tie for water supply that may be needed in times of emergencies.
- Desalination - The Board has directed staff to look into methods of desalination. No final determination has been made.
- Hard rock drilling - Drilling in the fractured rock area east of the District for possible water supply.

A supplemental water supply may be acquired before the finalization of the adjudication of the groundwater basin. The amount needed will depend on the court's ruling on the adjudication of the groundwater rights. A ruling is expected by the year 2004.

7.0 RECYCLED WATER

7.1 WASTEWATER COLLECTION AND TREATMENT

The District has two (2) wastewater treatment facilities within its boundaries.

Southland Wastewater Treatment Plant - Provides wastewater treatment for approx. 1900 accounts.

Blacklake Wastewater Treatment Plant - Provides treatment of wastewater for approx. 550 accounts.

NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN

Table No. 9 shows the amount of wastewater treated in 2000 and existing capacity.

TABLE NO. 9 WASTEWATER CAPACITIES TOWN AND BLACKLAKE DIVISIONS				
WASTEWATER TREATMENT				
Treatment Facility Name	Average Daily Flow MGD (2000)	Maximum Daily Flow MGD (2000)	Year planned for build-out	Existing Capacity Average Daily Flow
Southland	0.4	0.6	2020+	0.9 MGD
Blacklake	0.06	0.1	2005	0.2 MGD

The treated wastewater from the Southland Wastewater Treatment Facility flows into percolation ponds, which percolates back into the HSA groundwater basin. Presently, it is not economical to recycle the wastewater to other uses.

The wastewater from the Blacklake Wastewater Treatment Facility is treated and discharged into a golf course water hazard, which is then used for golf course irrigation and percolation to the groundwater basin. All the wastewater processed by the District is recycled into the groundwater basin.

7.2 CURRENT AND PROJECTED WASTEWATER PROCESSES

TABLE NO. 10 RECYCLED WASTEWATER TOWN AND BLACKLAKE DIVISIONS						
RECYCLED WASTEWATER		2000	2005	2020	2015	2020
Town Division	AFY	400	500	600	700	800
Blacklake Division	AFY	60	75	75	75	75

8.0 OTHER WATER CODE ITEMS

Due to the District having slightly over 3,000 water accounts, the following sections of the California Water Code Sections presently are not economically justifiable for a small District.
Sec. 10634: (f)(I)

- (A) water audit program for residential and multi-family accounts
- (E) implementation of a large landscaping conservation program
- (F) implementation of a high efficiency washing machine rebate program
- (H) implementation of a school education program. Studies have found that this is not very effective and school districts do not like time taken away from their curriculum
- (I) implementation of conservation commercial, industrial and institutional program. (There is little commercial and no industrial or institutional served by the District.)

NIPOMO COMMUNITY SERVICES DISTRICT URBAN WATER MANAGEMENT PLAN

9.0 SUMMARY

It is proposed that this Urban Water Management Plan be updated in the year 2005 because of the following:

- The Court may have made a determination on the adjudication of the groundwater basin.
- A supplemental water supply agreement may be completed
- The finalization of the District's Sphere of Influence by the Local Agency Formation Commission (LAFCo)
- The possibility of city incorporation

10.0 CONCLUSION

The District has established a Urban Water Management Plan in compliance with the water code and to evaluate its water needs within the existing District boundary.

The District's future water supply will be dependent on the court's decision on the adjudication of the Santa Maria groundwater basin. With the possibility of the District having to curtail its pumpage from the Nipomo Sub-Area of the Santa Maria groundwater basin, it could supplement this water reduction from the Nipomo Valley and conservation water measure to meet water demands to the year 2020. This could be done, primarily with water rate adjustment and some conservation measures, to achieve the 1995 water use level of 0.55 acre feet per year per account.

A supplemental water supply will be required for future growth via annexations to the District. The District is presently negotiating with the City of Santa Maria for a supplemental water supply and has budgeted funds for a desalination study. Because a supplemental water supply will be more expensive than the District's existing water, the economics will drive conservation.

The District continues to look into conservation measures. Due to the District's size, implementing certain conservation measures at this time is not economically justifiable. The District presently recycles all of its wastewater either through percolation back into the groundwater basin or irrigation for the golf course. The District's infrastructure is presently in place to meet the District's water production and storage facilities to the year 2020.


ADJUDICATION OF THE GROUNDWATER BASIN

It is anticipated that when the Court makes a determination on the adjudication of the Santa Maria groundwater basin, a management plan will be developed for the basin which will quantitate the District's water supply for the community.

**NIPOMO COMMUNITY SERVICES DISTRICT
URBAN WATER MANAGEMENT PLAN**

REFERENCES

- 1) Boyle Engineering Water and Sewer System Master Plan – November 16, 1995
- 2) SLO County Planning Department – South County Area Plan – Inland – May 27, 1999
- 3) Kennedy/Jenks Consultants – Evaluation of Water Supply Alternatives – Nipomo, CA – October 2001
- 4) Boyle Engineering Water and Sewer System Master Plan 2001 Update March 2002
- 5) State Department of Water Resources, Water Resources of the Arroyo Grande-Nipomo Mesa area – Southern District Report – 2002
- 6) SAIC – Water Resources Evaluation Nipomo Mesa Management Area draft – May 28, 2003
- 7) DWR Bulletin No. 118, update 2003-October 2003

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: DECEMBER 3, 2003

AGENDA ITEM
D2
DECEMBER 3, 2003

REQUEST FOR SERVICE
CO 03-0301
ROBINSON

ITEM

Request for water service for a 12-building commercial development at Sandydale and N. Frontage Road.

BACKGROUND

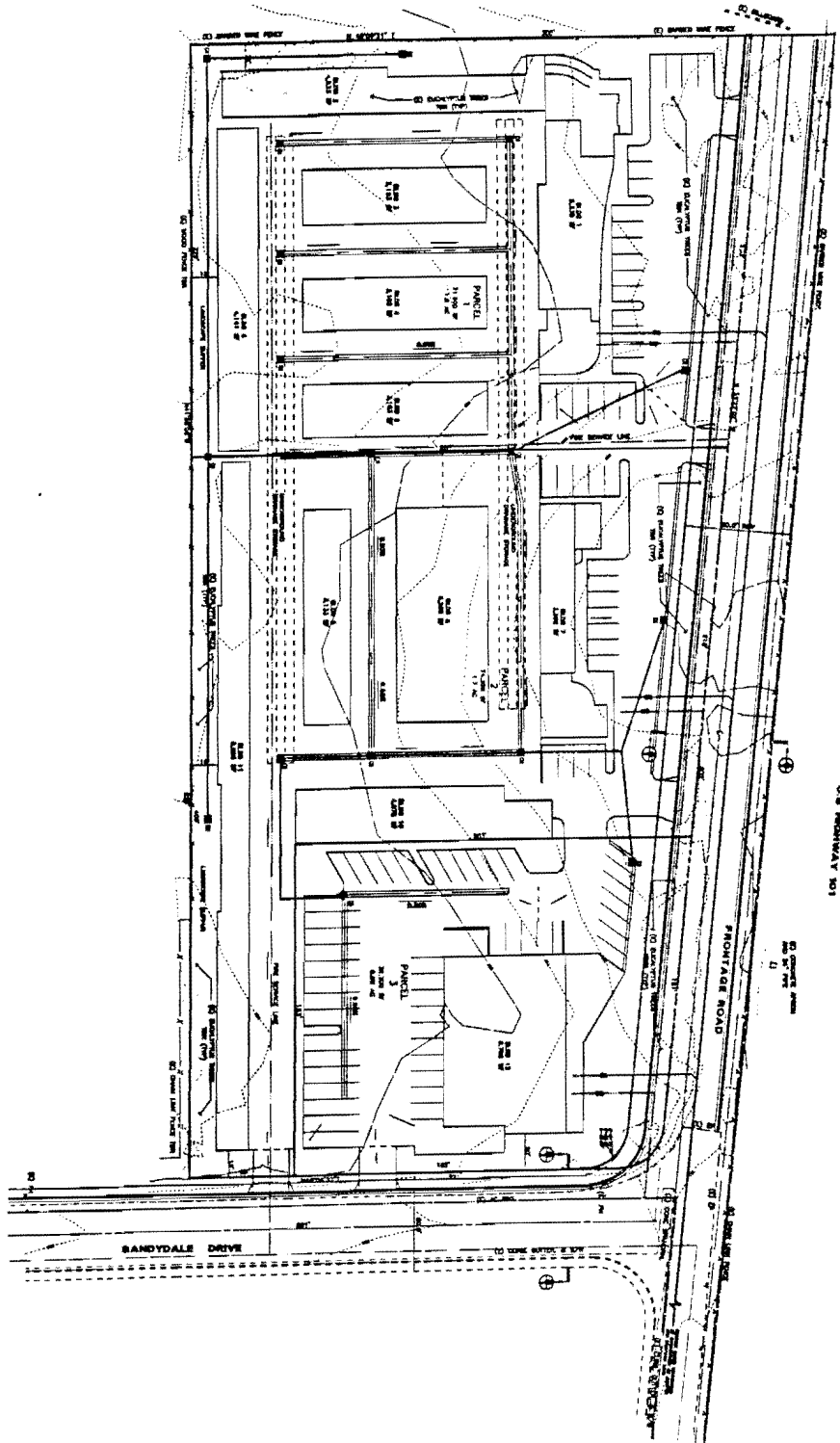
The District has received an application for an Intent-to-Serve letter for water service to CO 03-0301, a 12-building commercial development at Sandydale and North Frontage Road. This item was continued from the November 5 meeting so a representative for the developer could be present to answer the Board's questions and continued again until a full Board would be present. Estimated commercial water use is 0.9 AFY and landscaping 0.8 AFY. An on-site septic system will need to be used since sewer service presently is not available.

Your Honorable Board may issue an Intent-to-Serve letter for Tract 2398 subject to the following conditions:

1. Enter into a Plan Check and Inspection Agreement and pay the appropriate fees.
2. Submit two (2) sets of improvement plans showing appropriate District services to the project prepared in accordance with the District Standards and Specifications for review and approval.
3. Pay all appropriate District water and other fees associated with this development.
4. Extend water line on Frontage Road to the District's northerly boundary.
5. When sewer becomes available, connection will be required. The associated costs of sewer service will be the responsibility of the property owner.
6. 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 improvement costs
7. This Intent-to-Serve Letter will expire two years from date of issuance.

RECOMMENDATION

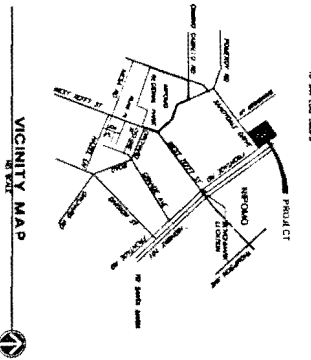
Staff recommends that your Honorable Board approve the issuance of an Intent-to-Serve letter for Parcel Map CO 03-0301 with the above mentioned conditions.



