

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

**AGENDA ITEM**  
**E-3**  
**JUNE 25, 2008**

## PERRETT DETACHMENT PROPOSAL

### ITEM

Authorize submittal of comment to SLO County regarding environmental review of proposed Perrett Detachment [PROVIDE POLICY DIRECTION].

### BACKGROUND

County Planning Department staff has requested that your Honorable Board review and comment on the attached petition to detach 4,735 acres of the Suey Ranch owned by H. D. Perrett and Carol Perrett from SLO County and attach those parcels to Santa Barbara County. Staff does not believe that the attached petition provides sufficient information to comment and further believes that a full Environmental Impact Report (EIR) is necessary to understand the impacts of the petition. Staff further believes that the County of San Luis Obispo has the discretion to request an EIR based on the potential for the detachment to result in significant adverse environmental impacts.

### RECOMMENDATION

Staff recommends that your Honorable Board authorize the President to transmit a letter to SLO County requesting that the County require the preparation of an EIR on the detachment prior to taking any action on the petition.

### ATTACHMENTS

- Detachment Petition

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

# Planning and Building Department Long Range Planning

## Fax Cover Sheet

TO: BRUCE BUEL Fax # 929 1932

From: CHUCK STEVENSON Fax # (805) 781-5624

Date: JUNE 5 2008 Phone # 781-5197

Number of Pages
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MESSAGE:

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H.D. PERRETT

ADMINISTRATIVE OFFICE  
08 MAY 20 AM 11:48

May 19, 2008

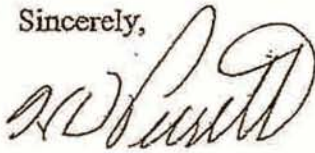
Dear: Chairperson Jim Patterson  
1055 Monterey Street, RM D430  
San Luis Obispo, CA 93408

Enclosed please find a MINOR COUNTY BOUNDARY CHANGE  
PETITION BETWEEN SAN LUIS OBISPO COUNTY AND SANTA BARBARA  
COUNTY (PURSUANT TO GOVERNMENT CODE SECTIONS 23200-23220)  
with attachments, by landowners.

It is my understanding based upon the relevant codes sections and my previous  
communications with County representatives, that the County of San Luis Obispo will  
process this Petition promptly according to the requirements of the relevant code  
sections and the enclosed Petition is all that is required to initiate the proceedings  
under Sections 23200-23220.

If you have any questions, please call me.

Sincerely,



H.D. Perrett  
2501 Bull Canyon Road  
Santa Maria, CA 93454  
Tel~805 934-7721  
Fax~ 934-7720  
hdperrett@yahoo.com

CC: Harry Ovitt  
Bruce Gibson  
Katcho Achadjian  
Jerry Lenthall  
Dan Buckshi, Principal Analyst

**RECEIVED**

MAY 27 2008

SLO CO PLAN & BLDG DEPT

**SUMMARY  
LANDOWNER PETITION  
TO CHANGE THE BOUNDARY BETWEEN  
COUNTY OF SAN LUIS OBISPO AND SANTA BARBARA COUNTY**

**LANDOWNERS:**

H.D. Perrett and Carol Perrett .

**SUMMARY OF PROPOSAL:**

Landowners propose the boundary line between the Counties of San Luis Obispo and Santa Barbara be changed so that the Affected Territory will be moved from the County of San Luis Obispo to the County of Santa Barbara as shown on Exhibit "A".

**AFFECTED TERRITORY:**

All portions of the Affected Territory are owned by Landowners, H.D. and Carol Perrett.

As defined in Section 23201 (d), the Affected Territory is uninhabited.

The proposed new boundary line will not be more than 5 miles from its original location.

The proposed new boundary line will not reduce the area of San Luis Obispo County by more than 5 percent.

The proposed new boundary line will not reduce the population of San Luis Obispo County more than 5 percent.

**AFFECTED COUNTIES:**

San Luis Obispo County and Santa Barbara County.

**REASONS FOR PROPOSAL:**

1. Improved Municipal Services:
  - A. Fire Safety
  - B. Agricultural Crime and Law Enforcement
2. Geographical Orientation:
  - A. Historically part of Santa Maria Community not Nipomo.
3. Health Care
4. Access- Suey Crossing Bridge
5. Infrastructure- telephone and address
7. Economic identity with Businesses
8. Social and Community Services

**RECEIVED**

**COUNTY OF SAN LUIS OBISPO**

May 19, 2008

1 of 5

MINOR COUNTY BOUNDARY CHANGE PETITION  
BETWEEN SAN LUIS OBISPO COUNTY AND SANTA BARBARA COUNTY  
(Pursuant to Government Code Sections 23200-23220)

We, the undersigned property owners, H.D. and Carol Perrett (Practitioner or Landowner), submit this Petition to initiate proceedings for a county boundary change in accordance with Article 4, Chapter 2, Division 1 of Title 3 of the Government Code Section 23205.

