

TO: BOARD OF DIRECTORS  
FROM: BRUCE BUEL *BBB*  
DATE: JUNE 19, 2008

**AGENDA ITEM**  
**D-5**  
**JUNE 25, 2008**

**APPROVE HIGH-EFFICIENCY CLOTHES WASHER  
WATER CONSERVATION PROGRAM**

**ITEM**

Approve High-Efficiency Clothes Washer Program for District customers.  
[RECOMMEND ADOPTION].

**BACKGROUND**

In February 2008, the Board adopted the Water Conservation Program. This program includes funding for rebates to customers who purchase high-efficiency clothes washers (HEW).

The CUWCC administers rebate programs for its members who wish to participate. As part of the HEW rebate program, each rebate will be for \$150, of which the member (NCSD) only pays \$75 (a \$75/rebate savings for the NCSD). The CUWCC will stop accepting new participants into the rebate program in September, and there are a limited number of rebates available. One-hundred rebates were available to the District, and were reserved.

The CUWCC HEW rebate program provides support in the form of flyers and bill inserts (see attached). In addition, a participating member can access spreadsheet data from the CUWCC website detailing participants, status of each rebate request, date rebate issued, clothes washer purchased, etc.

Procedures for the HEW program are detailed in their Program Procedures (attached).

When District customers have used the 100 reserved CUWCC rebates, assessment will be made regarding the potential for continuing the program, administered by the District.

**RECOMMENDATION**

Staff recommends that your Honorable Board approve the High-Efficiency Clothes Washer Program.

**ATTACHMENT**

- HEW rebate program flyers and bill inserts (provided by CUWCC).
- HEW rebate Program Procedures.

((date))

«CUSTOMER NAME»  
«ADDRESS»  
«CITY», «STATE» «ZIP»

Smart Rebates is a statewide water rebate program administered by the California Urban Water Conservation Council, and funded by your local water utility and the California Department of Water Resources.



Dear Homeowner,

Our records indicate you may be eligible for a great statewide rebate program that can make a significant difference in your water bill:

***Rebates are now available!***

- Ultra Low Flow Toilets (1.6 gal/flush or less)      \$100 rebate per toilet
- High-Efficiency Toilets (1.28 gal/flush or less)      \$100 rebate per toilet
- High-Efficiency Clothes Washers  
(water factor of 6.0 or less)      \$150 rebate per washer

***Why you should take advantage of this program today:***

- **HELP THE ENVIRONMENT** - An average family of four can save more than **30,000** gallons of water per year by installing two new Ultra Low-Flush Toilets! New high efficiency washing machines use **50%** less energy, require **50%** less drying time, and use **35% - 50%** less water!
- **LIMITED TIME OFFER AND LIMITED FUNDING** – This program is only available for a short time in select areas. Rebates are offered on a first come, first served basis and are only available until funds are depleted.

***Applications and eligible product lists are available at [www.cuwcc.org](http://www.cuwcc.org) or by calling 1-800-563-5874***

To participate, you must be a customer of a participating water district. All fixtures and appliances must be purchased after March 1, 2007. Other Program restrictions and eligibility requirements apply. For program guidelines please visit [www.cuwcc.org](http://www.cuwcc.org) or call 1-800-563-5874. Not all models qualify for rebates and not all participating water utilities offer rebates for all fixtures and appliances. To see the rebates available in your area and a complete list of qualifying High-Efficiency Toilets, Ultra Low Flush Toilets, and High-Efficiency Washers go to [www.cuwcc.org](http://www.cuwcc.org).

*Actual savings may vary. Se habla español.*



## *They replaced their existing water guzzling toilets with new High-Efficiency Toilets and installed new High-Efficiency Clothes Washers, that's all.*

Smart Rebates is a water conservation program administered by the California Urban Water Conservation Council for residential customers of participating water utilities. Rebates are available for high-efficiency toilets, ultra-low-flush toilets, and high-efficiency clothes washers. These fixtures and appliances help lower water and sewer bills, reduce energy costs, and improve our environment.

California's growing population puts an ever-increasing strain on our limited water supply. One of the best ways to meet this increasing demand is for home owners to install the latest water-saving toilets and clothes washers available. Take advantage of these Smart Rebates and help lessen the demand on our resources by conserving water while saving money.

High-Efficiency  
Toilets (HETs)  
( 1.28 gpf or less )

**\$100**

rebate per toilet

The average water savings for High-Efficiency Toilets (HETs) is estimated to be 19,000 gallons per year when replacing an average, non-efficient toilet and 4,000 gallons per year when replacing a ULFT.