U.S. HIGHWAY 101

FRONTAGE ROAD

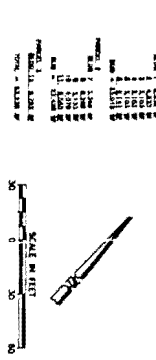
SANDSDALE DRIVE



VICINITY MAP

PROJECT DATA

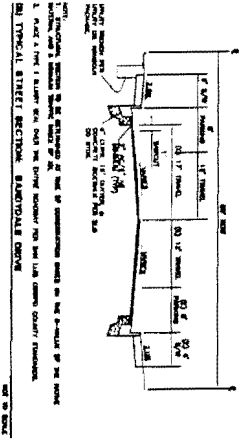
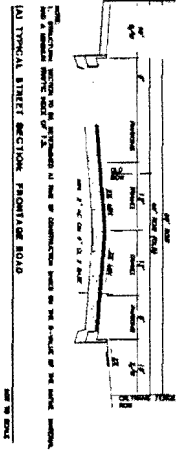
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3. MAP: [Map]
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**VESTING TENTATIVE
PARCEL MAP**

FOR
CO 03-0301

PROPERTY OF SAN LEAN COMPANY, STATE OF CALIFORNIA
 COUNTY OF SAN LEAN, COUNTY OF CALIFORNIA
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**NIPOMO COMMUNITY SERVICES DISTRICT
APPLICATION FOR
INTENT-TO SERVE LETTER**

1. SLO County Planning Department/Tract or Development No.: CO 03-0301
2. Project's Location: NORTHWEST CORNER OF SANDYDALE & FRONTAGE
3. Assessor's Parcel Number (APN) of lot(s) to be served: 091-325-022
4. Total Number of Residential Units: 0
5. Owner Name: ROBERT D. ROBINSON
6. Business Address: _____
7. Mailing Address: PO BOX 8445 GOLETA CA. 93118
8. Phone Number: (805) 961-8302
9. Agent's Name (Architect or Engineer): GLENN RIDER: EDA DESIGN PROFESSIONAL
10. Mailing Address: 1998 SANTA BARBARA ST. SLO, CA. 93401
11. Phone Number: (805) 549-8658
12. Type of Use:
 - Single Family Residence Duplex Triplex Multi-Family
 - Subdivision
 - Commercial? Type RETAIL, SERVICES & WAREHOUSING
 - Remodel: (Project Description) _____
13. Submit six (6) copies of the tract map and one reduced copy (8½" x 11").
14. COMMERCIAL PROJECTS – Submit the following for District review:
 - a. Five (5) sets of site plans that show the approximate square footage of each unit, the site topography and an estimate of the number of plumbing fixture units to serve each unit in the project; and
 - b. A reduced copy of the site plan (8½" x 11")
 - c. An engineer or architect's estimate of yearly water (AFY) and sewer (MGD) demand for the project Water = 0.9 AFY Sewer = 0.00003 MGD
 - d. Landscaping irrigation requirements. (AFY) = 0.8 AFY

NIPOMO COMMUNITY SERVICES DISTRICT
APPLICATION FOR
INTENT-TO SERVE LETTER
PAGE TWO

15. 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.

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

17. APPLICATION FEES:
Intent to Serve Application Processing Fee.....\$ 50.00
(Non-refundable payment attached to this application)


Date 10-23-03


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

Robert D. Robinson
Print name

FOR DISTRICT OFFICE USE:

AMOUNT PAID 50⁰⁰ DATE: 10/24/03 RECEIPT 72478
ch# 1018

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: DECEMBER 3, 2003

AGENDA ITEM
D3
DECEMBER 3, 2003

REQUEST FOR SERVICE
TRACT 2595
MARTIN/BAUR

ITEM

Request for water and sewer service for a 6-lot development on W. Price St.

BACKGROUND

This item was continued from the November 19 meeting until a full Board would be present. The District has received an application for an Intent-to-Serve letter for Tract 2595, a 6-lot development at 180 W. Price Street. Five lots will be individually owned with one in common ownership. Three of the lots will have a second unit making a total of 8 units in this development. The estimated water use on this development is 3.6 AFY for the units and .75 AFY for the landscape irrigation. Wastewater flow will be less than .002 MGD. Attached is the description of the project along with a site plan.

Your Honorable Board may issue an Intent-to-Serve letter for Tract 2595 subject to the following conditions:

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

RECOMMENDATION

Staff recommends that your Honorable Board approve the issuance of an Intent-to-Serve letter for Tract 2595 with the above mentioned conditions.

CLAIRE MARTIN & FRED BAUR

October 23, 2003

Dear Neighbor,

We are the new owners of the Beyer property, the two houses located at 180 West Price Street in Nipomo, and we'd like to take this opportunity to introduce ourselves to you and describe our plans for the property.

As most of you know, properties in this area have been zoned by San Luis Obispo County as Residential Multi-Family, which allows up to 15 residential units per acre. Our property contains a little more than half an acre (24,077 sq ft), so we are allowed to develop up to 8 residential units.

We are proposing to develop these eight units as a Planned Unit Subdivision, which we have named the Price Street Bungalow project. Our property would be subdivided into six parcels with the residential units constructed on five of the lots. Having five individual buildings instead of one large apartment house, we believe, fits in better with the size, scale and character of the neighborhood. The five developed lots would be individually owned and the sixth lot will be owned in common by all the lot owners and contain a variety of recreation features (play structure, tables, benches, BBQ, etc.), plus the parking spaces and driveways.

Each residence has been designed with California bungalow architectural elements and contains a mix of floor plans. Two of the residential units will be single-family homes with three bedrooms, two bathrooms and a two-car garage. Two other units contain two bedrooms, two bathrooms, a two-car garage and an attached studio apartment. The fifth plan is designed with a two bedroom, two bathroom apartment on the ground floor and a one bedroom, one bathroom apartment unit located on the second floor. This building contains a three car attached garage with a two car garage for the ground floor unit and one car garage for the second floor unit (see the attached plans of the property and residences). In order to develop our project, all of the existing structures will be removed and all of the mature trees will be retained and incorporated into the private yards and common areas with the exception of one small Sycamore tree, which will have to be removed.

We feel that the mix of unit types present multiple opportunities of home and property ownership ranging from single family detached, a single family home with an attached studio apartment, or a two unit duplex that looks like a comfortable "manor" house. Most importantly, the five buildings are located on separate parcels containing private yard and garden areas with each one individually owned and the landscaped common lot areas provides plentiful open space and recreational facilities for the residents.

We are excited about our proposed project and hope you are also. We welcome your comments and look forward to your support as we proceed through the County's approval process.

Sincerely yours,



Claire Martin
Fred Baur

212 Short Street; Arroyo Grande, CA 93420
489-0110

212 SHORT STREET • ARROYO GRANDE, CA 93420 • 805.489.0110

DATE 10/20/03

NIPOMO COMMUNITY SERVICES DISTRICT
APPLICATION FOR
INTENT-TO SERVE LETTER

TRACT 2595

1. SLO County Planning Department/Tract or Development No.: VTTM # 2595
2. Project's Location: ^{102st} 100 PRICE ST ; NIPOMO, CA
3. Assessor's Parcel Number (APN) of lot(s) to be served: 090-133-030
4. Total Number of Residential Units: 5 UNITS - 5 BLDGS.
5. Owner Name: CLAIRE MARTIN & FRED BAUR
6. Business Address: _____
7. Mailing Address: 212 SHORT ST.; ARROYO GRANDE, CA 93420
8. Phone Number: 489-0110
9. Agent's Name (Architect or Engineer): UNSCAT BOND & ASSOC.
10. Mailing Address: 1009 MORRO ST #206
11. Phone Number: 543-0565
12. Type of Use:
 - Single Family Residence Duplex Triplex Multi-Family
 - Subdivision
 - Commercial? _____ Type _____
 - Remodel: (Project Description) _____
13. Submit six (6) copies of the tract map and one reduced copy (8½" x 11").
14. COMMERCIAL PROJECTS - Submit the following for District review:
 - a. Five (5) sets of site plans that show the approximate square footage of each unit, the site topography and an estimate of the number of plumbing fixture units to serve each unit in the project; and
 - b. A reduced copy of the site plan (8½" x 11")
 - c. An engineer or architect's estimate of yearly water (AFY) and sewer (MGD) demand for the project WATER = 3.6 AFY
 - d. Landscaping irrigation requirements. (AFY) SEWER = 1200 (MGD)

• 75 AFY

RECEIVED

OCT 21 2003

NIPOMO COMMUNITY SERVICES DISTRICT

NIPOMO COMMUNITY SERVICES DISTRICT
APPLICATION FOR
INTENT-TO SERVE LETTER
PAGE TWO

15. 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.

16. The undersigned acknowledges receipt of the Nipomo Community Services District Application for District Service Policy and Guidelines (attached).
17. APPLICATION FEES:
Intent to Serve Application Processing Fee.....\$ 50.00
(Non-refundable payment attached to this application)

Date 10/21/03

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

CLAIRE MARTIN
Print name

FOR DISTRICT OFFICE USE:

AMOUNT PAID 50⁰⁰ DATE: 10/21/03 RECEIPT 1011 | 72107

FORMS/INTENT APPLICATION 3-14-03

SITE PLAN / GRADING & DRAINAGE PLAN

PRICE STREET BUNGALOWS Planned Residential Development

Owners Claire Martin & Fred Baur
212 Short Street
Arroyo Grande, CA 93420

Design & Planning Joseph Boud & Associates
1009 Morro Street, Ste 206
San Luis Obispo, CA 93401
805.543.0565

Property Statistics
Address or Parcel No. 090-133-030
General Plan Designation RMF, Medium Density
Gross Site Area 29,077 sq ft