This Petition solves problems of geographical orientation and distance which makes it less practicable for San Luis Obispo County to provide public services with the same ease and efficiency available to the affected territory in the more closely adjacent County of Santa Barbara. We ask that the affected territory be moved from San Luis Obispo County to Santa Barbara County for the following reasons:

A. Public and emergency services being more readily available to the affected territory from Santa Barbara County than from San Luis Obispo County, including but not limited to;

1. Fire Safety: The closest available San Luis Obispo County Fire Station (CDF) is located in Nipomo, and the closest in Santa Barbara County is within the City of Santa Maria with Santa Barbara County Fire co-located on nearby City property. There is an Automatic Aid Agreement between each County, CDF, the U.S. Forest Service, and the City of Santa Maria to protect this common area. Given that the closest Santa Maria Fire station is three miles from the affected area, and that a new City Fire station is being built at Suey Crossing within 200 yards of the affected territory, the quickest responders and nearest resources will always be coming from the south. The County of Santa Barbara passed a Resolution on Feb. 24, 1998 (98-20, 862) in support of the Suey Ranch Fuelbreak/Vegetation Fire Management Project.

2. Agricultural Crime: About 1,300 acres of the affected territory are planted in avocados, representing an investment of fifteen million dollars by the Petitioners. The Agricultural Crime Unit in San Luis Obispo County has three full-time officers, one of whom serves in South San Luis Obispo County from 8:00-5:00, five days a week. The Santa Barbara Rural Crime Unit has one sergeant and six deputies patrolling out of its Santa Maria location on a 24-hour basis, with specially equipped patrol vehicles for easy access to cultivated property. San Luis Obispo Rural Crime Unit officers have recently been publicizing their prevention program regarding property, equipment, and metal theft, especially of irrigation pipe, which tends to occur at night. The Petitioner remains concerned that agricultural crimes in progress on the affected property will be assigned to San Luis Obispo County's closest unit and not given to a rural crime deputy because of the limited availability of these specially trained officers.

3. Law Enforcement: The California Highway Patrol, Santa Barbara County Sheriffs and San Luis Obispo County Sheriffs all patrol the Highway 166 corridor. Santa Maria police patrol the territory adjacent to the affected property around the clock, based out of their station four miles south of the affected territory. Given the affected territory's proximity to Santa Maria and Santa Barbara County, activity in the area has historically been visually monitored from the south, and indeed is not visible from San Luis Obispo County. The San Luis Obispo County Sheriff's Department South Station is located in Oceano, 18 miles northwest of the area in question. The Santa Barbara County Sheriff's Station is in Santa Maria, on Foster Road, about ten miles from the affected area. Animal Services for Santa Barbara County is located 8 miles from the affected territory, as opposed to 36 miles in San Luis Obispo County. The California Highway Patrol, Santa Maria Office is located within 2 miles of the subject property.

4. Health Care: The Petitioners and residents of the affected area receive most of their health care in Santa Maria and North Santa Barbara County, and at Marion Medical Center in Santa Maria, which is 3.3 miles from the affected area. The closest hospital in San Luis Obispo County is in Arroyo Grande, 17.4 miles away from the affected property.

5. Access: The Suey Crossing Bridge, connecting Bull Canyon Road with Santa Barbara County, was constructed by the City of Santa Maria and is the main access artery of the affected territory. This bridge completely meets the egress needs for this area.

6. Infrastructure: Telephone service numbers within the subject affected area are listed in the Santa Maria Telephone Book as local Santa Maria numbers. US Postal Service delivers mail out of the Santa Maria Office on Battles Road. Postal Service in the subject area uses Zip Codes identifiable with the Santa Maria Post Office.