*Limit three per dwelling unit.*

Ultra Low-Flush  
Toilets (ULFTs)  
( 1.6 gpf or less )

**\$100**

rebate per toilet

The Ultra-Low-Flush Toilet (ULFT) uses 15,000 gallons LESS water annually than non-ULFTs. By replacing your toilet(s), you can save money on water and sewage costs.

*Limit three per dwelling unit.*

High-Efficiency  
Clothes Washers (HEWs)  
( 6.0 gallons per wash or less )

**\$150**

rebate per washer

The High-Efficiency Clothes Washer (HEW) uses 35-50% less water than non-efficient models. This reduction in water use means about 50% less energy needed to heat the water.

*Limit one per dwelling unit.*

Applications and qualifying models lists are available at [www.cuwcc.org](http://www.cuwcc.org) or by calling 1-800-563-5874. All fixtures and appliances must be purchased on or after March 1, 2007. Other program restrictions and eligibility requirements apply. For program guidelines please visit [www.cuwcc.org](http://www.cuwcc.org) or call 1-800-563-5874. Not all models qualify for rebates and not all participating water utilities offer rebates for all fixtures and appliances. To see the rebates available in your area and a complete list of qualifying High-Efficiency Toilets, Ultra Low Flush Toilets, and High-Efficiency Washers go to [www.cuwcc.org](http://www.cuwcc.org).

\*Savings based on installing 5 new high-efficiency toilets and 1 high-efficiency clothes washer. Actual savings may vary. Se habla Español.



Smart Rebates is a statewide water rebate program administered by the California Urban Water Conservation Council, and funded by your local water utility and the California Department of Water Resources.



*These California families saved a combined 95,000 gallons of water, \$425 off their water bills and received \$650 in rebates.\* Want to know how?*





Smart Rebates is a statewide water rebate program administered by the California Urban Water Conservation Council, and funded by your local water utility and the California Department of Water Resources.

Cash rebates on water conservation fixtures and appliances for residential customers throughout California.

Call 1-800-563-5874 or visit [www.cuwcc.org](http://www.cuwcc.org) for more information on how you can save money, save water and save California's precious resources.

*Se habla español*

## **PROGRAM PROCEDURES**

### **Program Database**

Smart Rebates processor shall develop and implement a Program database to track all facets of the Program, including but not limited to the data listed under Reporting Requirements below. Smart Rebates processor shall be responsible for maintaining the Program database, ensuring data integrity/security and database back up.

### **Customer Service**

Customer service requirements to be met by Smart Rebates processor shall include, but are not limited to:

Providing all necessary training to Program staff who directly respond to and handle routine customer service issues to assure exemplary customer service and follow-up.

Resolving customer Service complaints and/or concerns within one business day, or at a minimum, responded to with a plan of action for resolution within one business day.

Providing a toll-free telephone number with incoming lines adequate for receiving inquiries and application requests. Customer assistance includes Program information, application requests, applicant status inquiries, inspection scheduling (if applicable), and rebate check research. The toll-free number will be made accessible to callers within the State of California. The telephone system shall have a multiline hunt group, call sequencing to handle multiple incoming calls in queue for response, and the ability of silent monitoring of calls by supervisors and managers. A message detailing Program qualifications, information and guidelines shall be provided for incoming calls. Providing adequate staff to answer calls made on the toll-free line as follows: Monday through Friday (except federal holidays): 8:00 a.m. to 4:30 p.m. At all other times, including Smart Rebates processor employee events and other office closures (such as prior to holiday weekends), Smart Rebates processor shall provide a recorded message informing customers that the office is closed and the capability for the customer to leave a message for a return phone call. Such messages shall be returned the next business day.

### **Rebate Tasks and Procedures**

Smart Rebates processor will determine if a rebate applicant is qualified and eligible to receive a rebate. The qualifications are as follows:

The applicant is a customer of a participating water supply agency: (1) customers will be instructed to provide a copy of a current water bill; (2)



Smart Rebates processor will contact the customer to obtain missing information (by phone, email or regular mail); (3) Smart Rebates processor may contact the customer's water supply provider via telephone to obtain the water account number.

The initial goals by market sector and by device for each water agency will be loaded into Smart Rebates processor's database for tracking and reporting. Smart Rebates processor's database will be developed to accommodate revised allocations. Smart Rebates processor will make the necessary modifications to the database within five business days of the Council's request for an adjustment to the agency's allocation.

The Council may amend the list(s) by subsequently adding additional models. The Council will let Smart Rebates processor know the effective date of the new list. The new list will apply to devices purchased on or after the effective date of the new list.

All commercial ULFT and HEW devices eligible under the Metropolitan Water District of Southern California's Save-a-Buck Program (MWD) will be included on the Council's list of commercial ULFT and commercial HEW eligible products.