Subdivision Statistics

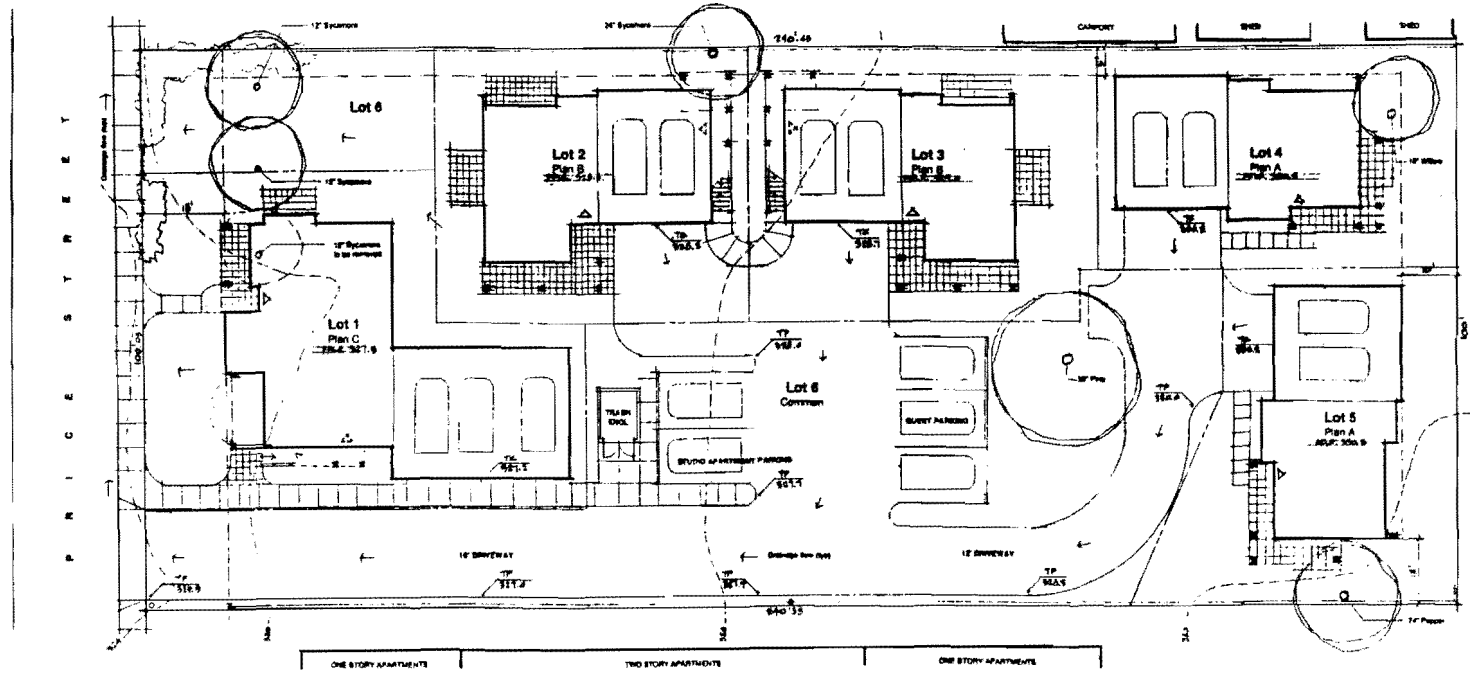
Lot 1	4,184 sq ft
Lot 2	2,718 sq ft
Lot 3	3,000 sq ft
Lot 4	1,804 sq ft
Lot 6	2,933 sq ft
Lot 8 (Common)	8,856 sq ft

Building Statistics

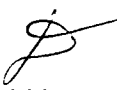
Plan A - 1 BR	
1 st Living	530 sq ft
2 nd Living	813 sq ft
Garage	488 sq ft
Car Porch	118 sq ft
Total Living	1,258 sq ft
Plan B - 2 BR	
1 st Living	346 sq ft
2 nd Living	625 sq ft
Garage	807 sq ft
Car Porch	127 sq ft
Total Living	1,105 sq ft

Plan B - Studio	
1 st Living	420 sq ft
Car Porch	24 sq ft
Deck	54 sq ft
Total Living	498 sq ft
Plan C - 1 BR	
1 st Living	478 sq ft
Garage	278 sq ft
Car Porch	54 sq ft
Deck	54 sq ft
Total Living	814 sq ft
Plan C - Footprint	
1 st Living	1,089 sq ft
Garage	488 sq ft
Car Porch	88 sq ft
Total Living	1,665 sq ft
Parking/Driveways	
Area	6,438 sq ft
14 spaces	
18 spaces	
Address Reservation Line	
Area	800 sq ft
Reserved	1,988 sq ft

 **SITE PLAN**
GRADING & DRAINAGE PLAN



Developer Claire Martin/Fred Baur • 212 Short Street • Arroyo Grande, CA 93420 • 805.489.0110 Design/Planning Joseph Boud & Associates • 1009 Morro Street, Ste 206 • San Luis Obispo, CA 93401 • 805.543.0565

TO: BOARD OF DIRECTORS
FROM: DOUG JONES 
DATE: DECEMBER 3, 2003

**AGENDA ITEM
D-4
DECEMBER 3, 2003**

REQUEST FOR SERVICE TRACT 2603 (NEWDOLL)

ITEM

District has received a request from Newdoll Construction, Inc. for an Intent-to-Serve Letter for water and sewer service for 48 single-family residences at 652 Story Street.

BACKGROUND

The developer, Newdoll Construction, has requested the County for a land use change from residential suburban to residential single family dwellings on approximately 4.4 acre parcel fronting Story Street. Before the County proceeds with a land use change they requested that the developer get an Intent-to-Serve Letter from the District to provide services to the proposed development. Attached is a map of the proposed subdivision and land use changes within the development. It is estimated the water use would be 28 AFY and sewer approximately 0.013 MGD.

The District's Urban Water Management Plan aligns future District's services within the District boundaries. The UWMP considered water service within the District boundary with respect to the on-going groundwater adjudication and the eastern side water supply to meet the District's goal in the 20 year period which would include conservation efforts and adjustment in the water rate schedules. The UWMP did not take into consideration increased densities with respect land use changes which would increase demand on existing water resources.

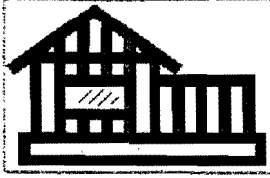
Prior to the District authorizing water services for increased land use densities within the District boundary a resolution to the groundwater adjudication or acquiring a supplemental water supply should be resolved.

The District would consider providing services to the existing land use (4 or 5 units).

RECOMMENDATION

Staff would recommend that this item be continued until the adjudication of the groundwater basin is resolved and/or a supplemental water can be acquired to provide service to this proposed project.

Board 2003/Intent tract 2603 Newdoll



R. H. Newdoll Construction, Inc.

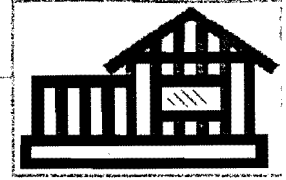
720 S. Frontage Road, Suite 102

Nipomo, CA 93444

State Contractors Board License No. 289870

Telephone: (805) 489-4457 FAX: (805) 929-4047

EMAIL: newdollconst@aol.com



November 24, 2003

Board of Directors
Nipomo Community Services District
148 S. Wilson Street
Nipomo, CA 93444

Subject: Intent-To-Serve letter for 652 Story Street

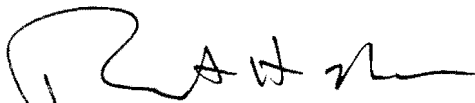
Dear Gentilepersons;

R. H. Newdoll Construction, Inc. proposes to develop and construct 48 single family residences within the 4.37 acres of the subject property. The homes will range in size from approximately 1,200 to 1,400 sq. ft. and consist of three bedrooms and two bathrooms each.

The plumbing fixture count will be consistent with a three bedroom, two bathroom home. We do not expect any extraordinary water consumption issues with this project.

We respectfully request your consideration of the included Application for Intent-To-Serve Letter.

Sincerely,



Robert H. Newdoll

DATE 11-24-03

**Nipomo Community Services District
Application FOR
INTENT-TO SERVE LETTER**

- 1. SLO County Planning Department/Tract or Development No.: 2603
- 2. Project Location: 652 Story Street, Nipomo, CA 93444
- 3. Assessor's Parcel Number (APN) of lot(s) to be served: 092-311-001
- 4. Total Number of Residential Units: ~~2~~ 48
- 5. Owner Name: R. H. Newdoll Construction, Inc.
- 6. Business Address: 720 S. Frontage Road, Suite 102, Nipomo, CA 93444
- 7. Mailing Address: 720 S. Frontage Road, Suite 102, Nipomo, CA 93444
- 8. Phone Number: (805) 489-4457
- 9. Agent's Name (Architect or Engineer): RRM Design Group
- 10. Mailing Address: 3701 S. Higuera Street, San Luis Obispo, CA 93401
- 11. Phone Number: (805) 543-1794
- 12. Type of Use:

- Single Family Residence Duplex Triplex Multi-Family
- Subdivision ¹⁸ ~~2~~ LOTS
- 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. Five (5) 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. A reduced copy of the site plan (8½" x 11")
- c. The number of plumbing fixture units 1000 ±
- d. An engineer or architect's estimate of month water and sewer and demand (in gallons per month) for the project.

WATER 28 AFY
SEWER .013 MGD

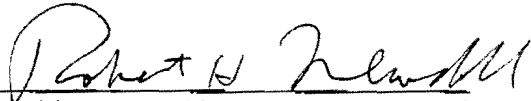
NIPOMO COMMUNITY SERVICES DISTRICT
APPLICATION FOR
INTENT-TO SERVE LETTER
PAGE TWO

- 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.....\$ 50.00
(Non-refundable payment attached to this application)