B. The affected territory shares a strong economic identity and dependency on Santa Barbara County.

1. Suey Ranch agricultural business is handled almost exclusively by packing and shipping plants in Santa Maria, and all produce is shipped to the south. Farm supplies, fuel and agriculturally related services are provided entirely by companies in North Santa Barbara County. As a result of the Petitioners' strong business ties with the Santa Barbara County agricultural community, all of the associations in which they participate are in Santa Barbara County. The majority of businesses serving the affected area—primarily banking, grocery stores, pharmacies, hardware stores and medical facilities—are all in Santa Barbara County. The County of San Luis Obispo General Plan for the South County-Inland areas (revised in 2006) does not mention the affected property, but does concede in Chapter 2, page 2, that "unless an economic development program is organized, upon the Five Cities area and Santa Maria for future growth incentives, commercial services, and employment opportunities." Given Suey Ranch's natural and historical orientation southward, North Santa Barbara County is today the focus of its commercial activities.

2. The Petitioners and other residents of the affected area are active in religious congregations located in Santa Barbara County (Orcutt) and in the City of Santa Maria.
3. The affected territory has a Santa Maria address and its zip code is located in Santa Barbara County (Orcutt) and in the City of Santa Maria. The Nipomo Community Services District Service Area and its Sphere of Influence do not include the affected territory.
4. The Bull Canyon Run is a Law Enforcement Torch Run sponsored event hosted by the Santa Barbara County Sheriffs Department, the Santa Maria Police Department and the California Highway Patrol Santa Maria branch as a fund raiser on behalf of Special Olympics. Officers of Santa Barbara County advertise this as "the best run in the Santa Maria Valley", and have raised \$50,000 through 2006. The Petitioner fully supports this event on Suey Ranch property which, though technically is located in San Luis Obispo County, is clearly considered a part of North Santa Barbara County by their law enforcement community and the runners from all over the world who participate in the Bull Canyon Run.
5. Santa Maria has a new 60,000 square-foot Library, located four miles from the Suey Ranch. This new building offers significantly more open hours than the San Luis Obispo Public Library, which is 32 miles from Suey Ranch, and almost twice the available hours of the very small branch library in Nipomo. The Petitioners possess library cards issued by the Santa Maria Library.
6. Outside the affected territory is a large Extractive Resource Area which will remain in San Luis Obispo County if this Petition for a Minor Boundary Change is approved.

C. The county line was originally drawn in 1850 when the policy for establishing county boundaries was often to follow geographical features such as mountain ridges or river banks. Government Code Section 23200 states "The Legislature finds and declares that the existing boundaries of some counties no longer meet the needs of their residents and landowners. The Legislature further finds and declares that the statutory procedures for altering county boundaries which existed before the enactment of this article were cumbersome and discouraged county boards of supervisors from adjusting their mutual boundaries." With today's focus on services being south of the affected territory rather than to the north, it no longer makes sense for a 160 year-old determination to dictate governance of this property.

D. Though boundary changes are historically rare, San Luis Obispo County granted a small area to Santa Barbara County in 1992. In this case, 35 acres, including a 22-unit mobile home park and several other residences to the west of Highway 101 at the Broadway exit, petitioned for and were granted a boundary change. That petition cited the fact that, for all practical purposes, the Petitioners lived and were being served by the County of Santa Barbara and the City of Santa Maria, as is the case with the Petitioners herein.

E. "The Santa Maria Watershed includes all area tributaries to the Cuyama River, the Sisquoc River, and the Santa Maria River. At 1,880 square miles and 1.2 million acres, the Santa Maria River and its tributaries drain one of the larger coastal basins in California" (Santa Maria River Estuary Plan). The river system has undergone considerable alteration over the years as a result of flooding and, especially in the last 50 years, of flood control measures that have further convoluted the County boundaries. The two principal flood control projects are administered by Santa Barbara County entities; The Twitchell Dam (approximately seven miles upstream from the confluence with the Sisquoc River), which is overseen by the Santa Maria Valley Water Conservation District, and the U.S. Army Corp of Engineers Levee on the Santa Maria River, which is administered by the Santa Barbara County Flood Control District.

1. One hundred and ten years after the county line was drawn, San Luis Obispo County entered into an Agreement with Santa Barbara County granting that Flood Control District jurisdiction over all maintenance efforts in the affected territory. The San Luis Obispo County Tax Collector has a special assessment for "Santa Maria Water Conservation" and the "Santa Maria Valley Water Conservation District / Twitchell Dam" - a tax paid directly to the Santa Maria Valley Water Conservation District.

2. A recent Santa Barbara County grand jury investigation of their Flood Control District found that the Twitchell Dam, which manages flooding of the Santa Maria River and feeds the groundwater in the Santa Maria Water Basin (including beneath Nipomo and Arroyo Grande), is under the control of "an experienced operator" who resides at the dam on the Santa Barbara side of the county line.