The customer purchased the qualifying device. Customers may provide: (1) a copy of the receipt that identifies the make, model number, and quantity of devices (all residential devices); or (2) the original receipt that identifies the make, model number, and quantity of devices (all commercial devices).

Smart Rebates processor will cross-reference the customer's address with previous participants' addresses to determine if a customer is resubmitting a duplicate application.

For commercial customers providing original receipts, Smart Rebates processor will return the original receipt to the customer if the customer provided a self-addressed, stamped envelope with their application.

The customer's verification on the application will include confirmation that the purchased device will retrofit non-water saving devices and will not be installed in new construction.

"Residential" sites include: single-family homes, duplexes, condominiums, and the individual units within a multi-family building.

Rebates for residential HEWs will be limited to one per dwelling unit. Rebates for residential ULFTs and HETs will be limited to three per dwelling unit.

"Commercial" sites include: multi-family common areas, industrial, institutional, and commercial properties.

Smart Rebates processor will data enter the customer information listed under Reporting Requirements below.

Smart Rebates processor shall process mail/faxes/e-mails pursuant to the following Program administration guidelines:

Applications will be mailed, faxed or e-mailed to customers as requested. Customers may submit applications and required documentation via mail, fax or e-mail.

Smart Rebates processor shall process received Program mail/faxes/e-mail upon receipt on a first-come, first-served basis. All submitted paperwork shall be reviewed through a quality control process to ensure correct data entry.

Applications will be date stamped upon receipt.

Customer information from complete applications will be data entered within three business days of receipt to enroll a customer in the Program. A complete application is one that has all required sections of the application filled out correctly and includes required documentation (copy of receipt or original receipt as applicable.)

An application submitted by a tenant for a ULFT or HET must also include owner authorization.

An application for a multi-family apartment building or multisuite office building must also include an installation unit tracking sheet identifying which device(s) were installed in which units.



TO: BOARD OF DIRECTORS  
FROM: BRUCE BUEL *BB*  
DATE: June 18, 2008

**AGENDA ITEM  
D-6  
JUNE 25, 2008**

ACCEPTANCE OF WATER AND SEWER IMPROVEMENTS  
CO 06-0037 VILLAGE AT NIPOMO (MOORE)

**ITEM**

Acceptance of water and sewer improvements for CO 06-0037, Village at Nipomo (Moore) on South Mary Avenue at West Tefft Street [ADOPT RESOLUTION].

**BACKGROUND**

Upon completion of a developer's project, the District accepts improvements of the project after all requirements have been met. The developer (E.F. Moore & Company) for CO 06-0037, a commercial development located on South Mary Avenue at West Tefft Street, has installed the water and sewer system to District Standards and has met the District's standard conditions:

- Installed the improvements
- Paid associated fees
- Provided the necessary paperwork, including the Offer of Dedication and the Engineer's Certification

The water system in South Mary Avenue adjacent to the project was up-sized to accommodate anticipated development and staff expects the developer will apply for a reimbursement agreement after the project is accepted by the District.

**RECOMMENDATION**

Staff recommends that your Honorable Board approve Resolution 2008-XXXX Accept CO 06-0037, accepting the offered water and sewer system improvements for CO 06-0037, Village at Nipomo project.

**ATTACHMENTS**

Resolution 2008-XXXX Accept CO 06-0037  
Utility Plan

**NIPOMO COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2008-XXXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE NIPOMO COMMUNITY SERVICES DISTRICT  
ACCEPTING WATER AND SEWER IMPROVEMENTS FOR CO 06-0037 (MOORE)**

**WHEREAS**, the District approved the construction plans on August 10, 2007, for the water and sewer improvements to be constructed; and

**WHEREAS**, the water and sewer improvements have been constructed and said improvements are complete and certified by the engineer; and

**WHEREAS**, on April 30, 2008, the Owner offered the water and sewer improvements to the Nipomo Community Services District; and

**WHEREAS**, this District has accepted such offer without obligation except as required by law; and

**WHEREAS**, all water and sewer fees for service, required in conformance with District ordinances, have been paid in full for CO 06-0037 (Moore).

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

That the water and sewer improvements to serve CO 06-0037 in Nipomo are accepted by this District.

On the motion by Director \_\_\_\_\_, seconded by Director \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:  
NOES:  
ABSENT:  
CONFLICT:

the foregoing resolution is hereby adopted this 25<sup>th</sup> day of June, 2008.