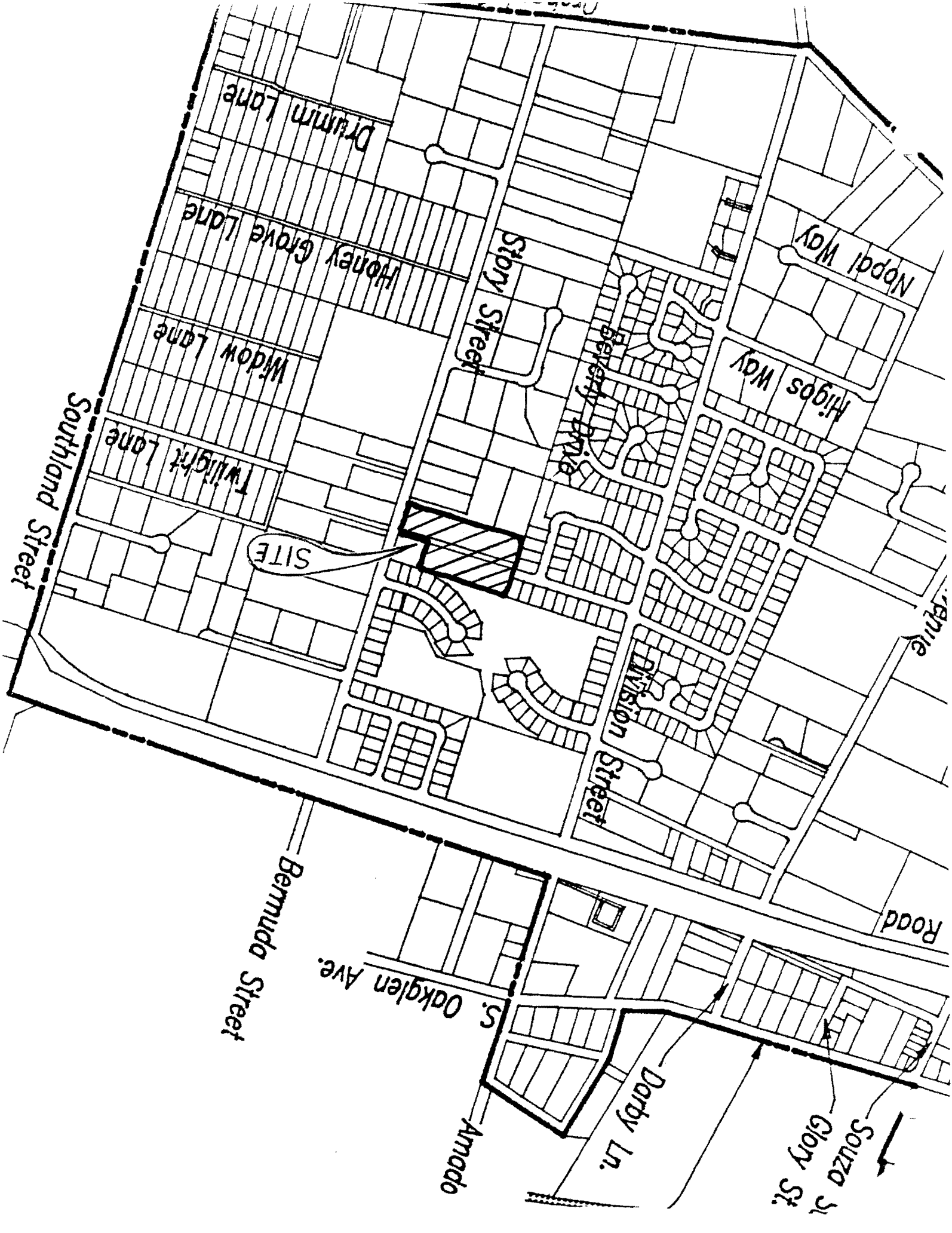
Date 11-24-03

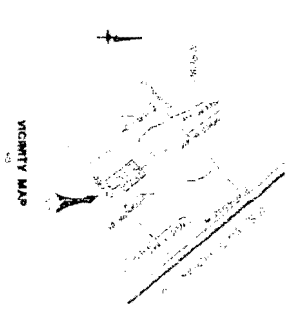
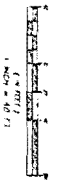
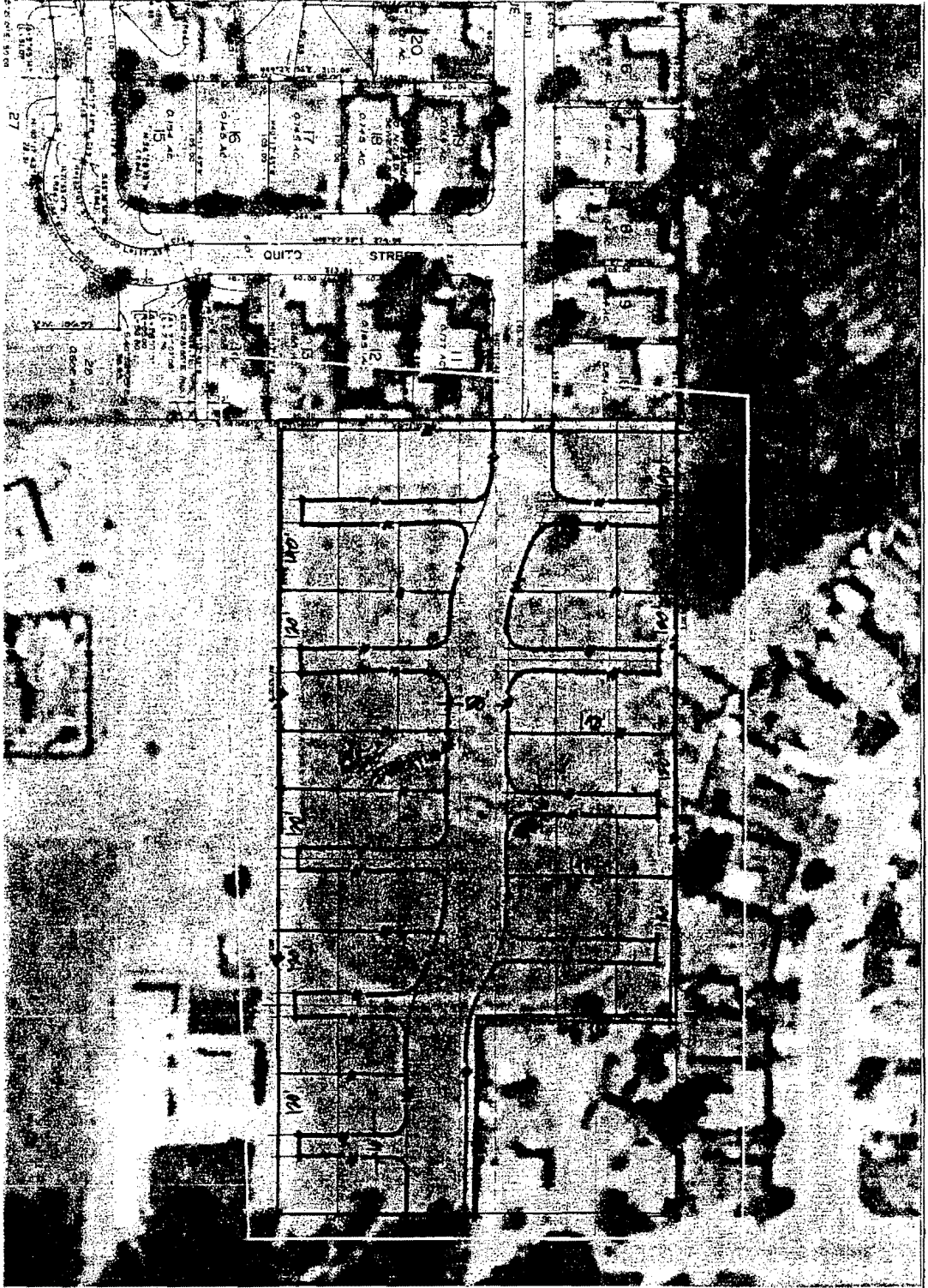

(Must be signed by owner or owner's agent)

ROBERT H NEWDELL PRES.
Print name

FOR DISTRICT OFFICE USE:

AMOUNT PAID 50.00 DATE: 11/24/03 RECEIPT # 74312





LEGEND

- Project boundary
- Existing street layout
- Adjacent streets

PROJECT DATA

1. PROJECT ADDRESS	6700 N. 1st Street
2. TRACT NO.	2803
3. SUBDIVISION NAME	None
4. OWNER	None
5. PROJECT TYPE	Residential
6. PROJECT AREA	1.25 Acres
7. PROJECT PERMIT NO.	None
8. PROJECT DATE	None
9. PROJECT STATUS	Preliminary
10. PROJECT CONTACT	None
11. PROJECT PHONE	None
12. PROJECT FAX	None
13. PROJECT E-MAIL	None

PROJECT SITE

Project Area: 1.25 Acres
 Project Perimeter: 1,200 feet
 Project Area: 1.25 Acres
 Project Perimeter: 1,200 feet
 Project Area: 1.25 Acres
 Project Perimeter: 1,200 feet

PRELIMINARY TRACT MAP

TRACT NO. 2803



RRM DESIGN GROUP
Creating Environmental Design Solutions

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *DJ*
DATE: DECEMBER 3, 2003

AGENDA ITEM
E1
DECEMBER 3, 2003

MOSS LANE PROPOSED ANNEXATION

ITEM

Status report on proposed Moss Lane Annexation

BACKGROUND

The Moss Lane proposed annexation consists of six lots and a well site surrounded by Tract 1802. It was believed when Annexation No. 20, consisting of Tracts 1802 and 1856, were annexed into the District, that the six properties on Moss Lane were included. In reviewing the legal description of Annexation No. 20, the six lots and the well site were excluded from that annexation. LAFCo and the District have agreed that a separate annexation would be needed to bring this island area into the District.

The District's Request for Annexation Applications were sent to the six property owners. Five applications have been signed and returned.

To begin the process to annex this area, either the District or LAFCo could initiate the annexation or the applicant could file an application to LAFCo to annex to NCSD. The cost to each of the property owners would involve the following:

- Enter into a District annexation and Cost Recovery Agreement.
- Enter into a retrofit program for the District to provide water service to each of the properties or pay a proportional amount for the Dana Well improvements, i.e. a reimbursement agreement with the developer.
- Pay the District's Water Capacity Fees, Meter Fees, Sewer Capacity Fees and an additional reimbursement agreement with the developer for the water line extension to the development and the sewer force main and lift station improvements for the development.
- Construct a water line and sewer line in Moss Lane including water services and sewer laterals to each of the properties.
- Pay the LAFCo annexation costs.

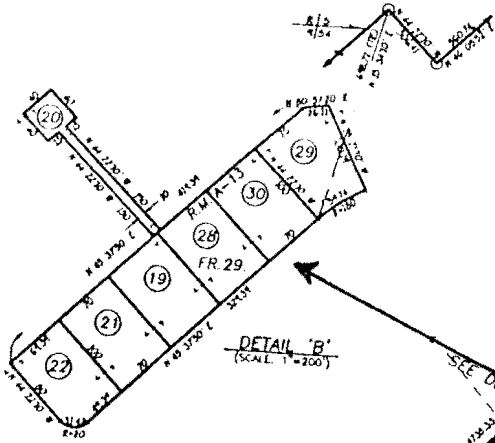
A rough estimate of costs of the above items to each of the property owners would be around \$25,000 and \$30,000. Based on this rough estimate is it going to be economically feasible for each of the property owners to annex into the District to receive water and sewer services? The property owners should be made aware of the estimated costs of annexing to providing services to their property prior to proceeding with the proposed annexation.

