

NIPOMO COMMUNITY SERVICES DISTRICT

WEDNESDAY, JULY 18, 2007

10:00 A. M.

SPECIAL MEETING NOTICE & AGENDA PARKS COMMITTEE

COMMITTEE MEMBERS

MICHAEL WINN, CHAIR
JAMES HARRISON, MEMBER

PRINCIPAL STAFF

BRUCE BUEL, GENERAL MANAGER
LISA BOGNUDA, ASSIST. GENERAL MANAGER
DONNA JOHNSON, BOARD SECRETARY
JON SEITZ, GENERAL COUNSEL

MEETING LOCATION

District Board Room
148 S. Wilson Street
Nipomo, California

1. **CALL TO ORDER, ROLL CALL AND FLAG SALUTE**
ACTION RECOMMENDED: None
2. **DISCUSS ACTIVATION AND PARK DEVELOPMENT STATUS**
ACTION RECOMMENDED: Forward Recommendations to Board
3. **REVIEW PARKS SURVEY QUESTIONNAIRE RESULTS**
ACTION RECOMMENDED: Forward Recommendations to the Board
4. **REVIEW FUNDING DISTRICT BOUNDARY ISSUES AND TIMELINE**
ACTION RECOMMENDED: Forward Recommendations to the Board
5. **SET MEETING DATE(S)/TIME(S) FOR SUBSEQUENT MEETING(S)**
ACTION RECOMMENDED: Set Date/Time
6. **ADJOURN**

**** End Special Meeting Notice ****

TO: COMMITTEE MEMBERS
FROM: BRUCE BUEL *BAB*
DATE: JULY 3, 2007

AGENDA ITEM
2
JULY 18, 2007

ACTIVATION & PARK DEVELOPMENT STATUS

ITEM

Discuss Activation and Park Development Status [Forward Recommendations to Board].

BACKGROUND

President Winn conducted a meeting with Supervisor Achadjian, Duane Lieb of County General Services, Pete Jenny of County Parks, and Paul Hood of LAFCO on June 28, 2007. According to County Staff, there is no need for a MOU. Instead, the Board of Supervisors can authorize transfer of the Miller Park property once NCSD has completed the design, environmental review and funding components of the property. President Winn can augment the details of his discussion with the County at the meeting.


RECOMMENDATION

Staff recommends that the Committee receive this update and ask questions of Mr. Winn as appropriate.

ATTACHMENT

- None

T:\Documents\services\parks\parks committee staff notes\070718\Item2.DOC

TO: COMMITTEE MEMBERS
FROM: BRUCE BUEL 
DATE: JULY 3, 2007

AGENDA ITEM
3
JULY 18, 2007

REVIEW PARKS SURVEY QUESTIONNAIRE RESULTS

ITEM

Review Parks Survey Questionnaire Results [Forward Recommendations to Board].

BACKGROUND

Attached is a draft of the results from the 2007 NCSD Parks Survey. Justin Cross of Campbell-Rinker is scheduled to present these results to your Honorable Committee and then to the Board at its July 25, 2007 Board Meeting.

Your Honorable Committee should note that the attachment excludes the detailed cross tabs. These should be available at the office prior to the Committee Meeting.

RECOMMENDATION

Staff believes that the Survey is positive in regards to support within the District for activation of Parks Authority and for the development of a neighborhood park on the East Side, especially if some outside grant funding is available to offset construction cost.

Staff recommends that the Committee receive Mr. Cross' presentation, review the results, and develop recommendations to forward to the Board.

ATTACHMENT

- Draft Parks Survey

T:\Documents\services\parks\parks committee staff notes\070718Item3.DOC

2007 Parks Survey
Nipomo Community Services District

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Introduction and Methodology

The Nipomo Community Services District contracted Campbell Rinker to conduct a phone survey among property owners within the district and the district's sphere of influence (SOI). Homeowners represent approximately 66% of residents in the area*. Owners of business properties in the area were also allowed to complete the survey.

In May of 2007 Campbell Rinker conducted 300 phone surveys (200 within the district and 100 within the SOI). The margin of error for 300 respondents is $\pm 5.4\%$ with 95% confidence (using 4,035 occupied housing units within the Nipomo CDP as the population size- fine-tuning the population size would not impact the margin of error).

Surveys were conducted in both English and Spanish. The length of the survey was 10.9 minutes. The survey was originally tested at about seven to eight minutes in length, but Nipomo homeowners were very talkative with our callers.

The Census data referenced in the report is from the 2000 U.S. Decennial Census. Census data represents either all residents within the Nipomo CDP (census-designated place), or specifically homeowners within Nipomo CDP.

The term "Base" is used in this report, representing the number of respondents represented in a specific tabulation or cross-tabulation. Since not all questions were required, and not all respondents qualified to answer all questions, many questions will have a base below 300.

Questions, as they were presented in the survey, are provided whenever relevant in boxes.

**2000 Census of Nipomo CDP residents*

Phone number for those within the District were provided to us by NCSD. In addition, we acquired the phone numbers of those within the 93444 zip code from our preferred list broker. Mapping software was used to isolate those phone numbers that are within the SOI. Below is a screen-shot of what the process looks like.

Disposition	Count	Percent
2 No Answer	264	16.6%
3 Busy	20	1.3%
4 Answering Machine (No Message)	305	19.2%
5 Left 800	2	0.1%
6 Left Message	0	0.0%
7 Disconnected Number	72	4.5%
8 Beeper/Fax/Modem	23	1.4%
9 Caller Id Blocking	58	3.7%
10 Business/Residential Number	27	1.7%
11 Language Problem	3	0.2%
12 Ill/Hard Of Hearing	6	0.4%
13 Not Available During Study Dates	18	1.1%
14 Initial Refusal	113	7.1%
16 Callback - Indefinite	149	9.4%
17 Callback - Definite (Not Respondent)	13	0.8%
18 Callback - Definite (Respondent)	8	0.5%
20 Wrong Number	63	4.0%
21 Area Code Changed	0	0.0%
22 Company Does Not Do Surveys	1	0.1%
23 Take Off List	9	0.6%
24 Respondent Deceased	10	0.6%
25 Maximum Attempts Reached	0	0.0%
26 Spanish Callback	22	1.4%
51 Over-Quota - Soi	0	0.0%
52 Over-Quota - District	0	0.0%
101 Q20 Unsure About Owning Property	3	0.2%
103 Extra Tipcode	37	2.3%
1 Complete	300	18.9%
15 Mid-Term	41	2.6%
19 Callback - Partial	20	1.3%

Demographics

Gender

There is a very close split between male and female respondents. We see that respondents within the district are more likely to be female, while respondents in the SOI are more likely to be male.