3. The Santa Barbara County Flood Control and Water Conservation District perform all of the maintenance work for the Levee of the Santa Maria River under a cooperative agreement with San Luis Obispo County, and this includes all such work for the area in question.

F. It would be unreasonable for San Luis Obispo County to base its determination of findings regarding the Petitioners' request on potential revenue loss.

1. The proposal is revenue-neutral for San Luis Obispo County. Granting the Petition will not affect the Lucia mar School District, which will still receive its share of Suey Ranch property taxes for the affected territory. This accounts for most of the Petitioner's annual taxes to San Luis Obispo County.

2. The County of San Luis Obispo receives 29.94% (\$31,811.54) of the \$106,251.00 of real property taxes collected (2005-2006) annually from the affected properties. That sum (\$31,811.54) will be more than offset in the savings associated with discontinued police, fire, road maintenance, roadside cleanup, and other county services to the to the affected territory.

G. The eastern view from Santa Maria is the subject property. Very little of the property can be viewed from San Luis Obispo County.



I. The proposed minor boundary change would move the following property from the County of San Luis Obispo to the County of Santa Barbara, which will not be more than five miles from its original county boundary location:

An approximately 4,735 acre portion of the Suey Ranch located within San Luis Obispo County on the north side of the Santa Maria River, east of Highway 101, south of Highway 166, west of the Cuyama River, southeast of Nipomo and adjacent to the City of Santa Maria.

APN's: 090-423-002,-003,-004,-005,-006,-008; 090-424-001,-002,-003,-004-006; 090-401-013,-035.

II. The proposed new boundary line will not reduce the area of the County of SLO by more than five percent.

III. The proposed new boundary line will not reduce the population of the county of SLO by more than five percent.

IV. The proposed boundary change includes uninhabited territory.

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

**AGENDA ITEM  
E-4  
JUNE 25, 2008**

**DISCUSS PROCESS FOR RELOCATION OF WATER MAINS  
IN THOMPSON AND TEFFT TO FACILITATE COUNTY DRAINAGE PROJECT**

**ITEM**

Discuss process for relocation of water mains in Thompson and Tefft to facilitate County Drainage Project [AUTHORIZE ADVERTISEMENT FOR BIDS].

**BACKGROUND**

The County is re-constructing two Haystack Creek drainage structures - one on Tefft Street and one on Thompson. In both cases, NCSD's existing water mains need to be relocated. Cannon and Associates has prepared the design for the water main relocation on behalf of the District. The estimated cost is anticipated to be in excess of the \$25,000 and thus the project must be bid.

The County is scheduled to award their contract for the drainage work to D-KAL Engineering Inc. on June 24, 2008. The County's contract will provide all utility companies with twenty (20) non-consecutive working days to perform their respective work. Staff proposes to advertise for bids in early July and award a contract for the water main relocation work at the July 23, 2008 Board meeting.

**RECOMMENDATION**

Staff recommends that your Honorable Board authorize the General Manager to advertise the project for bid.

**ATTACHMENT**

Project Location Map



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

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

## PROJECT DEVELOPMENT GUIDELINES

### ITEM

Review staff's proposed Project Development Guidelines for NCSD projects [EDIT FOR ADOPTION AND/OR CONTINUE].

### BACKGROUND

At your 2007 Strategic Plan Workshop, your Honorable Board directed staff to report back at this meeting with a draft set of Project Development Guidelines for major NCSD Public Works Projects. Attached is staff's submittal.

### RECOMMENDATION

Staff recommends that your Honorable Board discuss the draft Guidelines and either edit for adoption or continue to a subsequent meeting.

### ATTACHMENTS

- Draft Project Development Guidelines

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# NIPOMO COMMUNITY SERVICES DISTRICT

148 SOUTH WILSON STREET  
POST OFFICE BOX 326  
NIPOMO, CA 93444 - 0326  
(805) 929-1133 FAX (805) 929-1932  
Web site address [www.ncsd.ca.gov](http://www.ncsd.ca.gov)

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**DRAFT**

## **PROJECT DEVELOPMENT GUIDELINES**

**PREPARED BY: BRUCE BUEL, NCSD GENERAL MANAGER**

**June 9, 2008**

## **DRAFT PROJECT DEVELOPMENT GUIDELINES**

### **I. OVERVIEW AND SUMMARY**

The NCSD Board at its 2007 Strategic Plan Workshop directed staff to propose a set of Project Development Guidelines to provide a framework for planning and construction of large District Water and Wastewater Capital Projects (projects costing over \$1 million). Specifically, the Board requested a framework that would assist the District in systematically: (A) identifying major problems, (B) evaluating alternatives to solve the identified problem, (C) interacting with affected parties and stakeholders, (D) proposing a solution, (E) preparing the environmental documentation to determine the magnitude of impacts and the feasibility of mitigations, (F) designing the selected project, (G) securing permits, (H) securing land, (I) securing the funding, (J) selecting the contractor, (K) completing construction and (L) Project Startup. It should be noted the same steps (A through L) will be required to complete smaller projects but staff is capable of completing these projects with a less formal structure.