RECOMMENDATION

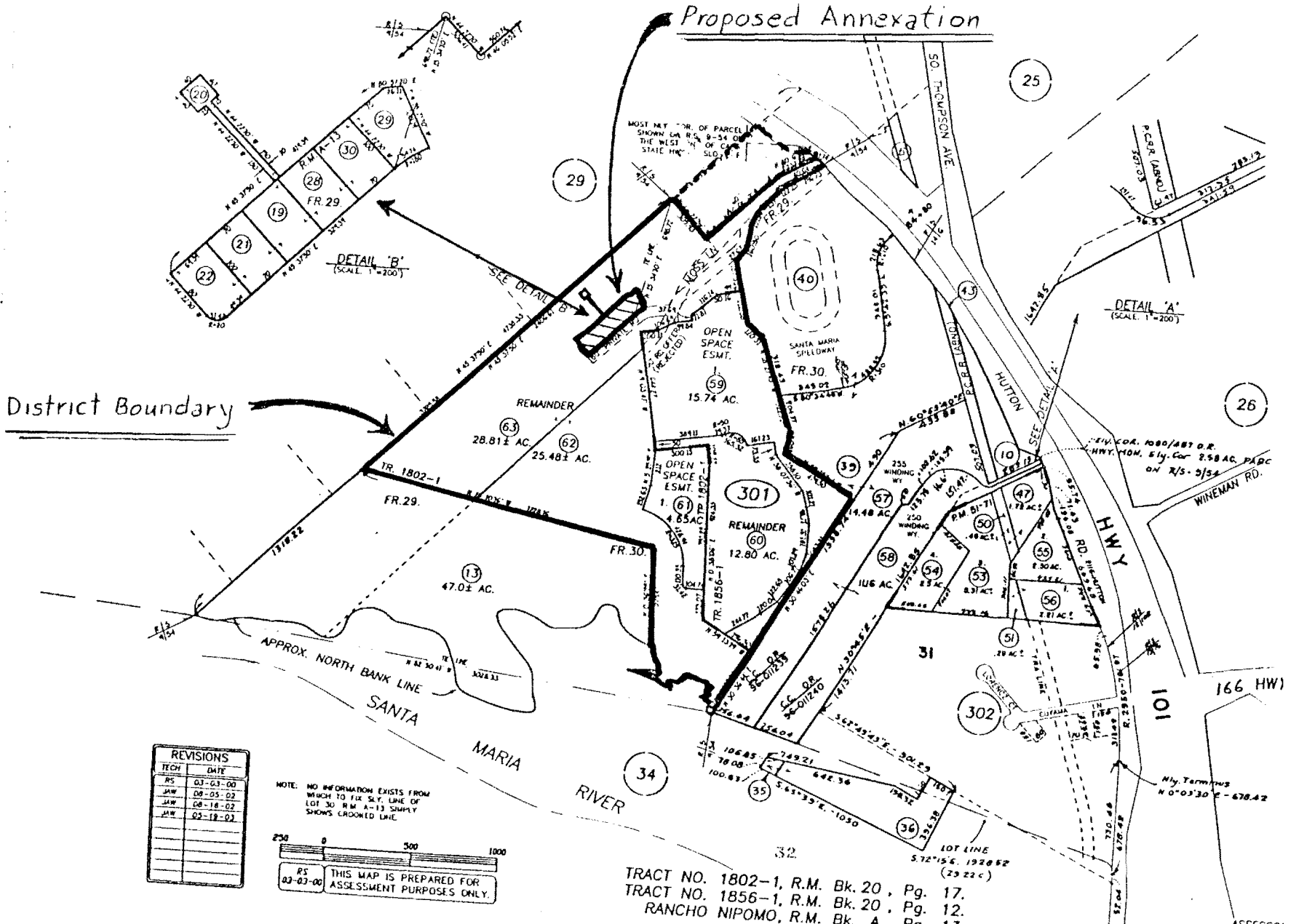
Staff requests direction from your Honorable Board.

Proposed Annexation

District Boundary

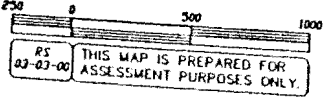


DETAIL 'A' (SCALE 1" = 200')



REVISIONS	
TECH	DATE
RS	03-03-00
JAW	02-05-02
JAW	08-18-02
JAW	03-19-02

NOTE: NO INFORMATION EXISTS FROM WHICH TO FIX SLY. LINE OF LOT 30 R.M. A-13 SIMPLY SHOWS CROOKED LINE



TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: DECEMBER 3, 2003

**AGENDA ITEM
E-2
DECEMBER 3, 2003**

RECONSIDERATION OF BOARD MEETING MINUTES

ITEM

Review past Board Meeting Minutes for clarification

BACKGROUND

A number of the Board Minutes since October 8, 2003, were continued for clarification or amendment purposes. At the last regular Board Meeting, staff presented the minutes with amendments and corrections, but it was unclear which ones the Board accepted. Therefore, the minutes again presented for clarification of items to be included or edited.

Director Trotter made suggestions on the Minutes of October 8, 16, 21, 21 and 22. His suggestions have been incorporated in the minutes and are in RED. Jon Seitz, District Legal Counsel's suggestions are in GREEN.

Staff would ask that your Honorable Board not consider removing the Resolution Number and Resolution Title of those Resolutions adopted at any given meeting. This serves as a valuable cross-reference for staff.

RECOMMENDATION

Staff requests that your Honorable Board review the Minutes and direct staff as to corrections they may see fit.

Board 2003/reconsider minutes

NIPOMO COMMUNITY SERVICES DISTRICT MINUTES

OCTOBER 8, 2003

REGULAR MEETING 9:00 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

DOUG JONES, GENERAL MANAGER
DONNA JOHNSON, BOARD SECRETARY
JON SEITZ, GENERAL COUNSEL

NOTE: ~~All comments concerning any item on the agenda are to be directed to the Board Chairperson. Consistent with the Americans with Disabilities Act, NCS D Board agendas and other writings will be made available to disabled persons in an appropriate alternate format. (If assistance is needed, please contact the District office at least one day before the meeting.)~~

A. CALL TO ORDER AND FLAG SALUTE

President Winn called the meeting to order at 9:01 a.m. and led the flag salute.

B. ROLL CALL

At Roll Call, all Board members were present.

C. PUBLIC COMMENTS PERIOD PUBLIC COMMENTS

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

Larry Vierheilig, NCS D resident – announced that ECO-SLO will be having a work day for Cesar Chavez Day at the Cesar Chavez Memorial Garden on November 1, 2003, 10:00 am until noon at Osage and Camino Caballo followed by authentic Mexican food in the park, mariachis, and celebration.

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

D-1) PUBLIC HEARING - BUTTERFLY LANE SEWER REIMBURSEMENT FEE – TRACT 2432 (GEIHS) ~~Review/approve sewer reimbursement fee for Butterfly Lane~~

Public Hearing – The Board discussed the spread for reimbursement to the developer of Tract 2432. ~~There was no public comment.~~ Discussion included comments followed. Upon motion of Director Blair and seconded by Director Trotter, the Board unanimously approved Resolution 2003-880 approving the reimbursement amounts for Butterfly Lane sewer improvements. Vote 5-0

**RESOLUTION NO. 2003-880
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING THE REIMBURSEMENT AMOUNTS
FOR BUTTERFLY LANE SEWER LINE IMPROVEMENTS (GEIHS)**

D-2) REQUEST FOR ANNEXATION – CARRA

~~Request to annex a 5-acre parcel at Moss Lane and Hutton Road~~

The District received a request to annex a 5-acre parcel at Moss Lane and Hutton Road. The following members of the public spoke:
Gilbert Carra, owner of subject property, outside of the District – who asked if he could ~~get~~ acquire services from NCS D for his property to serve six existing houses. He stated that the well and the septic systems are old.
Ed Eby, NCS D resident – Speaking on behalf of Save the Mesa, he read a letter to the Board (attached) with comments concerning this request for annexation. Director Blair made a motion to deny the application for annexation but ~~allow~~ ask staff to investigate an Outside User agreement with LAFCo. Director Vierheilig seconded the motion. The motion was not carried. Vote 4-1 with Director Blair voting yes. Upon motion ~~of~~ by Director Vierheilig and seconded by Director Wirsing, the Board agreed to deny the request for annexation. Vote 4-1 with Director Blair voting no.

MINUTES SUBJECT TO BOARD APPROVAL

Copy of document found at www.nipomocsa.com

D-3) REQUEST FOR SERVICE – TRACT 2523 (SHAEFER)

~~Request for water and sewer service for a seven lot development between Cyclone St. & Tejas Place~~

Jon Seitz, District Legal Counsel, stated that the District is not changing its 2:1 retrofit policy requirements for Annexation No. 17.

Jim McGillis, NCSD resident – stated that it is possible to retrofit parks and schools at a substantial water saving.

Ed Eby, NCSD resident – asked the Board to make sure the applicant continues with the retrofit program as agreed to in the annexation.

Upon motion of Director Blair and seconded by Director Vierheilg, the Board approved the issuance of an Intent-to-Serve letter for Tract 2523 with conditions set forth in the Board letter, as modified by legal counsel (Condition #1 "Enter into a water retrofit program to provide water to the proposed subdivision or other program to provide water supply to serve the project"). Vote 4-1 with Director Wirsing voting no.

E. OTHER BUSINESS

~~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 September 24, 2003, Regular Board meeting~~

F-3) PROPERTY TAX EXCHANGE FOR PROPOSED ANNEXATION NO. 23 – TRACT 2499 - (NESTER)

~~Property tax exchange agreement with SLO Co. for Annexation 23~~

F-4) PROPERTY TAX EXCHANGE FOR PROPOSED ANNEXATION NO. 25 (LYN ROAD)

~~Property tax exchange agreement with SLO Co. for Annexation 25~~

F-5) MODIFICATIONS TO NCSD BUILDING USE POLICY

~~Approve the modifications to the Board room use policy, Resolution 2003-883~~

~~RESOLUTION NO. 2003-883~~

~~A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
ESTABLISHING A BOARD ROOM POLICY~~

Items F-2 and F-3 were pulled for discussion.

There was no public comment. Upon motion of Director Blair and seconded by Director Vierheilg, the Board unanimously approved Items F-1, F-4 and F-5 of the Consent Agenda. Vote 5-0

Item F-2

Director Blair stated that he is now a CSDA Director serving 9 counties not 18 counties. requested a change in Item 1 (~~stated that he is now a CSDA Board member as a Director serving 9 counties not 18 counties.~~)

Director Trotter stated suggested a change in D-1 of the minutes. (~~Director Trotter stated that Bill Morrow, the representative for Blacklake residents, understood the need the adjust the sewer rates.~~) Director Trotter stated that Bill Morrow is the representative for Blacklake and Bill understands the need to adjust the Blacklake sewer rates. Upon motion of Director Vierheilg and seconded by Director Wirsing, the Board unanimously approved Item F-2 – Minutes. Vote 5-0

Item F-3

Director Wirsing asked about the taxation rate difference for Tract 2499 and the Lyn Road annexation. Mr. Jones explained that the SLO County sets the rate, and The District has no jurisdiction in taxation rates matters. Upon motion of Director Blair and seconded by Director Vierheilg, the Board unanimously approved Item F-3 of the Consent Agenda. Vote 5-0

F. CONSENT AGENDA (continued)

~~RESOLUTION NO. 2003-884
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE
AND ANNUAL TAX INCREMENT FROM COUNTY OF SAN LUIS OBISPO
TO NIPOMO COMMUNITY SERVICES DISTRICT
FOR ANNEXATION NO. 23 (NESTER)~~

~~RESOLUTION NO. 2003-882
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE
AND ANNUAL TAX INCREMENT FROM COUNTY OF SAN LUIS OBISPO
TO NIPOMO COMMUNITY SERVICES DISTRICT
FOR ANNEXATION NO. 25 (LYN ROAD)~~

G. MANAGER'S REPORT

G-1) BOARD MEETING SCHEDULE FOR NOV/DEC

The Board discussed different dates to hold the November and December meetings due to holidays. There was no public comment. Upon motion of Director Blair and seconded by Director Vierheilg, the Board unanimously agreed to have the Board meetings on the first and third Wednesdays of November and December and back to the second and third Wednesdays in January 2004. Vote 5-0

The Board will be ~~going on~~ invited on a tour of Templeton Community Services District Friday, October 17, 2003.

H. COMMITTEE REPORTS

There ~~was~~ were no committee reports.