	Total	District	SOI	Census: All
Base	300	200	100	12,626
Female	49%	53%	42%	51%
Male	51%	48%	58%	49%

Household Income

Q. Please stop me when I read the range that applies to your household's annual income...

No one income category dominated the response to this survey. Nipomo homeowners are naturally wealthier than the average respondent to the Census, which included renters.

Hispanic/Latino homeowners make up 27% of the households that earn less than \$75,000 a year, but only 9% of the households that earn \$75,000 or more. Forty-five percent of households where the respondent was Hispanic or Latino earn less than \$50,000.

	Total	District	SOI	Census: All
Base	237	164	73	4,038
Less than \$25,000	7%	7%	8%	19%
\$25,000 to less than \$50,000	19%	17%	25%	31%
\$50,000 to less than \$75,000	27%	29%	22%	24%
\$75,000 to less than \$100,000	19%	21%	14%	13%
\$100,000 or greater	28%	27%	32%	13%

Property Tax

Q. About how much do you pay each year in property taxes for your property within Nipomo and surrounding areas? \$

Those within the district report paying about \$900 a year more than those in the SOI.

Households with incomes under \$75,000 report paying \$3,036, while households with incomes of \$75,000 or more report paying \$5,251.

	Total	District	SOI
Base	197	132	65
Less than \$1,000	11%	8%	15%
\$1,000 to \$1,999	12%	11%	15%
\$2,000 to \$2,999	12%	14%	9%
\$3,000 to \$3,999	20%	15%	31%
\$4,000 to \$4,999	16%	20%	8%
\$5,000 or more	29%	33%	22%
Mean	\$3,970	\$4,269	\$3,363

Location of Residence

Q. Do you live... (read options)

1. In the Nipomo area, east of Highway 101
2. In the Nipomo area, west of Highway 101, or
3. Outside of the area
4. (do not read) In the Nipomo area, not sure what side

Respondents living outside of the Nipomo area own property within the District or SOI.

	Total	District	SOI
Base	300	200	100
In the Nipomo area, east of Highway 101	12%	16%	6%
In the Nipomo area, west of Highway 101	83%	81%	87%
Outside of the area	2%	2%	2%
In the Nipomo area, not sure what side	3%	2%	5%

Household Size

The average Nipomo CDP family size based on the Census is 3.1, so this study closely mirrors that with an average of 3.2. The most common number was two in the home. Zero represents an unoccupied home, most likely for sale or rent. These results are compiled from the three questions that ask how many within specific age ranges are living in the home.

Twenty-four percent of respondents from households with 3 or more persons were Hispanic or Latino, versus only 9% of respondents from homes with 2 or less persons.

The average age of respondents from homes with 2 or less person is 66, versus 48 for those from homes with 3 or more.

	Total	District	SOI
Base	293	195	98
0	0%	0%	1%
1	10%	8%	12%
2	38%	34%	45%
3	15%	18%	8%
4	20%	23%	14%
5	7%	8%	6%
6	5%	5%	7%
7	2%	2%	1%
8	1%	1%	2%
9	1%	0%	2%
10 or more	1%	2%	1%
Mean	3.2	3.2	3.2

Elderly in the Home

Q. How many people living in your home are at least 65 years old?

Forty-three percent of responding households have an elderly person living in them. Twenty-four percent of households had an elderly person living in the household, but no other non-elderly adults. Very few households have 3 or more elderly persons living in them.

	Total	District	SOI
		Base	294
0	57%	62%	47%
1	19%	16%	24%
2	23%	20%	28%
3 or more	1%	2%	1%
Mean	0.8	0.6	1.0

Non-elderly Adults in the Home

Q. How many people living in your home are between 19 and 64 years old?

Two non-elderly adults in the household is the most common.

	Total	District	SOI
Base	293	195	98
0	26%	22%	35%
1	15%	16%	12%
2	43%	45%	40%
3	9%	10%	8%
4	6%	7%	4%
5	1%	1%	1%
6	0%	1%	0%
Mean	1.6	1.7	1.4

Children in the Home

Q. How many people living in your home are 18 years old or younger?

Forty-two percent of responding households have children. When looking only within the SOI, the number drops to only 35% of households having children. Within the district there is an average of one child for every home, with homes that have children averaging 2.2 children.

Respondents age 45 and younger had an average of 1.6 children in the home. Five responding households had children but no adults in the home (probably persons close to turning 18).

Households with \$75,000 or more income had an average of 1.2 children, versus 0.9 children for less affluent households.

The households of Caucasian respondents have an average of 0.7 children, versus 1.5 for the households of minority respondents.

Twenty-eight percent of respondents from households with children are Hispanic or Latino. Hispanics and Latinos only make up 9% of households without children.

	Total		
		District	SOI
Base	295	197	98
0	58%	55%	65%
1	14%	15%	11%
2	14%	16%	10%
3	9%	11%	6%
4	4%	3%	6%
5 or more	1%	1%	1%
Mean	0.9	1.0	0.8

Age

Q. What is your age?

The average age of respondents is 56. The age ranges provided by the census are higher at the younger end because they include renters, which tend to be younger in age.

Those within the SOI are, on average, older than those within the district. This explains why fewer households within the SOI have children in the home.

The average age of frequent park visitors is 52, versus 63 for infrequent visitors.

	Total	District	SOI	Census: All*
Base	279	183	96	8417
Under 35	9%	13%	3%	24%
35 to 39	16%	18%	10%	26%
45 to 49	24%	25%	22%	20%
55 to 59	6%	8%	2%	7%
60 to 64	10%	6%	19%	6%
65 to 69	20%	16%	25%	11%
75+	15%	13%	19%	8%
Mean	56	54	62	

**Only adults 20 and older included in census data.*

Ethnicity

Q. What is your ethnicity? (do not read; select one; try to fit responses into the first five options when possible)

About three in four respondents are Caucasian, but only 64% of respondents 45 years old and younger are Caucasian. The younger population in Nipomo is a greater proportion Hispanic and Latino than the older population. The average age of responding Caucasians is 59, versus 49 for minorities.

	Total	District	SOI	Census: Homeowners**
Base	274	182	92	—
White/Caucasian	77%	76%	79%	84%
Hispanic/Latino	16%	18%	14%	22%
Black/African American	0%	0%	0%	**
Asian/Pacific Islander	2%	2%	1%	
Native American/ Alaskan Native	1%	1%	1%	
Other	4%	3%	4%	

*Census identifies Hispanic/Latin American separately from the other designations.

**Census privacy rules prohibit the release of data specific to less than 100 persons.

Language

Surveys were conducted in either Spanish or English. As seen below, 5% of the surveys were conducted in Spanish.

In the census, 11% of residents 5 years and older spoke English less than “very well.” We would expect this number to be lower when looking specifically at homeowners.

None of the respondents who took the survey in Spanish are 65 years old or older. All of the Spanish-language respondents...