The following text addresses each of these steps. In addition, the attached NCSD Waterline Intertie Project Strategic Plan Outline illustrates how these guidelines were applied to one large project.

### **II. GUIDELINES**

Project development for large projects is complex and complicated. The process is complex because of the number of steps and the various interests of the affected parties and the stakeholders. The process is complicated because such projects generally require multiple approvals from regulatory agencies, many of the steps are interactive and all the steps must be completed in a prescribed sequence (critical path) if the process is to conclude in the minimum feasible elapsed time.

#### **A. PROBLEM IDENTIFICATION**

Most water/wastewater problems will be identified in the most recent Water and Sewer Master Plan along with a concept description and cost for resolution of the problem and a priority ranking for importance. In preparation for each annual budget, staff evaluates the progress made on projects in process and proposes new projects for initiation. For each such approved new large project, staff should assemble and present to the Board either a strategic plan like the one attached or a work program like the one Boyle prepared for Desalination and present that strategic plan/work program to the Board. The Board should edit the plan and assign the project to a committee for oversight. The Board should adopt project objectives at this time.

#### **B. EVALUATION OF ALTERNATIVES**

Staff should work with the Committee to identify potential alternative technologies, locations and funding necessary to solve the problem. Once an initial list of alternatives is identified, staff should prepare an RFP for initial evaluation of those alternatives and other possible solutions to be proposed by a qualified consultant. Staff should secure proposals and present those proposals to the Board for selection. Staff should then work with the Committee and the Consultant to develop the initial evaluation using the project objectives to screen for effectiveness.

### C. STAKEHOLDER INTERACTION

Staff should report on all large projects on a quarterly basis in the District Newsletter.

Staff should develop lists of affected parties and stakeholders for each of the initial alternatives and provide notice to all parties prior to development of the solution proposal. If there is substantial feedback from any one group, a forum should be held to exchange information and ideas.

This process should be repeated after the Draft EIR has been circulated and when the concept design is completed.

### D. SOLUTION PROPOSAL

Staff should present the initial alternatives evaluation to the Board along with feedback from affected parties and stakeholders and ask the Board to propose a preferred alternative for environmental review. This is the point at which the Board should determine if the project qualifies for a mitigated negative declaration or if an EIR should be prepared. This is also the time when a project schedule together with a critical path network should be developed and approved by the Board.

Should new information surface that substantially changes the feasibility of the proposed project, the process should be repeated.

### E. ENVIRONMENTAL REVIEW

Staff should prepare an RFP for environmental review of the project and circulate the RFP to qualified professionals. Staff should then work with the committee to recommend retention of a firm and ask the Board to authorize execution of an agreement with that firm. Staff and that firm should then publish a Notice of Preparation, the Draft EIR, the Notice of Completion, solicit comments and ask the Board to hold at least one public hearing. Staff should also seek feedback from all trustee and responsible agencies. Following closure of the comment period staff and the environmental firm should respond to comments, publish a mitigation and monitoring program, publish findings, publish a draft Final EIR and present these materials to the Board so that the Board can make an environmental determination and authorize the filing of a Notice of Determination. All mitigations from the FEIR should be forwarded to the Design Team for incorporation into the design.

### F. DESIGN

Staff should prepare an RFP for design services and circulate the RFP to qualified professionals. Staff should then work with the committee to recommend retention of a firm and ask the Board to authorize execution of an agreement with that firm. Staff should then work with that firm to develop the design, develop specifications, to pre-qualify contractors and to prepare the bid package. The design team should make monthly presentations to the Committee and the Board and submit work products for review and guidance.

## G. PERMITS

Staff should work with the environmental firm and the design team to contact all potential permit agencies while the EIR is being scoped, determine any concerns that each agency may have with the project and confirm the process for securing each permit. Once the FEIR has been certified, staff should submit the required applications and work with each agency to secure each permit. Any conditions resulting from permit issues should be incorporated into the project design.