I. DIRECTORS COMMENTS

Director Trotter asked about the status of the new Board table. Mr. Jones said it would be ready in a few weeks.

Director Wirsing asked about the staffing of the NCSD booth during ~~both~~ the October Festival.

The following schedule was agreed upon: ~~to staff the booth.~~

Director Blair - 10:00 a.m. to 12:00 p.m.

Director Wirsing - 12:00 p.m. to 2:00 p.m.

Director Trotter - 2:00 p.m. to 4:00 p.m.

Director Vierheilg stated that over 800 plants were sold at the Native Garden Plant Sale

The Air Pollution Control District has a draft Strategic Action Plan

The Air Pollution Control District is having a workshop concerning equipment not needing permits.

Director Blair – CSDA conference in November

County fees raising – therefore Nipomo should be a city

~~He~~ Mr. Blair suggested that if 20% of the road tax money would go into roads, we would have best roads.

Director Winn – Stated that last Friday he attended a workshop on stormwater and non-point source pollution as put on by Cal Trans with some funding from the Regional Water Quality Control Board. ~~They~~ It seems to be focused on surface water and not so much groundwater. He stated that this District could learn about parks from Templeton CSD.

He met with representatives of CSDA at Mr. Seitz office.

The Clean Up Days – West Side – two Saturdays Nov 15 & 22. Coupons will be distributed for residents to take their own trash to the dump.

Creek Day – last Saturday in Nipomo

Clean-Up Week – October 20-25

DIRECTORS COMMENTS (continued)

Incorporation Feasibility Study – Preliminary results show that we are within 42%. He stated that he would be meeting with Supervisor Achadjian and the president of the Advisory Council today concerning the Spike Wheeler project. He has recused himself from discussion on the NCSD Board.

Another meeting will be ~~taking place on~~ scheduled to discuss the Sphere of Influence Memorandum of Agreement.

Director Wirsing asked if the Kaminaka annexation could be agendized.

President Winn asked to set a Study Session concerning where we are as a Board.

There was no public comment on the Closed Session items.

Jon Seitz, District Legal Counsel, announced the need to go into Closed Session to discuss the Item A below.

Item C is the continuing ~~struggle dialob~~ between the District and Maria Vista concerning Plan Check and plan comments. Mr. Seitz recommended that the Board take this item off of Closed Session and set a Special Public Special Meeting date in order to appropriately ~~agenda~~ deal with this item to and allow staff to ~~do~~ compile a staff report for the Board to consider and the Board to consider comments and then make a decision as to what the District will or will not require of the developer. This may be a healthier more productive way to resolve the differences than with letter writing correspondence. Mr. Seitz discussed different dates to ~~have~~ hold a special meeting. Director Blair said he may be out of town ~~all next week~~ the week of October 13.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL Pending Litigation GC§54956.9

- A. SMVWCD VS NCSD SANTA CLARA COUNTY CASE NO. CV 770214 AND ALL CONSOLIDATED CASES.
- B. WATER LINE EASEMENT ACROSS COUNTY PARK - DISTRICT NEGOTIATOR - DOUG JONES, CONFERENCE WITH NEGOTIATOR GC§54956.8 COUNTY NEGOTIATOR - PETE JENNY, REGARDING TERMS & PRICE.
- C. ANTICIPATED LITIGATION, ONE CASE GC §54958.9

ADJOURN

President Winn adjourned the meeting at 12:01 p.m.

The next regular Board meeting will be October 22, 2003.

NIPOMO COMMUNITY SERVICES DISTRICT MINUTES
THURSDAY, OCTOBER 16, 2003 8:30 A.M.

SPECIAL MEETING SUMMARY MINUTES *

MEETING LOCATION: District Board Room, 148 S. Wilson, Nipomo, CA

*Tapes of this meeting contain the details of Agenda Item No. 1 and will be maintained in the District office for a period of one year and have been delivered to Trincon, Inc. through its attorney Marshall Ochylski, Esq..

A Special Meeting of the Nipomo Community Services District was held Thursday, October 16, 2003.

President Winn called the meeting to order at 8:33 a.m.

Roll Call:

Present: Directors Trotter, Wirsing, Vierheilig, and President Winn

Absent: Director Blair

There was no public comment on items not on the agenda.

Special Meeting Agenda

1. REVIEW STATUS OF MARIA VISTA (TRACTS 1802 AND 1856) PUBLIC IMPROVEMENT PLANS AND CONDITIONS.

Provide Staff with directions/confirm or modify conditions.

Jon Seitz, District Legal Counsel, announced that this special meeting was authorized by the Board at the last meeting of October 8, 2003. Mr. Seitz gave a presentation on the Agreements, Conditions and Status of the Public Improvement Plans for the Maria Vista Estates Development.

Jim Garing, District Consulting Engineer gave a presentation to the Board concerning the water and sewer lines in the project.

Erik Benham, developer of Maria Vista spoke to the Board and left the room.

Michael Hodge, prior engineer for EDA - stated that EDA is no longer the engineer of record. He summarized the timing of the prior submittals. He would like the issues raised by Mr. Garing to be addressed quickly by Trincon so the project can move forward.

John Fricks, Ogden &, LLP Fricks – Trincon, Inc.'s attorney gave a presentation regarding his clients' position.

Marshall Ochylski, attorney for Trincon, Inc., gave a presentation outlining a settlement position and answered questions from the Board.

At 9:55 a.m. the Board took a short break.

At 10:09 a.m. the Board came back into session.

Mr. Ochylski resumed speaking.

Jim Garing gave a presentation on the requirements as they relate to fire flow.

Carl Moreland, present engineer of record for Maria Vista development, agreed to provide a surge analysis.

Mr. Seitz gave a presentation on a CEQA analysis.

Erik Benham gave a presentation on the history of the project.

Marshall Ochylski reiterated his clients' position as previously stated.

There was much discussion among the Board members, the attorneys, engineers and developers.

MINUTES SUBJECT TO BOARD APPROVAL

The following is a summary of the specific action taken by the Board on a 3-1 vote.

1. Require further Plan Check submittals;
 2. Defer resolution of sewer depth to District Consulting Engineer;
 3. Developer shall complete a surge test for the water lines within the Maria Vista Tract, to the satisfaction of the District Consulting Engineer. Developer, except as provided with Section 4 below, to construct water lines consistent with the surge test;
 4. If the surge test referenced in subparagraph 3 above results in a water size line less than twelve inches (12") for the water lines within Maria Vista to Vista Del Oro and/or from Vista Del Oro extending eleven hundred feet (1,100') towards Hutton Road, then, provided that the Plans and Specifications otherwise meet with the District Consulting Engineer's approval, the District Engineer is authorized to sign off on the Plans and Specifications, provided further that the Plans and Specifications or an Agreement between the parties provides all of the following:
 - A. That the Board of Directors reserve the opportunity to require Developer to oversize the referenced water lines and reimburse the Developer for the differential costs; and
 - B. The Developer shall not construct improvements within Maria Vista and/or Vista Del Oro until the Board has reached a decision on oversizing; and
 5. Recommend that Developer's engineer meet with Jim Garing to review first and second submittals and the Board's action at this meeting prior to re-submitting further Plans and Specifications.
 6. Garing, Taylor and Associates, District Consulting Engineer, is designated as the District's representative for the purposes of Plan Check Approval.
 7. The District shall have two (2) weeks (fourteen (14) calendar days) from the third Plan Check Submittal, to provide comments or approval of the Plan Check Submittal.
2. ROAD REPAIR – BRACKEN LANE
Appropriate funds to make road repair due to water line break.
The Board discussed the damage made to the water main on Bracken Lane by a contractor for The Gas Company. There was no public comment. Upon motion of Director Vierheilg and seconded by Director Wirsing, the Board unanimously approved expenditures up to \$20,000 to make repairs on Bracken Lane and to seek reimbursement from the contractor. Vote 4-0
3. APPROVE WARRANTS
Upon motion of Director Wirsing and seconded by Director Vierheilg, the Board approved the warrants presented. Vote 4-0

ADJOURN

President Winn adjourned the meeting at 12:40 p.m.

*** Tapes of this meeting contain the details of Agenda Item No. 1 and will be maintained in the District office for a period of one year and have been delivered to Trincon, Inc. through its attorney Marshall Ochylski, Esq.**

MINUTES SUBJECT TO BOARD APPROVAL

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

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**

CALL TO ORDER AND FLAG SALUTE

President Winn called the meeting to order at 8:34 a.m. and led the flag salute.

ROLL CALL

At Roll Call, the following Board members were present:

Directors Vierheilig, Trotter, Wirsing and Winn. Director Blair had a planned absence.

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.~~

The following members of the public spoke:

Dick Mobraaten, NCSD customer – Commented on the following items: A, B, C, F, & H (Lease car for office staff)

Jim Kinninger, NCAC Chair – Commented on the following items: F, C, E, & G

STUDY SESSION

The Board discussed the following items:

- 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 issues and to complete sewer hookups?
 - Evaluating the feasibility of the incorporation of Nipomo?

MINUTES SUBJECT TO BOARD APPROVAL

NIPOMO COMMUNITY SERVICES DISTRICT
MINUTES
SPECIAL MEETING
STUDY SESSION
OCTOBER 21, 2003 TUESDAY 8:30 A. M.
BOARD ROOM 148 S. WILSON STREET NIPOMO, CA
PAGE TWO

- B. Develop a supplemental source from ~~our~~ a 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

President Winn adjourned the meeting at 12:40 p.m.

ADJOURN

MINUTES SUBJECT TO BOARD APPROVAL

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

OCTOBER 22, 2003

REGULAR MEETING 9:00 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

DOUG JONES, GENERAL MANAGER
LISA BOGNUDA, ASSISTANT ADMINISTRATOR
DONNA JOHNSON, BOARD SECRETARY
JON SEITZ, GENERAL COUNSEL

~~NOTE: All comments concerning any item on the agenda are to be directed to the Board Chairperson. Consistent with the Americans with Disabilities Act, NCSD Board agendas and other writings will be made available to disabled persons in an appropriate alternate format. (If assistance is needed, please contact the District office at least one day before the meeting.)~~

A. CALL TO ORDER AND FLAG SALUTE

~~NEXT RESOLUTION 2003-884~~

President Winn called the meeting to order at 9:01 a.m. and led the flag salute.

B. ROLL CALL

At Roll call, all Board members were present

C. PUBLIC COMMENTS PERIOD

PUBLIC COMMENTS

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

There ~~was~~ were no public comments.

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

D-1) NIPOMO INCORPORATION STUDY ~~— DAVIS COMPANY~~

~~Draft report on the incorporation study~~

Mr. Michael Davis of the Davis Company reviewed the draft report in detail.

Board discussion ensued.

The following members of the public spoke:

Jim Kinninger, NCAC Chair – stated that he would like at least 5 copies for the NCAC to review before their next meeting. He also encouraged the Board and the public to contact SLO County about the proposed road fees.