- › have household incomes of less than \$75,000
- › have children in the home
- › have 3 or more persons in the home (except one respondent)

	Total	District	SOI
Base	300	200	100
Continue in English	95%	96%	94%
Continue in Spanish	5%	4%	6%

Findings

Awareness of NCSD

Q. Have you heard of the Nipomo Community Services District, the NCSD?

About nine in ten within the district and eight in ten within the SOI have heard of the NCSD.

Ninety-one percent of Caucasians have heard of the NCSD, while only 71% of minorities (i.e., all non-Caucasians combined).

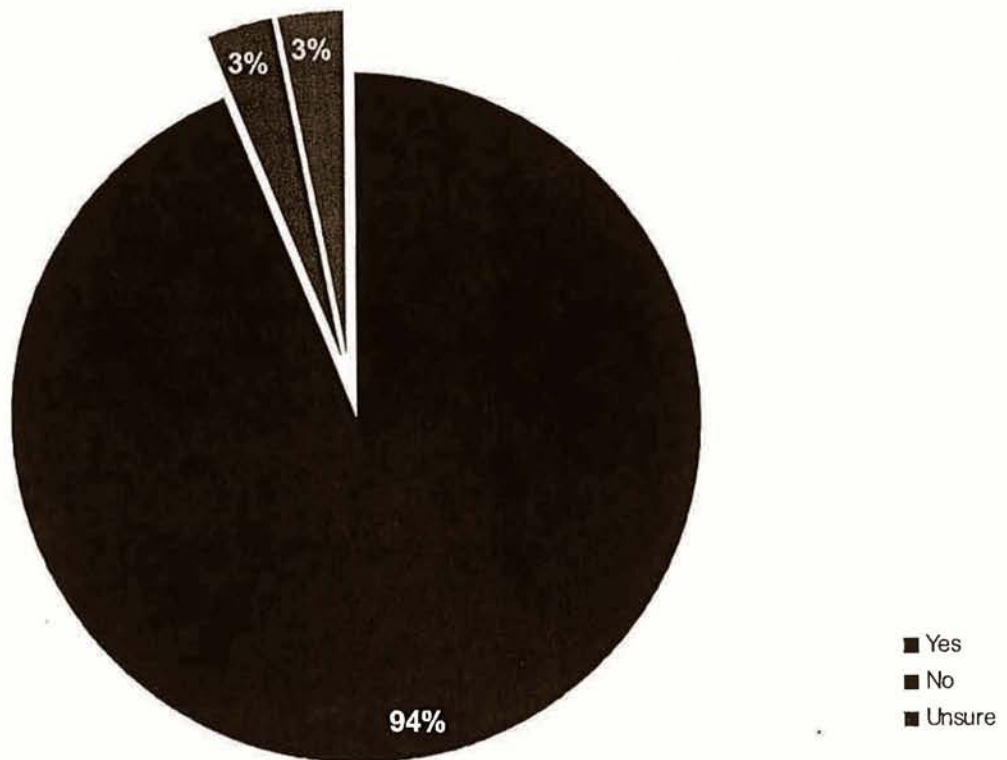
	Total	District	SOI
Base	300	200	100
Yes	86%	89%	81%
No	13%	11%	18%
Unsure/DK	1%	1%	1%

Water and Sewer Customers

Q. Does the NCSD provide your water or sewer service?

This question was only asked of those within the District.

(Base=177)

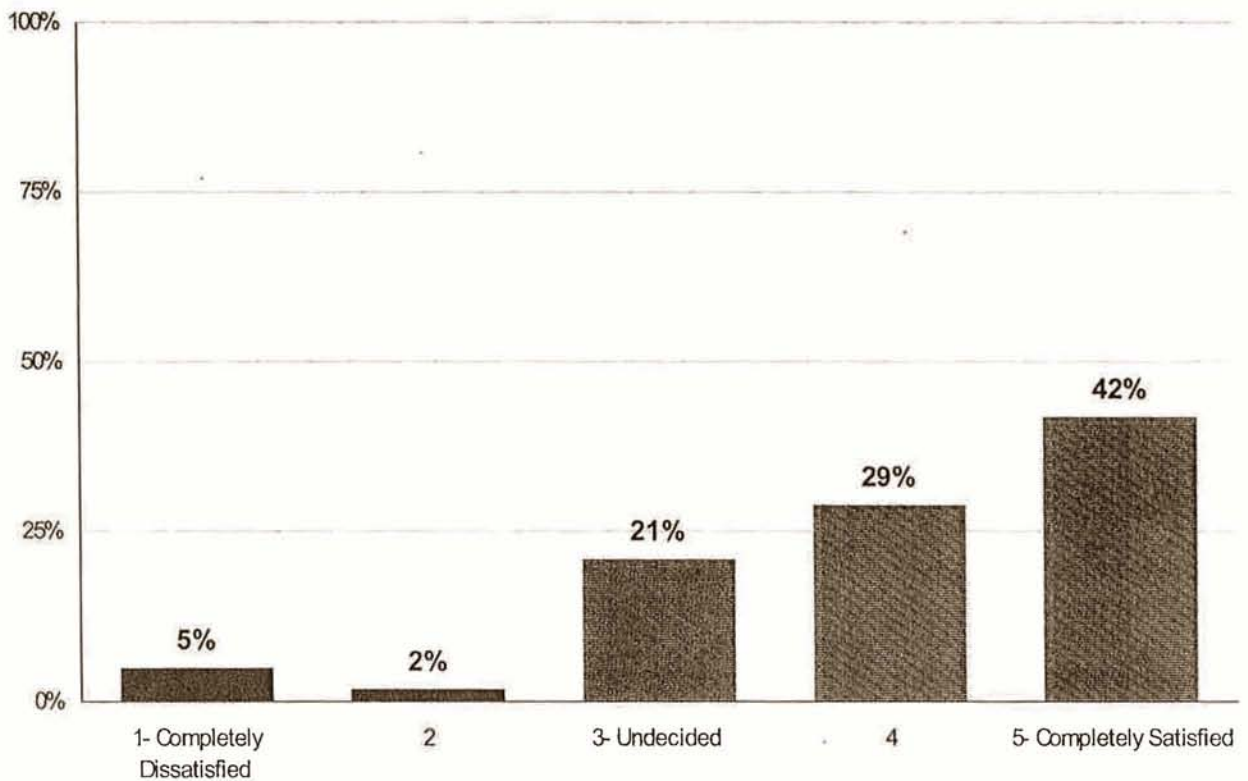


Water Service Satisfaction Rating

Q. On a scale of one to five where five is 'Completely satisfied', three is 'Undecided' and one is 'Completely dissatisfied', how do you rate your overall experience with your water service?