\_\_\_\_\_  
Michael Winn, President  
Nipomo Community Services District

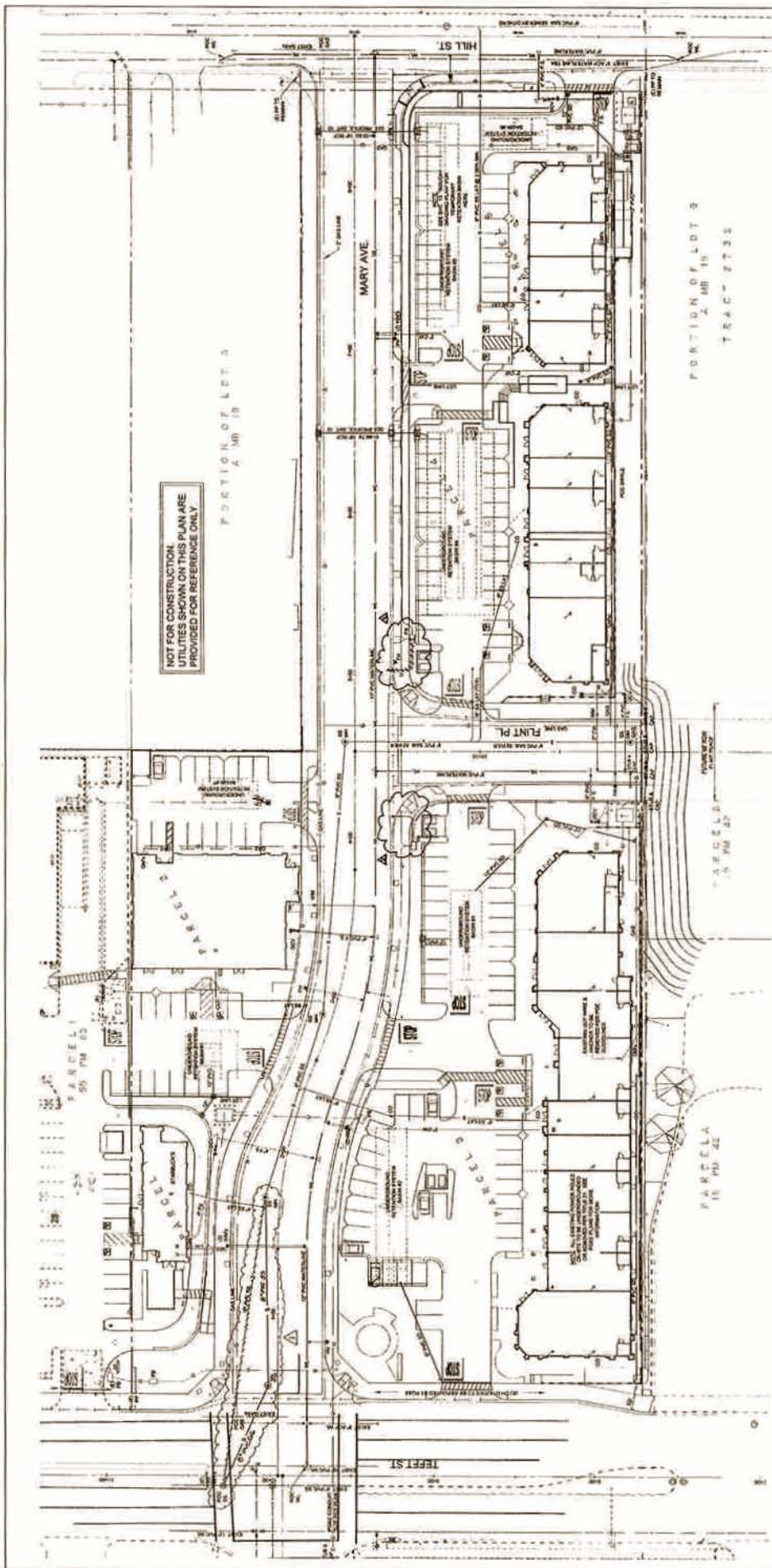
ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Donna K. Johnson  
Secretary to the Board

\_\_\_\_\_  
Jon S. Seitz  
General Counsel





NOT FOR CONSTRUCTION  
UTILITIES SHOWN ON THIS PLAN ARE  
PROVIDED FOR REFERENCE ONLY

NOTE:  
POWER POLES WITHIN SUBJECT  
PROPERTY SHALL BE REMOVED AND (E)  
OVERHEAD PLACED UNDERGROUND PER  
TITLE 21 OF COUNTY OF SAN LUIS OBISPO  
REGULATIONS

- UTILITY GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL UTILITY COMPANIES.
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PUBLIC MAP/PROPERTY PLAN FOR  
PARCEL MAP CO 08-0037  
COMPOSITE UTILITY PLAN  
COUNTY OF SAN LUIS OBISPO  
DATE: 9/10/10  
DRAWN BY: JMC  
CHECKED BY: JMC  
SCALE: 1" = 20'  
E 1252  
N 595