Ed Eby, NCSD customer – questioned the following ~~things~~ items

Boundaries – is Blacklake excluded? Is Woodlands included? Should Area 11 be in total Why is area 9 & 10 not included? Are granny units included in the count?

He stated that the police cost needs more scrutiny.

Richard Colwell, property owner in area 4 – state concern over industrial area so close to residential

Guy Murray, NCSD customer – congratulated Mr. Davis ~~for on a~~ good report and the Board for the foresight to ~~conduct~~ commission the ~~this~~ report. He also stated that many wish to keep Nipomo rural. He stated that the possibility of the ~~car tax~~ auto licensing fee money being lowered may not be critical because the money to run a city must come for somewhere. He stated that we should make the County accountable for the money spent on policing. He encouraged the Board to go forward, have town hall meetings, etc.

Frank LaSalle, NCSD resident – asked who was in charge of incorporation.

It was agreed that ~~The~~ Board's incorporation subcommittee (Directors Wirsing and Winn) ~~will~~ meet.

Mr. Davis suggested they meet with LAFCo. ~~He~~ Mr. Davis then answered some of the questions and comments ~~from the~~ made by the public.

Director Blair made a motion to move forward toward cityhood whatever it takes. The motion died for a lack of a second.

Director Vierheilig made a motion to finalize the report. Director Trotter seconded the motion. Vote 5-0

MINUTES SUBJECT TO BOARD APPROVAL

D-2) PROPOSED ANNEXATION NO. 26 – MOSS LANE
~~Initiate proceeding to annex 6 lots on Moss Lane~~

The Board discussed the process of annexing an area on Moss Lane near Tract 1802 and 1856, which was inadvertently excluded from the Annexation No. 20.

The following member of the public spoke:

Erik Benham, Maria Vista developer – stated that he received notice this morning about this item and would like to have the item continued until more information is received and he has time to review the information.

Jessie Cavazos, owner in the Moss Lane area – asked how he can receive water and sewer service from the District.

Ed Eby, NCSD resident – stated that he didn't understand what was happening in this item.

Mary Cavazos, owner in the Moss Lane area – stated that she would like to have her property served.

Director Wirsing stated that she wants it on the record that she has been against this project from the beginning (Maria Vista Estates).

Director Trotter made a motion to direct staff provide more information on this item.

The motion died to the lack of a second.

Upon motion of Director Blair and seconded by Director Trotter, the Board directed staff to come back to another meeting with more information from legal counsel with options to proceed on this item. Vote 5-0

E. OTHER BUSINESS

E-1) CSDA SUPPORT FOR A BALLOT INITIATIVE

~~Proposed statewide initiative to keep local revenues local~~

The Board discussed the request from CSDA for financial support to inplacing a proposed initiative on the November 2004 ballot. Upon motion of Director Blair and seconded by Director Wirsing, the Board agreed to direct staff to bring back more information concerning the initiative and the possible support possibility supporting the initiative.

There was no public comment. Vote 5-0

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

F-1) WARRANTS [RECOMMEND APPROVAL]

F-2) BOARD MEETING MINUTES [RECOMMEND APPROVAL]
Minutes of October 8, 2003, Regular Board meeting

F-3) INVESTMENT POLICY – 3rd QUARTER [Receive & File]

F-4) FINANCIAL REPORT – 1st QUARTER [Receive & File]

F-5) RESOLUTION AUTHORIZING NCSD TO INVEST MONIES IN
THE LOCAL AGENCY INVESTMENT FUND (LAIF) [RECOMMEND APPROVAL]

The Board ~~pulled~~ removed F-2 from the Consent Agenda.

Upon motion of Director Blair and seconded by Director Wirsing, the Board unanimously approved the Consent Agenda except F-2. F-2 was continued until the next meeting.

There was no public comment. Vote 5-0

RESOLUTION NO. 2003-884
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AUTHORIZING INVESTMENT OF MONIES
IN THE LOCAL AGENCY INVESTMENT FUND (LAIF)

G. MANAGER'S REPORT

Doug Jones, District General Manager, presented information on the following.

G-1) COMPLIMENTARY LETTER FROM CUSTOMER

G-2) CDF STATE RESPONSIBILITY AREA FIRE PROTECTION FEES

The 2003 updated DWR 118 Report is available in the office.

Employees will trade the November 4th Veterans Day holiday for the day before Thanksgiving.

H. COMMITTEE REPORTS

The Finance Committee wishes to commend Lisa for the percentages shown on the graphs presented in the financial report. Director Trotter would like to see the totals also.

I. DIRECTORS COMMENTS

Director Blair – stated that the booth at the park was not set up. He also stated that the public should know about the fire fees (Senate Bill 1049) referred to in the manager's report.

Director Vierheilg – stated that the booth at the park should have been prepared better.

Director Wirsing – stated that she was disappointed with the booth.

Director Trotter – stated that he was concerned that nothing was done with the booth.

President Winn – asked about the SOI MOA. Mr. Seitz will ask about it.

He also asked about the Board table. Mr. Jones said it should be ready in about 3 weeks.

Clean-Up Week is this week. The Salmon Enhancement will present NCSO with a bill.

The Chamber of Commerce will meet Tues. Oct. 28, 7:00 a.m. at the Blacklake Community Building and the Board members are invited. A critical issue of the breaking out two parcels from open space in San Luis Obispo is setting a precedent.

Jon Seitz, District Legal Counsel, announced the need to go into Closed Session to discuss the listed items below.

There was no public comment on the Closed Session items.

CLOSED SESSION

~~CONFERENCE WITH LEGAL COUNSEL Pending Litigation CC#54956.0~~

~~A. SMAWCD VS NCSO SANTA CLARA COUNTY CASE NO. CV 770214 AND ALL CONSOLIDATED CASES.~~

~~B. WATER LINE EASEMENT ACROSS COUNTY PARK DISTRICT NEGOTIATOR DOUG JONES, CONFERENCE WITH NEGOTIATOR CC#54956.8 COUNTY NEGOTIATOR PETE JENNY REGARDING TERMS & PRICE.~~

~~C. ANTICIPATED LITIGATION, ONE CASE CC #54958.0~~

The Board came out of Closed Session at 1:19 p.m. and President Winn announced the necessity to set a Special Meeting for a conference with legal counsel. On a 5-0 vote, the Board agreed to have a Special Meeting no later than Friday, November 7, 2003.

ADJOURN

President Winn adjourned the meeting at 1:20 p.m.

The next regular Board meeting will be November 5, 2003.

MINUTES SUBJECT TO BOARD APPROVAL

WARRANTS DECEMBER 3, 2003

**AGENDA ITEM
F-1
DECEMBER 3, 2003**

HAND WRITTEN CHECKS

18678		VOID	0.00
18679	11-21-03	MARIA VISTA	819.00

VOIDS

Check #8803

COMPUTER GENERATED CHECKS

8811	11/21/03	EMP01	EMPLOYMENT DEVELOP DEPT	423.66	.00	423.66	A31117	STATE INCOME TAX
8812	11/21/03	MID01	MIDSTATE BANK-PR TAX DEP	1485.25	.00	1485.25	A31117	FEDERAL INCOME TAX
				455.94	.00	455.94	1A31117	MEDICARE (FICA)
			Check Total.....:	1941.19	.00	1941.19		
8813	11/21/03	MID02	MIDSTATE BANK - DIRECT DP	14149.73	.00	14149.73	A31117	NET PAY DEDUCTION
8814	11/21/03	PER01	PERS RETIREMENT	2971.51	.00	2971.51	A31117	PERS PAYROLL REMITTANCE
				69.03	.00	69.03	1A31117	MILITARY SERVICE CR
			Check Total.....:	3040.54	.00	3040.54		
8815	11/21/03	SIM01	SIMMONS, DEBRA	150.00	.00	150.00	A31117	WAGE ASSIGNMENT
8816	11/21/03	STA01	STATE STREET GLOBAL	735.00	.00	735.00	A31117	DEFERRED COMP
008817	12/03/03	AME02	AMERICAN INDUSTRIAL SUPPL	20.11	.00	20.11	0124487	CAP SCREW
				196.76	.00	196.76	0124593	SHELVING UNIT
				219.50	.00	219.50	0124820	20' LADDER
			Check Total.....:	436.37	.00	436.37		
008818	12/03/03	BAS01	BASIC CHEMICAL SOLUTIONS	832.38	.00	832.38	S13001197	BLWWTP-SODIUM HYPOCHLORIT
008819	12/03/03	BLA01	BLAIR, ROBERT L	100.00	.00	100.00	120303	REGULAR BOARD MTG 12/3 03
008820	12/03/03	CHA02	CHARTER COMMUNICATIONS	54.90	.00	54.90	A31121	INTERNET SERVICE
008821	12/03/03	COM02	COMMUNICATION SOLUTIONS	217.50	.00	217.50	3232	JUNIPER L/S REPAIR
				4072.08	.00	4072.08	3237	CIRCUIT BREAKER REPLACEME
			Check Total.....:	4289.58	.00	4289.58		
008822	12/03/03	COR01	CORBIN WILLITS SYSTEMS	608.90	.00	608.90	A311151	MONTHLY ENHANCEMENT/SERVI
008823	12/03/03	CRE01	CREEK ENVIRONMENTAL LABS	30.00	.00	30.00	K4392	LAB TEST-BLWWTP
				25.00	.00	25.00	K4436	LAB TEST-WATER MAIN
				30.00	.00	30.00	K4437	LAB TEST-BLWWTP
				60.00	.00	60.00	K4501	LAB TEST-BLWWTP
				75.00	.00	75.00	K4502	LAB TEST-WATER SUPPLY
				30.00	.00	30.00	K4527	LAB TEST-BLWWTP
				30.00	.00	30.00	K4557	LAB TEST-BLWWTP
			Check Total.....:	280.00	.00	280.00		
008824	12/03/03	DEN01	DENDY & ASSOCIATES	4776.50	.00	4776.50	OCTOBER	SUPPLEMENTAL WATER NEGOTI
008825	12/03/03	DEP01	DEPARTMENT-HEALTH SERVICE	4673.02	.00	4673.02	0320536	AB2995 WATER SYSTEM FEES
008826	12/03/03	FER01	FERGUSON ENTERPRISES INC	46.96	.00	46.96	586835	BOLT SET/GASKETS
008827	12/03/03	FGL01	FGL ENVIRONMENTAL	44.80	.00	44.80	311285A	LAB TEST-NIPOMO WWTP
				44.80	.00	44.80	311791A	LAB TEST-NIPOMO WWTP
				44.80	.00	44.80	311792A	LAB TEST-BLWWTP
			Check Total.....:	134.40	.00	134.40		
008828	12/03/03	GMA01	GMAC COMMERCIAL MORTGAGE	4050.00	.00	4050.00	024520-4	INTEREST ON EUREKA WELL 1
008829	12/03/03	GOV03	GOVCONNECTION, INC.	75.02	.00	75.02	35901332	BACKUP TAPES
008830	12/03/03	GWA01	GWA INC	25.00	.00	25.00	A31124	ALARM MONITORING
008831	12/03/03	HIG01	HIGHLAND BL PARTNERS	2565.50	.00	2565.50	A31124	REFUND OF ANNEXATION #21
008832	12/03/03	IKO01	IKON OFFICE SOLUTIONS	47.20	.00	47.20	16554347	COPIER MAINTENANCE
008833	12/03/03	MCC01	McCROMETER	119.10	.00	119.10	261502	COVER PLATE
008834	12/03/03	NEX01	NEXTEL COMMUNICATIONS	214.59	.00	214.59	7314-024	CELLULAR SERVICE
008835	12/03/03	NIP05	NIPOMO CHAMBER OF COMMERC	75.00	.00	75.00	A31124	ANNUAL MEMBERSHIP
008836	12/03/03	PAC01	SBC/MCI	5.85	.00	5.85	T1874864	LONG DISTANCE
008837	12/03/03	POO01	POOR RICHARD'S FRESS	220.18	.00	220.18	47147	WORK ORDER BOOKS
008838	12/03/03	QUI01	QUILL CORPORATION	135.66	.00	135.66	5023371	OFFICE SUPPLIES