The average score was 4.0. Minorities rated their water service somewhat lower, at 3.7. Of the three services provided by the NCSD; water service is the lowest rated

(Base=165)

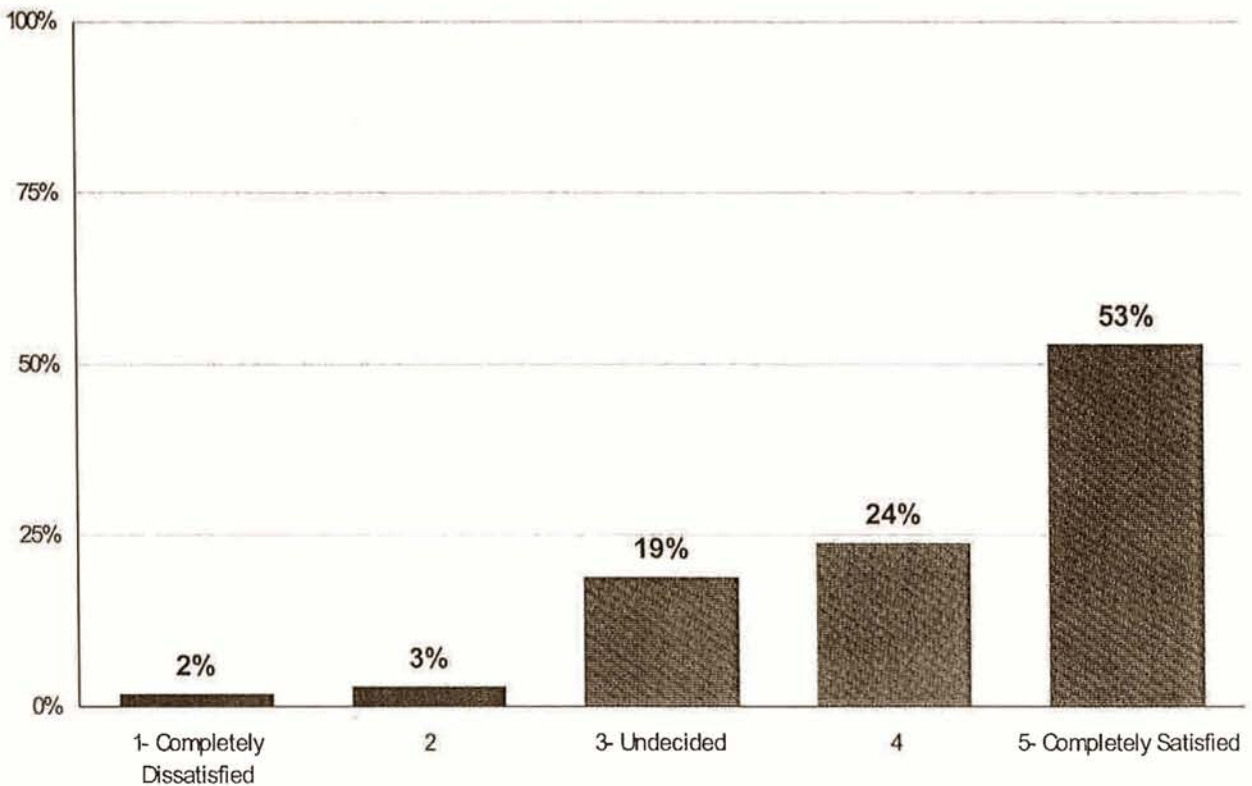


Sewer Service Satisfaction Rating

Q. On a scale of one to five where five is 'Completely satisfied', three is 'Undecided' and one is 'Completely dissatisfied', how do you rate your overall experience with your sewer service?

The average score was 4.2, 0.2 higher than the score water service received.

(Base=117)

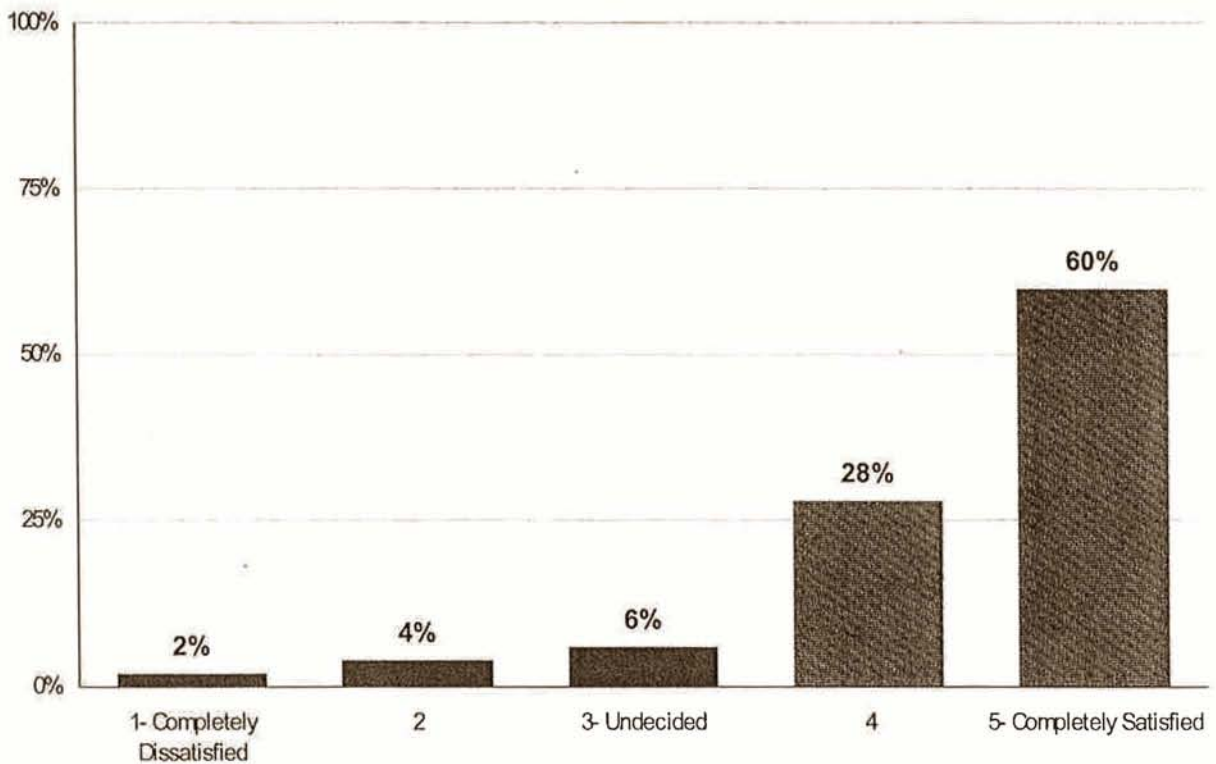


Trash and Recycling Service Satisfaction Rating

Q. On a scale of one to five where five is 'Completely satisfied', three is 'Undecided' and one is 'Completely dissatisfied', how do you rate your overall experience with your trash and recycling pickup service?

The average score was 4.4, the highest of the services rated. Minorities rated their trash and recycling service somewhat lower, at 3.9.