**RECORD DRAWING**  
DATE: 3/15/10  
DRAWN BY: JMC  
CHECKED BY: JMC

**DIGALERT**  
CALL TOLL FREE  
1-800-327-2500  
PLEASE CALL AT LEAST 48 HOURS BEFORE ANY EXCAVATION.  
UNDEGROUND SERVICE ALERT OF CALIFORNIA

TO: BOARD OF DIRECTORS  
FROM: BRUCE BUEL *BBB*  
DATE: JUNE 20, 2008

**AGENDA ITEM**  
**D-7**  
**JUNE 25, 2008**

**RETAIN REED GROUP TO UPDATE BLACKLAKE SEWER FINANCIAL PLAN**

**ITEM**

Retain the Reed Group to update the Blacklake Sewer Financial Plan [RECOMMEND ADOPTION].

**BACKGROUND**

Your Honorable Board previously set a Protest Hearing for an increase in sewer user charges in the Blacklake Sewer Division and then withdrew the notice. The Board at that time directed staff to update the draft financial plan with current data and to propose rates based on all residential units instead of separate rates for single-family and multiple-family residences. Attached is a proposal from the Reed Group to perform this work as an amendment to their previous agreement. It should be noted that the \$20,900 Not-to-Exceed Fee Limit is predicted on three trips to Nipomo and multiple revisions to the Financial Plan.

**RECOMMENDATION**

Staff recommends that your Honorable Board authorize execution of an amendment to the existing agreement with the Reed Group to perform the services set forth in the attached proposal on a time and materials basis with a not-to-exceed expenditure limit of \$20,900.

**ATTACHMENTS**

- Reed Proposal

T:\BOARD MATTERS\BOARD MEETINGS\BOARD LETTER\BOARD LETTER 2008\BLsewerFINplan.DOC





THE REED GROUP, INC.

June 10, 2008

Bruce Buel  
Nipomo Community Services District  
148 South Wilson Street  
P. O. Box 326  
Nipomo, CA 93444-0326

**Subject: Proposed Contract Amendment for Blacklake Sewer Financial Plan and Rate Update**

Dear Bruce,

The Reed Group, Inc. has been working with the District to prepare a variety of water and sewer financial plans and rate/fee updates. Recently, you asked that we amend the scope of services to include updating the financial plan and sewer rates for the Blacklake sewer system. A description of the proposed scope amendment, along with cost and schedule information, is presented below

*Scope of Services - Blacklake Sewer Financial Plan and Rate Update*

In 2007, The Reed Group, Inc. assisted the District in preparing a five-year financial plan and rate recommendations for the Blacklake sewer system. Recommendations of that effort were contained in a report dated August 24, 2007. That study included a recommendation to increase the sewer rate by 50 percent in April 2008, with smaller increases in subsequent years. For a variety of reasons, the District did not adopt the recommended rate increases. At this time, the Blacklake sewer system is still under financial strain and the District would like to update and revise the financial plan and consider a new rate strategy. The proposed contract amendment would cover this new task.

Specifically, this contract amendment will include:

- Updating the five-year financial plan model for the Blacklake sewer system using the FY 08-09 budget, FY 07-08 year-end fund/reserve balances, capital improvement plans, and other information provided by the District. The model will be extended through FY 12-13 and will be used to develop a financial strategy and determine annual sewer rate revenue requirements.



- Using cost of service analyses, prepare sewer rate recommendations, including developing an alternative rate structure to unify residential sewer rates, to meet revenue needs and address rate structure issues raised by staff and the Board of Directors.
- Conducting up to two workshops with the Board of Directors and/or Blacklake customers.
- Preparing a draft report describing financial plan assumptions and information, and describing sewer rate calculations. The report will describe how the sewer rates meet cost of service requirements.
- Finalizing Blacklake sewer financial plan and sewer rate recommendations in a final report based on staff comments and Board direction.
- Assisting District staff in preparing a notice of public hearing for the proposed Blacklake sewer rates
- Presenting Blacklake sewer rate recommendations during a public hearing to adopt the rates.

#### *Estimated Cost for Water Rate Structure Analysis*

At this time, we estimate that the cost of the requested Blacklake sewer financial plan and rate update to be \$20,900, including expenses. Expenses for three trips to the District are included in this estimate. However, in an effort to minimize travel costs we will strive to conduct the study such that preliminary analyses and recommendations can be presented to the Board of Directors on the same day the Board is considering water system capacity charges (currently scheduled for August 13, 2008). My hourly billing rate for 2008 is \$215 and is subject to revision each January. As you know, it is our practice to bill only for the actual time and expense required for the project subject to the not-to-exceed limit of our agreement.