## H. LAND

Staff should develop a listing of property owners affected by the proposed project and contact each property owner. A budget level appraisal should be performed to assist in defining project cost estimates. Access agreements should be negotiated so that the environmental firm and the design team can conduct required testing. Once the Board authorizes negotiation with each property owner, formal appraisals should be prepared and discussions held with each property owner regarding their willingness to sell. Purchase agreements should be developed for execution pending project approval and funding.

## I. FUNDING

Staff should work with the initial screening firm and then the design team to track both the capital cost of construction but also the annual operating and maintenance cost. If insufficient funds are available to pay for the capital cost, staff should develop an estimate of annual debt service based on the capital cost estimate and current market conditions. A rate study and financial plan should be developed to determine the increase in capacity charges and user fees. A Proposition 218 protest hearing should be conducted to confirm that the property owners in the affected area are willing to pay for the project. A finance team should be assembled to advise the Board on available debt instruments and assist the Board in securing the necessary capital.

## J. CONTRACTOR SELECTION

Where contractors have been pre-qualified, Staff and the design team should solicit bids from the pre-qualified contractors. Where contractors have not been pre-qualified, staff and the design team should advertise and solicit bids from responding contractors. Bids should be opened and presented to the Board. The Board should award the bid(s) to the lowest responsive and responsible bidder(s). The contracts should be executed after all bonds and insurance documents are finalized.

## K. CONSTRUCTION MANAGEMENT

Staff should prepare an RFP for construction management of the project and circulate the RFP to qualified professionals. Staff should then work with the committee to recommend retention of a firm and ask the Board to authorize execution of an agreement with that firm. Staff should work with the design team and the Construction Management Firm to review all work, to document progress, to resolve issues, and to process change orders. Following completion of the work, staff should present the project to the Board, seek Board acceptance, and file a Notice of Completion before releasing the retention.



## L. PROJECT START-UP

During project start-up staff and the construction management firm should work with the Contractor to observe the initial start-up, to train on operation of the works and to secure complete manuals on all components. Staff should track problems during the warranty period and secure remediation of any such problems through the contractor or the bond company.

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### **Rough Draft NCSD WATERLINE INTERTIE PROJECT Strategic Plan Outline**

**5/23/08**

- I. CEQA Timeline
- II. Design Timeline
- III. Permit Timeline
- IV. Land & ROW Timeline
- V. Funding Timeline
- VI. Construction Timeline
- VII. 2008 Board/Committee Meetings
- VIII. Critical Path (Project Flowchart)

## **I. Rough draft NCSD-WIP CEQA TIMELINE**

### **1. PROJECT OBJECTIVES DEFINITION**

- A. Initial Committee Review 2/25/08
- B. Second Committee Review 4/14/08
- C. Board Determination 4/30/08

### **2. REVISE DWA AGREEMENT**

- A. Secure Proposal 4/7/08
- B. Committee Review 4/14/08
- C. Board Consideration 4/30/08
- D. Execute Agreement 5/7/08

### **3. DRAFT EIR**

- A. Prepare Printcheck Draft 5/7/08 to 8/22/08
- B. Prepare Circulation Draft 8/23/08 to 9/14/08
- C. Printing 9/15/08 to 9/20/08
- D. NOC/Circulation 9/21/08 to 11/05/08
- E. Board Status Report 10/08/08

### **3. FINAL EIR**

- A. Committee Review 11/10/08
- B. Prep Ad Draft Responses 11/06/08 to 12/06/08 (30 days)
- C. Prepare Printcheck Draft 12/07/08 to 12/21/08 (14 days)
- D. Edit and Print Final 12/22/08 to 1/17/09
- E. Presentation to Board 1/28/09

### **4. CERTIFICATION**

- A. Prepare Findings 1/19/09 to 2/2/09
- B. Certification Hearing #1 2/11/09
- C. Certification Hearing #2 2/18/09
- D. Notice of Determination 2/19/09

### **5. PROJECT SELECTION**

- A. Committee Review 2/2/09
- B. Board Review 2/19/09

## II. Rough Draft NCSD-WIP Design Timeline

### 1. COMPLETE ENGINEERING MEMORANDUM

- A. Retain Boyle & Initiate Assignment 1/16/08
- B. Committee Review #1 1/22/08
- C. Committee Review #2 2/25/08
- D. Boyle Submission of Draft Memorandum 4/7/08
- E. Committee Meeting #3 4/14/08
- F. Board Review of Draft Memorandum 4/30/08