(Base=167)



Frequency of Park Visits

Q. Approximately how often do members of your household visit Nipomo Community Park?

No one level of frequency is dominant. Those in the district visit the park more often, perhaps because they are younger and are more likely to have children.

All that took the survey in Spanish were frequent park visitors. Forty-two percent of minority respondents visit the Nipomo Community Park at least once a week, compared to only 24% of Caucasians.

Households that visit Nipomo Community Park frequently have an average of 1.3 children, versus only 0.4 children for households that do not visit frequently.

Frequent park visitors report paying an average of \$4,400 in property tax annually, while infrequent visitors report paying \$3,302.

	Total	District	SOI
Base	295	197	98
At least once a week	28%	29%	24%
At least once a month	30%	33%	23%
At least once a year	24%	22%	29%
Less than once a year	13%	11%	15%
Never	6%	5%	8%

The table below shows results broken out by presence of children in the home.

	Total	Children in the Home	
		Yes	No
Base	295	122	173
At least once a week	28%	48%	14%
At least once a month	30%	31%	29%
At least once a year	24%	13%	32%
Less than once a year	13%	7%	17%
Never	6%	2%	9%

Number of Parks Needed

Q. For each of the following, please indicate whether Nipomo has too many, not enough, or just the right number. [randomize list, provide 'DK/Unsure' option]

Homeowners were asked if Nipomo had too many, not enough, or just the right number of parks. The same was also asked about public schools and bus stops, but only to initially hide the purpose of the survey.

A majority of those surveyed feel that Nipomo needs new parks. Almost none felt that Nipomo had too many. Homeowners did not feel that Nipomo had the same need for new bus stops and public schools.

Those in the SOI feel they are less in need of new parks than those in the District. Interestingly, 59% of women surveyed feel that Nipomo does not have enough parks, compared to only 47% of men. If the person is a frequent park visitor, there is a 65% chance they feel that Nipomo does not have enough parks (compared to only 38% of infrequent visitors). The average age of those that feel Nipomo needs more parks is 54, versus 59 for those that do not. The average number of children in households where the respondent felt Nipomo needed more parks was 1.2, versus 0.7 for households where the respondent did not.

Parks

	Total	District	SOI
Base	300	200	100
Not Enough	53%	59%	42%
Just the Right Amount	42%	37%	52%
Too Many	2%	2%	3%
Don't Know/Unsure	3%	3%	3%

Bus Stops

	Total		
		District	SOI
Base	300	200	100
Not Enough	31%	29%	36%
Just the Right Amount	25%	26%	25%
Too Many	4%	2%	2%
Don't Know/Unsure	42%	45%	37%

Public Schools

	Total		
		District	SOI
Base	300	200	100
Not Enough	13%	12%	15%
Just the Right Amount	67%	67%	67%
Too Many	4%	2%	8%
Don't Know/Unsure	16%	20%	10%

Local Spending

Q. Please indicate whether you feel more, less, or the same amount should be spent in Nipomo on each of the following items...

When a list of items is rated like this, it is usually most beneficial to assign a numeric value to each and then rank them. We've done this below, with 3=More, 2=Same, and 1=Less. So the higher the number, the more support there is for each. Adding new parks is rated high, though not as high as improving roads or reducing crime (though those are the responsibility of the county).

Item	Overall Score
Improving roads	2.7
Crime reduction	2.6
Adding new parks	2.4
Graffiti removal	2.4
Improving mass transit	2.3
Helping the County with library expansion	2.3
Starting a local cemetery	1.7

Below you'll find results for each option in greater detail.

Adding new parks

	Total		
		District	SOI
Base	300	200	100
More	54%	57%	47%
Less	10%	8%	13%
Same	34%	31%	40%
Don't Know/Unsure	3%	4%	0%

Improving roads

	Total	District	SOI
Base	300	200	100
More	78%	77%	81%
Less	2%	2%	2%
Same	19%	20%	16%
Don't Know/Unsure	2%	2%	1%

Crime reduction

	Total	District	SOI
Base	300	200	100
More	65%	61%	72%
Less	3%	3%	4%
Same	29%	33%	23%
Don't Know/Unsure	3%	4%	1%

Graffiti removal

	Total	District	SOI
Base	300	200	100
More	50%	52%	46%
Less	5%	4%	6%
Same	41%	39%	45%
Don't Know/Unsure	5%	6%	3%

Improving mass transit (buses, elderly pick-up, etc.)

	Total	District	SOI
Base	300	200	100
More	53%	51%	58%
Less	4%	4%	6%
Same	34%	38%	26%
Don't Know/Unsure	9%	9%	10%

Helping the County with library expansion

	Total	District	SOI
Base	300	200	100
More	46%	44%	49%
Less	9%	8%	11%
Same	40%	44%	34%
Don't Know/Unsure	5%	5%	6%

Starting a local cemetery

	Total	District	SOI
Base	300	200	100
More	30%	30%	32%
Less	28%	29%	25%
Same	28%	29%	25%
Don't Know/Unsure	14%	13%	18%

Effects of Outside Funding

Q. What is your opinion of the District adding new parks if funding from outside of the community paid for one-fourth of the initial cost? Would you support such an initiative, oppose such an initiative, or are unsure?

Those that did not say more should be spent on adding new parks in Nipomo were asked about their support of new parks if one-fourth of their funding came from outside of the community. Eighteen percent said they would then support the new parks.

	Total	District	SOI
		Base	78
Support	18%	19%	17%
Oppose	33%	32%	34%
Unsure	49%	49%	49%

Q. And if funding from outside of the community paid for half of the initial cost, would you support such an initiative, oppose such an initiative, or are unsure?

And when we increase the amount of outside support to 50%, another small group turns into supporters.

11% of responding homeowners still will not support the addition of new parks in Nipomo. This group will be against almost any new parks initiative, regardless of the details.

With this scenario of 50% outside support, only 5% of responding females would still oppose an initiative for new parks, while 16% of men would still oppose.

With over two-thirds of respondents either deciding to support new parks or becoming unsure about their opinions, a public information campaign about the outside funding would most likely cause a majority of non-supporters to become supporters.

	Total		
		District	SOI
Base	107	63	44
Support	17%	19%	14%
Oppose	30%	29%	32%
Unsure	53%	52%	55%

Annual Financial Support of New Parks

Q. How much would your household be willing to pay annually for a new neighborhood park? Assume that the park would be on the other side of town, but not supporting it would eliminate any chance of a park being added to your neighborhood in the near future. (read options)

This scenario is of more importance to NCSD than the next one, where the respondent is guaranteed that the new park will be close to them. Since NCSD cannot provide this guarantee to everyone, the next scenario's main purpose is to identify the top of mind importance that park location plays.