#### *Information Request*

In order to facilitate the start of this project, below is a list of information that will be needed to begin the Blacklake sewer financial plan and rate update. We have already received the proposed FY 08-09 budget document.

- Blacklake customer data from the utility billing system including APN, location, sewer class code, and 12-month usage history (FY 07-08).
- Five-year Blacklake sewer capital improvement plan.

\* \* \* \* \*





If the above work is approved it would amend, and be completed in accordance with other terms of, the Agreement for Rate Studies approved by the District on May 9, 2007. Please let me know if you have any questions regarding this proposal. We appreciated the opportunity to be of continued service to the District.

Sincerely,

A handwritten signature in black ink that reads "Robert Reed". The signature is fluid and cursive, with the first name "Robert" and last name "Reed" clearly distinguishable.

Robert Reed  
The Reed Group, Inc.

TO: BOARD OF DIRECTORS  
FROM: BRUCE BUEL *BB*  
DATE: June 18, 2008

**AGENDA ITEM  
D-8  
JUNE 25, 2008**

ACCEPTANCE OF EASEMENT AND WATER AND SEWER IMPROVEMENTS  
TRACT 2732 (GEIHS)

**ITEM**

Acceptance of easements and water and sewer improvements for TRACT 2732 (Geihs) on Hill Street [ADOPT RESOLUTION].

**BACKGROUND**

Upon completion of a developer's project, the District accepts improvements of the project after all requirements have been met. The developer (Nipomo Oaks) for Tract 2732, a twenty-four (24) unit residential development located on Hill Street, has offered for dedication the attached easement for the water and sewer system; has installed the water and sewer system to District Standards; and has met the District's standard conditions:

- Installed the improvements
- Paid associated fees
- Provided the necessary paperwork, including the Offer of Dedication and the Engineer's Certification

The sanitary sewer system in Hill Street was extended from South Frontage Road to the westerly edge of the project and staff expects the developer will apply for a reimbursement agreement after the project is accepted by the District.

**RECOMMENDATION**

Staff recommends that your Honorable Board approve Resolution 2008-XXXX Accept Tract 2732, accepting the offered water and sewer system easement and the water and sewer system improvements for TRACT 2732.

**ATTACHMENTS**

Resolution 2008-XXXX Accept Tract 2732  
Easement and Agreement Affecting Real Property dated April 18, 2008  
Vicinity Map  
Utility Plan



RECORDING REQUESTED BY:  
Nipomo Community Services District

WHEN RECORDED RETURN TO:  
Nipomo Community Services District  
P. O. Box 326  
Nipomo, CA 93444

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Tract 2732

**EASEMENT AND AGREEMENT AFFECTING REAL PROPERTY**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **NIPOMO OAKS, a GENERAL PARTERSHIP**, referred to hereinafter as "Owner(s) or Grantor(s)", hereby grants to the NIPOMO COMMUNITY SERVICES DISTRICT, referred to hereinafter as "District", a utility easement herein "Easement or Easement Area" over and under the below described private streets:

**PRIVATE ACCESSES CARY PLACE, NIPOMO OAKS LANE, AND JEROME COURT AND UTILITY EASEMENT AS SHOWN ON FINAL MAP FOR TRACT 2732**

The location of the easement is further described in the drawing attached hereto as Exhibit "A."

The Easement granted herein shall be subject to the following:

**PURPOSE**

The purpose of the Easement is the present and future construction, reconstruction, operation, repair, and maintenance of District facilities, including sewer pipelines, water pipelines, and other utilities operated by the District, from and after said utilities are dedicated and accepted by the District (herein "District Facilities"), in such manner and size and with such accessory parts and structures, as the District or its successors in interests from time to time deem necessary.

## **MAINTENANCE AND REPAIR OF DISTRICT FACILITIES**

The District's obligation for maintenance and repair of the Easement Area is limited to that portion of the Easement that is affected by the District reconstruction, operation, repair and maintenance of District Facilities.

## **MISCELLANEOUS**

A. The Easement granted herein shall run with the land and be binding on the successors and assigns of the Grantor(s) and shall inure to the benefit of the District and its successors and assigns.

B. This Easement shall be governed by the laws of the State of California. Any litigation regarding the Easement or its contents shall be filed in the County of San Luis Obispo, if in state court, or in the federal court nearest to San Luis Obispo County, if in federal court.

C. This Easement shall be recorded in the Official Records of the County Recorder's Office, San Luis Obispo County.

D. In the event of any controversy or claims relating to this Easement or breach thereof the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

## **AUTHORITY TO EXECUTE.**

All parties to this Easement warrant and represent that they have the power and authority to grant and accept this Easement and its terms and conditions in the names, titles, and capacities herein stated and on behalf of any entities, persons, or firms represented or purported to be represented by such entity(ies), person(s), or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order grant this Easement have been fully complied with. Furthermore, by granting this Easement, Grantor(s) hereby warrants that Grantor(s) shall not have breached the terms or conditions of any other contract or Easement to which Grantor(s) is obligated, which breach would have a material effect hereon.