### 2. DESIGN TEAM SELECTION

- A. Prepare Draft Design Services RFP 4/14/08
- B. Board Review RFP and Concept 4/30/08
- C. Circulate Design Services RFP (mail/post) 5/2/08
- D. Receive Design Services Proposals 6/10/08
- E. Committee Review of Proposals 6/16/08
- F. Screen to Short List 6/13/08
- G. Short List Interviews 6/23/08
- H. Board Selection/Authorize Negotiation 6/25/08

### 3. DESIGN SERVICES AGREEMENT

- A. Negotiate Design Agreement 6/26/08 to 7/23/08
- B. Board Review 7/23/08
- C. Execute Agreement 7/25/08

### 4. CONSTRUCTION MANAGEMENT (QA/QC) TEAM SELECTION

- A. Circulate CM/QA/QC RFP 6/26/08
- B. Receive CM/QA/QC Proposals 7/21/08
- C. Board Review 8/13/08
- D. Execute Agreement 8/15/08

### 5. DESIGN

- A. Issue NTP#1 TBD
- B. Research & 30% Design 120 Days from NTP#1
- C. 30% Review & Issue NTP#2 TBD
- D. 60% Design Submittal 120 Days from NTP#2
- E. 60% Review & Issue NTP #3 TBD
- F. 95% Design Submittal 21 Days from NTP#3
- E. 95% Review & Issue NTP#4 TBD
- F. 100% Design Submittal 21 Days from NTP#4
- G. Printing 8/20/09 to 8/27/09 (7 Days)

## II. Rough Draft NCSD-WIP Design Timeline (Continued)

### 6. ENGINEERING SERVICES DURING CONSTRUCTION (ESDC)

- |    |                       |                   |
|----|-----------------------|-------------------|
| A. | Negotiate ESDC BUDGET | 7/23/08 to 9/1/09 |
| B. | Board Review          | 9/2/09            |
| C. | Execute Agreement     | 9/4/09            |

### 7. BIDDING

- |    |                                      |                      |
|----|--------------------------------------|----------------------|
| A. | Pre-Qualify Contractors              | 5/7/09 to 7/1/09     |
| B. | Resolve Pre-Qualification Protests   | 6/1/09 to 7/1/09     |
| C. | Advertise                            | 8/27/09 to 10/21/09  |
| D. | Open Bids                            | 10/22/09             |
| E. | Resolve Protests                     | 10/22/09 to 11/17/09 |
| F. | Award Bids                           | 11/18/09             |
| G. | Execute Contracts/Secure Bonds, Etc. | TBD                  |
| H. | Issue NTP                            | TBD                  |

### III. Rough Draft NCS-D-WIP Permit Timeline

#### 1. INITIAL CONTACTS & CONFIRMATIONS

A.	Letter to Each Agency	5/7/08 (See Footnote #1)	
B.	Calls/Meetings with Each Agency	5/7/08 to 8/22/08	
C.	Determine Time Sensitive Research	5/7/08	
D.	Secure Proposals to Perform Research	TBD	(See Footnote #2)
E.	Board Consideration of Proposals	TBD	
F.	Execute Agreements	TBD	
G.	Perform Research & Secure Results	TBD	
H.	Summary of Results	TBD	

#### 2. DEIR COMMENT REVIEW

A.	Review DEIR Comment Submitted	11/6/08 to 12/06/08
B.	Calls/Meetings with Each Agency	11/6/08 to 12/06/08
C.	Summary of Results	12/10/08

#### 3. PERMIT PROCESSING

A.	Prepare and Submit Application	Feb 2009 (See Footnote #3)
B.	Interact with Agency	TBD
C.	Negotiate Potential Conditions	TBD
D.	Committee Review of Policy Issues	TBD
E.	Board Review of Policy Issues	TBD
F.	Secure Permits	TBD

#### 4. PERMIT IMPLEMENTATION

A.	Secure Proposals for New Research	TBD
B.	Board Consideration of Proposals	TBD
C.	Execute Agreements	TBD
D.	Perform Research & Secure Results	TBD
E.	Integrate Conditions/Research into Design	TBD
F.	Integrate Conditions into Construction	TBD

NOTE #1 – Permit Agencies: US ACE (Section 404 & NPDES); Ca DFG (1601); CCRWQCB (401 & NPDES); USFWS (7g/10); Caltrans (Encroachment); City Santa Maria (Encroachment Permit); County Santa Barbara (Encroachment Permit); County of SLO (Encroachment Permit);