A greater proportion of homeowners in the SOI than those in the district would choose to provide nothing. This is expected; since they are less likely to visit the parks (see the Frequency of Park Visits section).

Only fifteen percent of respondents aged 45 and younger would chose to provide no funding (22% of those aged 46 to 64, and 35% of those aged 65 and older). The average age of those willing to pay over \$40 is 53, versus 61 for those that would pay \$40 or less.

Campbell Rinker suggests requesting support at a level that meets the needs of what Nipomo homeowners are looking for in a park. The alternative method, providing parks based on what homeowners are willing to pay for, is not optimal because there is no consensus on how much they would be willing to pay. We can say that the \$41 to \$60 level is as high as the NCSD can go without going against the wishes of a majority of homeowners.

	Total		
		District	SOI
Base	258	173	85
Over \$100	12%	10%	15%
\$81 to \$100	18%	18%	18%
\$61 to \$80	8%	10%	5%
\$41 to \$60	17%	19%	14%
\$21 to \$40	10%	10%	8%
\$1 to \$20	11%	12%	9%
Nothing	24%	20%	31%

The table below breaks out the results for this question by household income.

	Total	Household Income	
		Less than \$75k	\$75k or More
Base	258	101	105
Over \$100	12%	11%	17%
\$81 to \$100	18%	19%	20%
\$61 to \$80	8%	10%	9%
\$41 to \$60	17%	19%	16%
\$21 to \$40	10%	11%	10%
\$1 to \$20	11%	9%	14%
Nothing	24%	22%	14%

Q. How much would your household be willing to pay annually if the new park were going to be less than five blocks from your home? (read options)

This question sought to find out how financial support would change when a park would be placed in close proximity to the homeowners. We see that most would pay a little more, but the location of the parks is not one of the main concerns of residents.

	Total		
		District	SOI
Base	258	173	85
Over \$100	16%	16%	15%
\$81 to \$100	21%	21%	19%
\$61 to \$80	5%	6%	4%
\$41 to \$60	16%	17%	14%
\$21 to \$40	7%	9%	5%
\$1 to \$20	9%	10%	8%
Nothing	26%	21%	35%

Preference for Funding Options

Q. If the NCSD is building new parks in Nipomo, to what degree does each method of paying for them appeal to you? Please keep in mind that this question is not asking whether you would support new parks. Rate each option on a scale of one to five where five is 'Strongly support', three is 'Neutral', and one is 'Strongly oppose.'

Average scores are provided for each method of funding. Higher scores equal greater support for the method of funding.

Minorities are less fond of small fees paid when reserving facilities at the park (3.5) and special fees on newly constructed homes (2.9) than Caucasians, but more fond of a new fee billed every two months (2.4). Support for special fees on newly constructed homes jumps to 3.4 for households with incomes of \$75,000 or more.

Raising property taxes was very unpopular. Fees at the time of park visitation and on newly constructed homes were the most popular.

Unfortunately funding an ongoing commitment with these preferred methods may be difficult. New home construction comes in waves, and the administrative and enforcement costs associated with reservation fees may be significant. The most sensible option may be a combination of both a special fee on new home construction and a fee added to current NCSD billing. If they are low enough, it may be best to add the fees to current NCSD bills on a less frequent basis, such as three or four times a year.

	Total		
		District	SOI
Base	258	200	100
Small fee paid when reserving facilities at the park	3.6	3.6	3.7
Special fee on newly constructed homes	3.1	3.1	3.1
A new fee billed every two months, much like how the NCSD currently bills for water and sewer services	2.2	2.3	2.0
An increase in property taxes	2.0	2.0	1.8

The table below shows results broken out by age of respondents.

	Total	Age		
		45 and Younger	46 to 64	65 and Older
Base	258	95	108	97
Small fee paid when reserving facilities at the park	3.6	3.5	3.9	3.5
Special fee on newly constructed homes	3.1	3.1	3.2	3.0
A new fee billed every two months, much like how the NCSD currently bills for water and sewer services	2.2	2.4	2.0	2.3
An increase in property taxes	2.0	2.2	1.8	1.9

Preference on Type of Parks

Q. Regardless of whether or not you feel Nipomo needs new parks, do you feel that citizens would benefit more from...

A majority of people in the area feel that new multiple neighborhood parks would benefit them more than a new large park. A greater proportion of people in the SOI than the district think a new large park would be best.

Those that say they do not want more parks, or do not want to pay more than \$40 a year for them, are significantly more likely prefer the addition of a large one (33% and 36% prefer a large one, respectively).

There were no significant differences in how different demographic groups responded to this question.

	Total	District	SOI
Base	300	200	100
One large park in a location that is convenient for many	26%	23%	33%
Several smaller neighborhood parks that are spread throughout Nipomo	70%	73%	63%
Unsure	4%	5%	4%

Support for Potential Activities and Facilities for New Parks

Q. Regardless of your support of new parks in Nipomo, we are interested in understanding what activities and features you would want in a Nipomo park. Rate each option on a scale of one to five where five is 'Strongly support', three is 'Neutral', and one is 'Strongly oppose.' (read each)

The average scores each item received are reported below. Five is the highest score, and indicates strong support.

The results of this question are only a starting point. Cost considerations, the overall theme of the park, etc. may make some highly rated items unwanted or unobtainable.

	Total	District	SOI
Base	300	200	100
Playground for small children	4.2	4.2	4.2
Trees and lawns with benches for sitting	4.1	4.1	4.2
Barbeque grills with picnic tables	4.0	4.0	3.9
Sports fields such as softball and soccer	4.0	3.9	4.0
Reservable areas for group events	3.9	3.9	3.9
Paved walking and jogging paths	3.9	4.0	3.9
Outdoor basketball courts	3.7	3.7	3.6
Tennis courts	3.5	3.5	3.4
Volleyball courts	3.5	3.4	3.6
Landscaping with flowering plants	3.4	3.5	3.3
Recreation center with a gymnasium	3.4	3.5	3.3
Amphitheater for outdoor performing arts	3.3	3.4	3.2
Swimming pool	3.3	3.3	3.3
Horseshoe pits	3.2	3.2	3.3
Off-leash dog area	3.1	3.2	2.8
Skateboard and skating park	3.1	3.1	3.0
Daycare center	3.0	3.1	2.9
Community center with no gymnasium	2.9	3.0	2.9
Shuffleboard areas	2.7	2.7	2.9
Lawn bowling area	2.7	2.6	2.8

Questionnaire

Hello, my name is _____. I am calling on behalf of the Nipomo Community Services District. Is [NAME] available?

[FOR RECORDS THAT DO NOT HAVE A NAME, INSERT "THE OWNER OF (ADDRESS)" INTO THE FIRST NAME FIELD OF EACH]
[PEOPLE WITH A PO BOX CAN BE COUNTED TOWARDS EITHER QUOTA.]
[REINTRODUCE IF NEEDED]

The District is making this call to ask for the opinions of Nipomo property owners. All of your responses are completely confidential and I am not a sales person.