COMPUTER GENERATED CHECKS

008839	12/03/03	QUI03	QUINN RENTAL SERVICES	140.40	.00	140.40	2048190	DISCHARGE HOSE/GLOVES
008840	12/03/03	REY01	REYNOSO, CARLOS CPA	425.00	.00	425.00	A31124	AUDIT-FINAL BILLING
008841	12/03/03	RIC01	RICHARDS, WATSON, GERSHON	93997.19	.00	93997.19	129960	GROUNDWATER LITIGATION
008842	12/03/03	SAI01	SAIC	29214.52	.00	29214.52	399458	GROUNDWATER LITIGATION
008843	12/03/03	SAN09	SAN LUIS MAILING SERVICE	99.45	.00	99.45	26851	MAILING SERVICE
				769.47	.00	769.47	26851A	POSTAGE FOR BILLS
			Check Total.....:	868.92	.00	868.92		
008844	12/03/03	SLO06	SAN LUIS OBISPO TAX COLL	611.64	.00	611.64	SUNDALE	PROP TAX 091-232-016 (SUN
				7.00	.00	7.00	EASEMENT	PROP TAX 092-231-016 (WEL
				18.00	.00	18.00	MVII 015	PROP TAX 092-551-015 (MVI
				18.00	.00	18.00	MVII 016	PROP TAX 092-551-016 (MVI
				18.00	.00	18.00	MVII 017	PROP TAX 092-551-017 (MVI
				18.00	.00	18.00	MVII 026	PROP TAX 092-551-026 (MVI
			Check Total.....:	690.64	.00	690.64		
008845	12/03/03	STA02	STATE WORKERS' COMP FUND	2560.12	.00	2560.12	NOV 2003	W/C INSURANCE-NOVEMBER
008846	12/03/03	THE01	THE GAS COMPANY	42.59	.00	42.59	A31124	OFFICE HEATING
008847	12/03/03	TIT01	TITAN INDUSTRIAL & SAFETY	99.21	.00	99.21	15533	MILL HOSE W/ BRASS NST
008848	12/03/03	TRO01	TROTTER, CLIFFORD	100.00	.00	100.00	120303	REGULAR BOARD MTG 12/3/03
008849	12/03/03	USA01	USA BLUEBOOK	79.47	.00	79.47	737593	GLOVES/CHARTS
008850	12/03/03	VAL01	VALLEY SEPTIC SERVICE	700.00	.00	700.00	1349	PUMP SOUTHLAND WWTP
008851	12/03/03	VIE01	VIERHEILIG, LARRY	100.00	.00	100.00	120303	REGULAR BOARD MTG 12/3/30
008852	12/03/03	WIN01	WINN, MICHAEL	100.00	.00	100.00	120303	REGULAR BOARD MTG 12/3/03
008853	12/03/03	WIR02	WIRSING, JUDY	100.00	.00	100.00	120303	REGULAR BOARD MTG 12/3/03
008854	12/03/03	XER01	XEROX CORPORATION	80.17	.00	80.17	D99189510	COPIER MAINTENANCE

TOTAL COMPUTER GENERATED CHECKS \$173,504.46

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: DECMEBER 3, 2003

**AGENDA ITEM
G-1
DECEMBER 3, 2003**

MANAGER'S REPORT

G-1) SLO COUNTY DRAFT PARKS AND RECREATION ELEMENT

Attached is the County Notice of their Draft Parks and Recreation Element to their General Plan.
A workshop will be held in Nipomo on February 25, 2004, on this item.

Board 2003/MGR 12-3-03.DOC



COUNTY OF SAN LUIS OBISPO

Department of General Services

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5000
DUANE P. LEIB, DIRECTOR

November 13, 2003

**NOTICE OF AVAILABILITY OF THE COUNTY'S PUBLIC REVIEW
DRAFT PARKS AND RECREATION ELEMENT
ON DECEMBER 1, 2003**

A. What is the Parks and Recreation Element (PRE)? Why does it need to be updated?

The Parks and Recreation Element is a part of the County's General Plan. This Element contains goals, objectives, policies, and projects to guide future park and recreation acquisition and development within San Luis Obispo County. The PRE will guide the acquisition and development of such items as new parks, trails, and natural areas for the next roughly 20 years. The Element is being updated because the previous Element was produced in 1968 and is out of date.

B. What is in the document?

The Element addresses: (1) existing parks, recreation, and natural areas, (2) ways of assessing the need for new parks and recreation, (3) methods of determining project priorities, and (4) financing concerns and options. The Element contains a list of proposed new park and recreation projects as well as detailed, color maps indicating existing and proposed facilities.

C. How can I review the document?

On ***DECEMBER 1, 2003***, the document will be available:

1. Free on the Parks Division's website. The website address is: <http://slocountyparks.com/information/committees.htm#recelement>. The advantage of this format is the Element's maps can be viewed in color.
2. Free at local libraries (in the reference section). Black and white copies only.
3. Free on a CD. If you would like a CD copy please contact Jan Di Leo at (805) 781-4089. Please leave a phone number and clearly indicate the spelling of your name and your mailing address. The advantage of this format is the Element's maps can be viewed in color.
4. Free to review at County Parks. Copies of the Element are available in the lobby for review at the County General Services Department, 1087 Santa Rosa Street, San Luis Obispo, CA 93408. Color copies of the maps will be available for review as well.
5. In hard copy for a nominal fee (i.e., the copying cost). If you would like a hard copy please contact Jan Di Leo at (805) 781-4089. Please note, the hard copy contains black and white maps.

D. How and when can I comment on the Public Review PRE?

There are numerous ways to comment on the document. You may do one or all of the following:

1. Provide written comments to the General Services Department via mail (attn: Jan Di Leo,

1087 Santa Rosa Street, San Luis Obispo, CA 93408), fax (805-781-1074), or via e-mail (jdileo@co.slo.ca.us).

2. Attend the various scheduled workshops.
3. Attend the project's future hearings.

E. When are workshops planned? Must I attend all of them or the one in my area?

You can attend as few or as many of the workshops as you please. The purpose of the workshops is to get public feedback on the Element. There are two workshops planned in the North County, two in the South County, and two along the coast. When scheduling the workshops, staff attempted to provide more than one option in each area. Thus, if a person is busy one night, hopefully they can make the next workshop in their general area. However, if you have concerns about Los Osos and can only attend the Paso Robles workshop, all projects and components of the Element may be discussed at any workshop. So, please feel free to come as often as you like, and to discuss the project's/issues that are of concern to you.

The following workshops have been scheduled:

Date	Time	Area	Workshop Address
January 21, 2004	7:00 pm - ~9:00 pm	Paso Robles	Centennial Park - Live Oak Room 600 Nickerson Drive Paso Robles, CA 93446
January 27, 2004	7:00 pm - ~ 9:00 pm	Cambria	Cambria Veteran's Memorial Building 100 Main Street Cambria, CA 93428
January 28, 2004	7:00 pm - ~9:00 pm	Avila Beach	PG&E Community Center 6588 Ontario Road Avila Beach, CA 93424
February 3, 2004	7:00 pm - ~9:00 pm	Los Osos	Monarch Grove Elementary School 348 Los Osos Valley Road Los Osos, CA 93402
February 18, 2004	7:00 pm - ~9:00 pm	Santa Margarita	Santa Margarita Community Hall 22501 I Street Santa Margarita, CA 93453
February 25, 2004	7:00 pm - ~9:00 pm	Nipomo	Nipomo Community Services District Office 148 S Wilson Street Nipomo, CA 93444

F. If I like the Element should I provide comments or attend any of the workshops?

Yes. Sometimes people only comment when they have concerns or do not like a particular project. It is not only important to know what should be changed or deleted in the document but also what people like. So, please make sure you let us know what you like as well as what you dislike.

Have Questions?

Please contact Jan Di Leo at (805) 781-4089, General Services Department, 1087 Santa Rosa Street, San Luis Obispo, CA 93408, or jdileo@co.slo.ca.us. Ms. Di Leo will be on vacation between November 10th and November 21st, 2003, but will answer your questions as soon as she returns.

Spread the Word:

If you are a member of an agency or organization which produces a newsletter, please include parts of this notice in your newsletter. The more people that attend the workshops the better. THANKS!

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: DECEMBER 3, 2003

AGENDA ITEM
11
DECEMBER 3, 2003

MORATORIUM ON ALL ZONING CHANGES/DENSITY INCREASED IN NCSD BOUNDARY

ITEM

Consideration of a moratorium on South County Area Plan zone changes and density increases in NCSD boundary.

BACKGROUND

Staff has received a request from Director Vierheilig to agendaize under Director Comments his attached memo to Staff and your Honorable Board.

RECOMMENDATION

Provide direction to staff.

Board 2003/moratorium on zoning changes.doc

November 12, 2003

From: Larry Vierheilig, NCSD Director

To: NCSD Administration, Staff, and Board of Directors

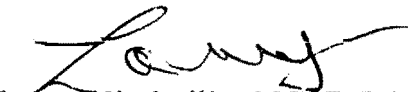
For: NCSD Board Meeting November 19, 2003

Re: Directors Comments

In the event that I am unable to attend this meeting due to Jury Duty, I request the following items be placed on the agenda for the December 3, 2003 NCSD Meeting:

1. NCSD position to Board of Supervisors, appropriate Department Heads, and staff regarding land use zoning changes, use of TDCs, etc. within NCSD boundaries that would increase water connections above that currently defined in the South County Area Plan (SCAP) - "NCSD recommends a moratorium on all zoning changes/density increases above that currently defined in the SCAP within NCSD boundaries that would increase the number of water connections over current zoning until the Santa Maria River Valley Water adjudication is resolved." Verbiage could be added to further define 'resolved', etc.
2. As above but expanded to include the proposed SOL.

Many Thanks,


Larry Vierheilig, NCSD Director