FLINT PLACE  
(FUTURE STREET)

27

21

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24

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6

20

WATER & SEWER EASEMENT

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5

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TRACT 2732

4

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3

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2

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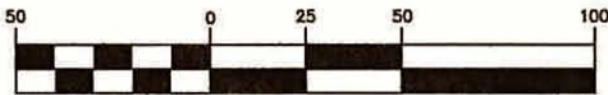
13

12

1

26

HILL STREET



1 inch = 50 ft.

TRACT 2732

SCHEMATIC OF  
WATER AND SEWER EASEMENT FOR  
NIPOMO COMMUNITY SERVICES DISTRICT

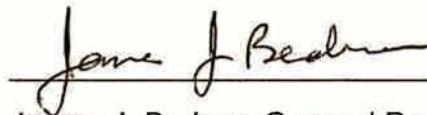
APRIL 17, 2008

**IN WITNESS WHEREOF**, the Grantor(s) hereto have executed this Easement on 18 April, 2008.

GRANTOR(S): NIPOMO OAKS, a GENERAL PARTERSHIP



Cary L. Geihs, General Partner



James J. Bednar, General Partner

Date: 18 April 2008

Date: April 18 2008

**CERTIFICATE OF ACCEPTANCE  
GOVERNMENT CODE §2781**

This is to certify that the Nipomo Community Services District, Grantee, herein, by Board action on \_\_\_\_\_, 2008, accepts for public purposes the real property, or interest described in the foregoing Easement and Agreement, dated \_\_\_\_\_, 2008, from Grantors, and consents to the recordation thereof.

Nipomo Community Services District

By: \_\_\_\_\_

Name: Michael Winn

Title: President,

Nipomo Community Services District

Board of Directors

ATTEST:

\_\_\_\_\_  
Donna K. Johnson, Secretary  
Nipomo Community Services District  
Board of Directors









- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
- 3. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- 4. ALL CEILING ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
- 5. ALL ROOFS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- 6. ALL EXTERIOR WALLS ARE 16" THICK UNLESS OTHERWISE NOTED.
- 7. ALL EXTERIOR DOORS ARE 36" X 80" UNLESS OTHERWISE NOTED.
- 8. ALL EXTERIOR WINDOWS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 9. ALL INTERIOR DOORS ARE 36" X 80" UNLESS OTHERWISE NOTED.
- 10. ALL INTERIOR WINDOWS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 11. ALL STAIRS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 12. ALL HALLS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 13. ALL BATHS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 14. ALL KITCHENS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 15. ALL LIVING AREAS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 16. ALL BEDROOMS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 17. ALL PORCHES ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 18. ALL PATIOS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 19. ALL DRIVEWAYS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 20. ALL GARAGES ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 21. ALL UTILITY AREAS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 22. ALL MECHANICAL AREAS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 23. ALL STORAGE AREAS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 24. ALL ATTIC AREAS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 25. ALL BASEMENTS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 26. ALL FOUNDATIONS ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 27. ALL ROOFING ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 28. ALL SITES ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 29. ALL UTILITIES ARE 36" X 48" UNLESS OTHERWISE NOTED.
- 30. ALL ERECTION ARE 36" X 48" UNLESS OTHERWISE NOTED.



**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.

3. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.