Q10 Have you heard of the Nipomo Community Services District, the NCSD?

1. Yes [skip Q15]
2. No
3. Unsure/DK

Q15 The Nipomo Community Services District was formed in 1965 to provide the community with public services. The NCSD provides water, sewer, and trash collection services to District residents.

[reschedule if needed; if they ask how long it will take, respond about seven minutes]

[skip to Q30 if Address on file is a PO Box]

Q20 Do you own the property at [street address on file]?

1. Yes [skip Q30]
2. No
3. Unsure [terminate]

[if they are not the owner but the owner is available, the caller may survey the correct owner]

Q30 Do you currently own any property or a home in Nipomo?

1. Yes
2. No [terminate]
3. Unsure [terminate]

Q40 Do you live... (read options)

1. In the Nipomo area, east of Highway 101
2. In the Nipomo area, west of Highway 101, or
3. Outside of the area
4. (do not read) In the Nipomo, not sure what side

[if list field Area = 'SOI', or Q10.2 or Q10.3 are selected, skip to Q200]

Q110 Does the NCSD provide your water or sewer service?

1. Yes
2. No [skip next two questions]
3. Unsure [skip next two questions]

Q120 On a scale of one to five where five is 'Completely satisfied', three is 'Undecided' and one is 'Completely dissatisfied', how do you rate your overall experience with your water service? [99 = DK/Unsure]

Q150 On a scale of one to five where five is 'Completely satisfied', three is 'Undecided' and one is 'Completely dissatisfied', how do you rate your overall experience with your sewer service? [99 = DK/Unsure]

Q170 On a scale of one to five where five is 'Completely satisfied', three is 'Undecided' and one is 'Completely dissatisfied', how do you rate your overall experience with your trash and recycling pickup service? [99 = DK/Unsure]

Q200 About how much do you pay each year in property taxes for your property within Nipomo and surrounding areas? \$ _____ [enter '0' if they do not know]

Q205 For each of the following, please indicate whether Nipomo has too many, not enough, or just the right number. [randomize list, provide 'DK/Unsure' option]

1. Public schools
2. Bus stops
3. Parks

Q210 Please indicate whether you feel more, less, or the same amount should be spent in Nipomo on each of the following items... [randomize list, provide 'DK/Unsure' option]

1. Crime reduction
2. Improving roads
3. Improving mass transit (buses, elderly pick-up, etc.)
4. Adding new parks
5. Graffiti removal
6. Starting a local cemetery
7. Helping the County with library expansion

[skip to Q260 unless 'less' or 'the same amount' are selected for Q210's 'Adding new parks']

Q230 If new parks are created, additional funding will be needed. What is your opinion of the District adding new parks if funding from outside of the community paid for one-fourth of the initial cost? Would you support such an initiative, oppose such an initiative, or are unsure?

1. Support [skip next question]
2. Oppose
3. Unsure

Q240 And if funding from outside of the community paid for half of the initial cost, would you support such an initiative, oppose such an initiative, or are unsure?

1. Support
2. Oppose
3. Unsure

Q260 Regardless of whether or not you feel Nipomo needs new parks, do you feel that citizens would benefit more from...

1. One large park in a location that is convenient for many, or
2. Several smaller neighborhood parks that are spread throughout Nipomo
3. (do not read) Unsure

Q270 Regardless of your support of new parks in Nipomo, we are interested in understanding what activities and features you would want in a Nipomo park. Rate each option on a scale of one to five where five is 'Strongly support', three is 'Neutral', and one is 'Strongly oppose.' (read each) [randomize selection, but can we keep option 19 coming before option 20?]

1. Off-leash dog area
2. Barbeque grills with picnic tables
3. Reservable areas for group events
4. Playground for small children
5. Paved walking and jogging paths
6. Outdoor basketball courts
7. Horseshoe pits
8. Tennis courts
9. Volleyball courts
10. Amphitheater for outdoor performing arts
11. Shuffleboard areas
12. Lawn bowling area
13. Skateboard and skating park
14. Swimming pool
15. Sports fields such as softball and soccer
16. Daycare center
17. Trees and lawns with benches for sitting
18. Landscaping with flowering plants
19. Recreation center with a gymnasium
20. Community center with no gymnasium

[skip to Q388 if Q40 = Option 3]

Q300 Approximately how often do members of your household visit Nipomo Community Park? (read options)

1. At least once a week
2. At least once a month
3. At least once a year
4. Less than once a year
5. Never

Q380 How much would your household be willing to pay annually for a new neighborhood park? Assume that the park would be on the other side of town, but not supporting it would eliminate any chance of a park being added to your neighborhood in the near future. (read options)

1. Over \$100
2. \$81 to \$100
3. \$61 to \$80
4. \$41 to \$60
5. \$21 to \$40
6. \$1 to \$20
7. Nothing
8. Or you are unsure because you do not make decisions about finances in your household [skip next question]

Q384 How much would your household be willing to pay annually if the new park were going to be less than five blocks from your home? (read options)

1. Over \$100
2. \$81 to \$100
3. \$61 to \$80
4. \$41 to \$60
5. \$21 to \$40
6. \$1 to \$20
7. Nothing

[skip next question if Q40, option 3 is NOT selected]

Q388 How much would you be willing to pay annually for new parks to be added in Nipomo? (read options)

1. Over \$100
2. \$81 to \$100
3. \$61 to \$80
4. \$41 to \$60
5. \$21 to \$40
6. \$1 to \$20
7. Nothing

Q390 If the NCSD is building new parks in Nipomo, to what degree does each method of paying for them appeal to you? Please keep in mind that this question is not asking whether you would support new parks. Rate each option on a scale of one to five where five is 'Strongly support', three is 'Neutral', and one is 'Strongly oppose.' (read options)

1. Special fee on newly constructed homes
2. An increase in property taxes
3. A new fee billed every two months, much like how the NCSD currently bills for water and sewer services
4. Small fee paid when reserving facilities at the park

Q400 What is your ethnicity? (do not read; select one; try to fit responses into the first five options when possible)

1. White/Caucasian
2. Hispanic/Latino
3. Black/African American
4. Asian/Pacific Islander
5. Native American/Alaskan native
6. Other
7. Decline

Q430 What is your age? ___ [enter '0' for refusals]

Q440 How many people living in your home are 18 years old or younger? ___ [enter '99' for refusals]

Q450 How many people living in your home are between 19 and 64 years old? ___ [enter '99' for refusals]

Q460 How many people living in your home are at least 65 years old? ___ [enter '99' for refusals]

Q470 Please stop me when I read the range that applies to your household's annual income...