NOTE #2 – Mitigation D7 Research must start by 8/15 to conclude by 10/31

NOTE #3 – As soon as possible after FEIR Certification

#### IV. Rough Draft NCSD-WIP Land & ROW Timeline

##### 1. INTIAL CONTACTS

- A. Letter to Each Owner 5/7/08
- B. Calls to Each Owner 5/7/08 to 8/22/08
- C. Summary of Results 9/10/08

##### 2. ROUGH APPRAISAL

- A. Secure Rough Appraisal Update 5/29/08 to 6/24/08
- B. Board Review (Closed Session) 6/25/08

##### 3. DETAILED APPRAISAL

- A. Board Authorization for Detailed 6/25/08
- B. Execute D A Agreement Sept 2008
- C. Secure Detailed Appraisal Jan 2009
- D. Board Review (Closed Session) Sept 08 to Jan 09

##### 4. NEGOTIATIONS

- A. Tender Offers Jan 2009
- B. Negotiate w Prop Owners Jan 2009 to May 2009
- C. Board Review Feb to May 2009
- D. Open Escrows May 2009 to TBD
- E. Board Review TBD

##### 5. FUNDING

- A. Secure Funding May 2009
- B. Board Adopt Notice of Acceptance TBD
- C. Close Escrow TBD
- D. Secure Title and File Documents TBD

**V. Rough Draft NCSD-WIP Funding Timeline**

1. EVALUATION OF OPTIONS

A. Republish White Paper 5/29/08 to 6/25/08

2. INITIAL REVIEW OF OPTIONS

A. Committee Review July 2008  
B. Board Review July/August 2008

3. FUNDING DEVELOPMENT

A. Connection Charge Monitoring July 2008  
B. Grant Monitoring & Applications Ongoing  
C. Federal Lobbying Ongoing  
C. Process Loan/Bond/COP Paperwork TBD  
D. Secure Funds TBD

4. PROPOSITION 218 VOTE

A. Select Consultant to prepare rate study(ies) October 2008  
B. Approve Financial Plan March 2009  
C. Circulate Notice(s) April 2009  
D. Conduct Protest Hearing(s) July 2009  
E. Implement New Rates January 2010

**VI. CONSTRUCTION TIMELINE**

A. CONSTRUCTION 11/19/09 through 10/20/10  
B. START UP 10/21/10 to 11/17/10  
C. TESTING 11/18/10 to 12/15/10  
D. ACCEPTANCE TBD



## VII. Rough Draft NCSD-WIP Board/Committee Meetings

Board Meeting Date	Committee Meeting Date	TOPIC
1/16/08		Re-Start Boyle Preliminary Engineering
	1/22/08	Status Report & Timeline
	2/25/08	Timeline & Objectives
	4/14/08	Preliminary Engineering Memorandum, Objectives, Restart DEIR, Design Services RFP
4/30/08		Preliminary Engineering Memorandum, Objectives, Restart DEIR, Design Services RFP
	6/16/08	Design Services Proposal
	6/23/08	Design Firm Interviews
6/25/08		Design Services Firm Selection, CM Firm RFP, Rough Appraisal Results (Closed Session); Retain Appraiser for Detailed Appraisals
	7/??/08	Funding Options; SWP Capacity Charge
	7/??/08	CM Firm Proposals
7/23/08		Funding Options; SWP Capacity Charge
8/13/08		CM Firm Selection; Detailed Appraisals (CS)
	9/??/08	Status Report on DEIR
10/8/08		Draft EIR Hearing
	11/10/08	Review Comments to DEIR
11/26/08		Review Comments to DEIR Retain Rate Consultant for 218 Protest
	12/??/08	Status Reports
	1/??/09	Review Responses to Comments

<b>Board Meeting Date</b>	<b>Committee Meeting Date</b>	<b>TOPIC</b>
1/28/09		Review Final EIR
2/11/09		Certification Hearing #1
2/18/09		Certification Hearing #2 & NOD
	??	30% Design
??		30% Design
3/25/09		Approve Financial Plan & Set Protest Hearing
4/8/09		Circulate Prop 218 Notice
7/8/09		Conduct Prop 218 Protest Hearing
7/22/08		Adopt 2010 et seq. Water Charges
	??	60% Design
??		60% Design & Retention ESDC
	??	95% Design
??		95% Design
??		Land Acquisition
??		Funding
	??	Review Bids
11/18/09		Award Bids
??/??/11		Accept Works

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