4. ALL CEILING ARE 8" CONCRETE UNLESS OTHERWISE NOTED.

5. ALL ROOFS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.

6. ALL EXTERIOR WALLS ARE 16" THICK UNLESS OTHERWISE NOTED.

7. ALL EXTERIOR DOORS ARE 36" X 80" UNLESS OTHERWISE NOTED.

8. ALL EXTERIOR WINDOWS ARE 36" X 48" UNLESS OTHERWISE NOTED.

9. ALL INTERIOR DOORS ARE 36" X 80" UNLESS OTHERWISE NOTED.

10. ALL INTERIOR WINDOWS ARE 36" X 48" UNLESS OTHERWISE NOTED.

11. ALL STAIRS ARE 36" X 48" UNLESS OTHERWISE NOTED.

12. ALL HALLS ARE 36" X 48" UNLESS OTHERWISE NOTED.

13. ALL BATHS ARE 36" X 48" UNLESS OTHERWISE NOTED.

14. ALL KITCHENS ARE 36" X 48" UNLESS OTHERWISE NOTED.

15. ALL LIVING AREAS ARE 36" X 48" UNLESS OTHERWISE NOTED.

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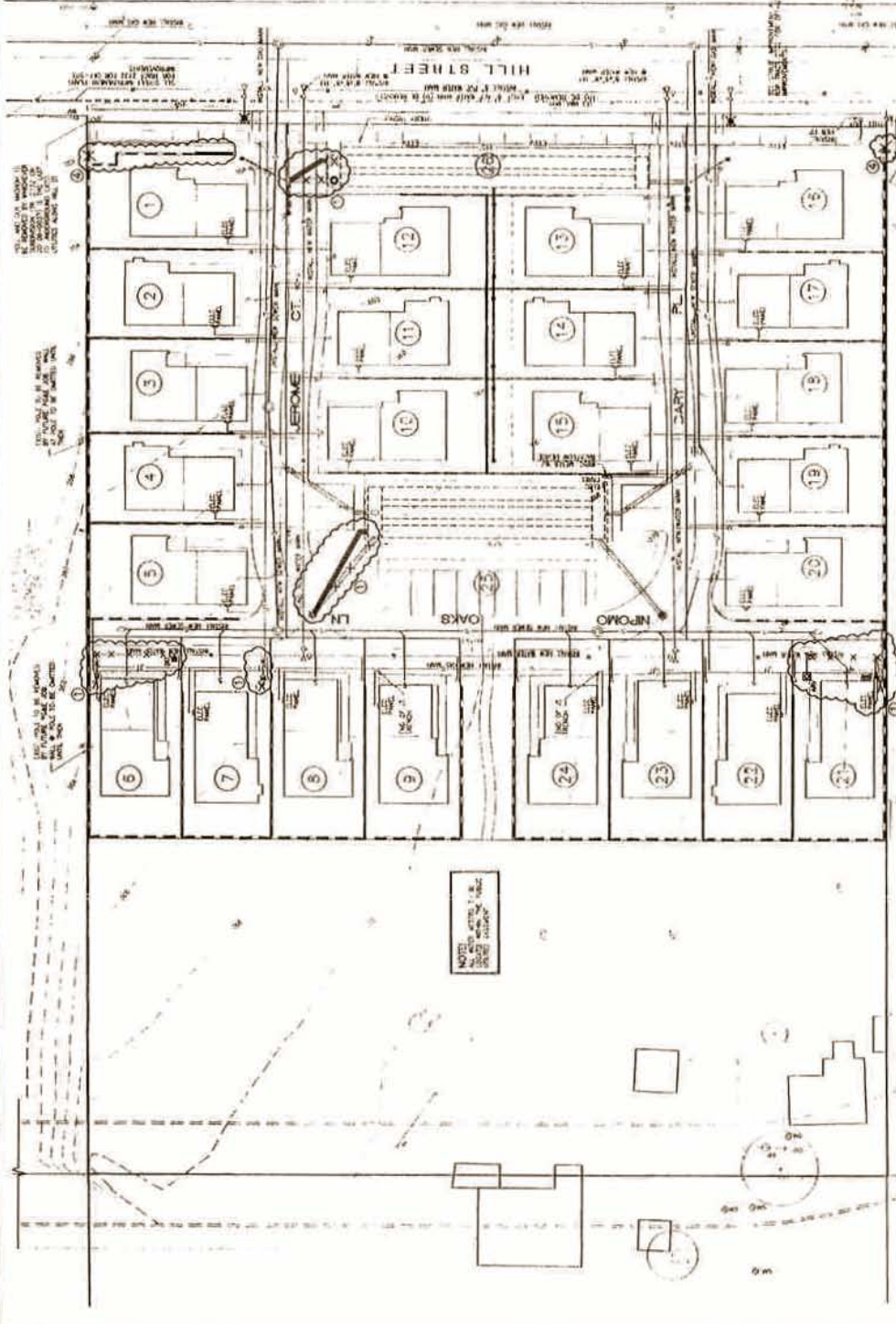
29. ALL UTILITIES ARE 36" X 48" UNLESS OTHERWISE NOTED.

30. ALL ERECTION ARE 36" X 48" UNLESS OTHERWISE NOTED.

**WESTLAND ENGINEERING INC.**  
 1000 WESTLAND AVENUE  
 WESTLAND, MICHIGAN 48186  
 PHONE: (313) 486-1100  
 FAX: (313) 486-1101  
 WWW: WWW.WESTLAND-ENG.COM

**UTILITY PLAN**  
**TRACT 2732**

DATE: 11/15/11  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 PROJECT NO.: 11-001



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**NEWLY WATER CONN. DETAIL**

**EXISTING WATER CONN. DETAIL**

**BLANK**

**Record Drawings**

**WESTLAND ENGINEERING INC.**