1. Less than \$25,000
2. \$25,000 to less than \$50,000
3. \$50,000 to less than \$75,000
4. \$75,000 to less than \$100,000
5. \$100,000 or greater
6. Decline

Closing: That completes our survey. Thank you for helping us with this research. Your feedback will be instrumental in the NCSD's evaluation. Have a good day/evening!

Q.490 (Record Gender)

1. Female
2. Male

Termination: This specific survey is for Nipomo property owners. Thank you for your time and willingness to participate in our survey. Have a great day/evening.

TO: COMMITTEE MEMBERS
FROM: BRUCE BUEL *BAB*
DATE: JULY 3, 2007

AGENDA ITEM
4
JULY 18, 2007

REVIEW FUNDING DISTRICT BOUNDARY ISSUES AND TIMELINE

ITEM

Review Funding District Boundary Issues and Timeline [Forward Recommendations to Board].

BACKGROUND

Attached is a copy of the proposal from the Wallace Group that was accepted by the Board along with a map illustrating the boundaries of the Olde Towne "Downtown Study Area".

Kari Wagner from the Wallace Group will discuss potential boundaries for formation of a funding district and distribute a proposed timeline for completion of the work tasks set forth in the Wallace Group proposal.

RECOMMENDATION

Staff recommends that the Committee review the boundary options for formation of a funding district and Wallace's proposed timeline and formulate recommendations for Board consideration.

ATTACHMENT

- Wallace Group Scope of Work
- Downtown Study Area

T:\Documents\services\parks\parks committee staff notes\070718\Item4.DOC

April 24, 2007

Mr. Bruce Buel, General Manager
Nipomo Community Services District
P.O. Box 326
Nipomo, California 93444-0326

Subject: Engineering Services for Miller Park Funding District Formation: Phase I

Dear Mr. Buel:

Wallace Group (WG) appreciates the opportunity to provide you with our proposal for engineering services for the above referenced project. Based on our discussion, the following Scope of Work has been prepared for your consideration:

SCOPE OF WORK

Task 1.0 Project Initiation

WG will attend a kick-off meeting with District staff. WG will prepare an agenda and provide the District with meeting minutes. The meeting will include discussion of the proposed Scope of Work for Miller Park, an approximate location of the zone of benefit, review the method or formula proposed to divide the cost amongst the parcels and determine the appropriate assessment district law section(s) to be used for the project. WG will review various documents provided by the District, including the following:

- Concept Plans
- Olde Town Nipomo Design and Circulation Plan
- Tefft Street Development Plans (WG)
- Listing of Nipomo CSD (NCSD) Assumptions

Task 2.0 Proposition 218 Research

WG will research Proposition 218 requirements and new regulations. WG will review the options available for funding the capital and operational expenses for the referenced project. WG will prepare a letter report summarizing the findings.

Task 3.0 Initial Capital and Operations Cost Allowances

WG will prepare an Opinion of Probable Costs for the hard and soft costs to construct Miller Park based on the discussed Scope of Work. WG will also complete a life cycle analysis to establish the initial operating costs. WG will prepare a letter report summarizing the findings.

Task 4.0 Development of the Data Base for the Funding District

Based on information provided by NCSD and San Luis Obispo County Assessor offices, WG will develop a database containing a list of all parcels in the project area and their attributes such as:

- Assessor Parcel Number (APN) or lot number from tract maps
- Assessment Number
- Property Owner
- Site Address
- Property Owners' Mailing Address
- Benefit Unit Assignment



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This information will be used to develop the Assessment Roll and the assessment spread by providing the number of parcels and number of benefit units within the proposed assessment district. This information may also be used in the development of mailing labels for public hearings and in providing the parcel information for funds to be collected through property taxes.

Task 5.0 Draft Assessment Spread

WG will prepare and distribute to NCSD staff, a Preliminary Assessment Spread that determines general and specific benefits of developing and maintaining Miller Park. The Preliminary Assessment Spread will include:

- A description of the service proposed to be financed through the revenue derived from the assessment
- The potential Zones of Benefit by distance and/or use
- An estimated range of capital and operating costs
- A detailed explanation of the method or formula by which the costs are to be allocated to the assessed parcels
- A proposed range of assessments per parcel for capital and operational expenses
- A draft diagram showing the proposed boundary
- Each parcel shall be given a separate assessment number on the diagram. The diagram may refer to the County Assessor's maps for a detailed description of the lines and dimensions of any parcels, in which case those maps shall govern for all details concerning the lines and dimensions of the parcels.
- An Assessment Roll showing the assessment number of each parcel to be assessed and the amount of each proposed assessment. The assessment shall refer to the parcels by their respective assessment number as assigned and shown on the Assessment Diagram.

Task 6.0 Final Assessment Spread

Based on comments received from the NCSD staff and Committee members, WG will finalize the Assessment Spread and distribute to NCSD staff.

Task 7.0 Outreach

WG will meet with various District Staff and Committees through the first phase of this project. The anticipated meetings include the following:

- Staff Meetings – one meeting to discuss the Draft Engineer's Report
- NCSD Parks Committee Meeting – two meetings
- Community Workshop – two meetings
- NCSD Board Meeting – one meeting

Task 8.0 Next Phase Preparation

Upon direction from the NCSD Board, WG will define a Scope of Work for Phase II of the Funding District Formation.



DELIVERABLES

- Five copies of two letter reports
- Five copies of the Draft Assessment Spread
- Five copies of the Final Assessment Spread

SERVICES NOT INCLUDED

- Survey

PROJECT FEES

Wallace Group will perform the services denoted in Tasks 1.0 through 8.0 of the proposed Scope of Work in accordance with the attached Schedule of Fees (Exhibit A). These services will be invoiced monthly on an accrued cost basis, and our total fees, including reimbursables will not exceed our estimated fee of \$29,300 without receiving written authorization from the Client.

At your request, additional services to the Scope of Work will be performed by Wallace Group following the signature of our Contract Amendment or the initiation of a new contract.

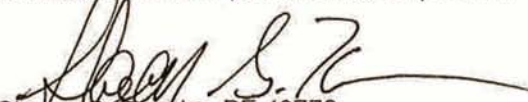
In order to ensure a clear understanding of all matters related to our mutual responsibilities regarding this proposal, the attached Standard Terms and Conditions (Exhibit B) are considered a part of our proposal agreement. If this proposal meets with your approval, please sign where indicated and return one original to our office, which will serve as our notice-to-proceed.

We want to thank you for this opportunity to present our proposal for engineering services. If you would like to discuss this proposal in greater detail, please feel free to contact me.

Sincerely,

WALLACE GROUP, a California Corporation

TERMS AND CONDITIONS ACCEPTED:


Steven G. Tanaka, PE 49779
Director of Water Resources

Signature

Printed Name

Title

Date

Attachments
tag: P007-2925, 60, std
Exhibit A
Exhibit B

THIS PROPOSAL IS VALID FOR 90 DAYS FROM THE DATE OF THIS DOCUMENT.

