

TO: BOARD OF DIRECTORS

FROM: MICHAEL S. LEBRUN *MSL*
GENERAL MANAGER

DATE: MARCH 23, 2012

AGENDA ITEM

E-1

MARCH 28, 2012

**SUPPLEMENTAL WATER PROJECT
CONSIDER OUTREACH SCHEDULE AND \$161,277 BUDGET
AUGMENTATION**

ITEM

Supplemental Water Project consider schedule and associated budget. [RECOMMENDATION: REVIEW OUTREACH SCHEDULE SCOPE OF WORK AND \$161,277 BUDGET INCREASE BY MOTION AND ROLL CALL VOTE APPROVE INCREASE]

BACKGROUND

On March 23, 2010, your Board approved a contract with True North/Tramutola/Terrain with a not to exceed amount of \$76,000. The contract and scope included polling, a four-month outreach effort and other related work to assist the District with building awareness and support of the District's supplemental water project.

A telephone poll of the community was conducted in March 2011. On April 27, 2011, your Board approved an updated schedule and outreach scope designed to raise community awareness during the summer of 2011. The approval included a \$74,879 budget amendment raising the project not to exceed amount to \$150,879.

Your Board activated an Ad-Hoc committee and President Harrison appointed Director Eby as chairperson and Director Winn as member. The Committee has worked diligently throughout the summer with the consultant team to design and implement the outreach program and reporting to the Board on regular intervals.

In September 2011, your Board received additional polling results, authorized a \$40,000 augmentation to the Outreach budget (not to exceed \$190,900), reinitiated Supplemental Water Project design and assessment engineering, and targeted March 2012 for the funding ballot.

Outreach efforts have continued through the first quarter of 2012 under the direction of the Ad Hoc Committee. The Outreach consulting team is requesting a scope and budget amendment of \$161,277, increasing the contract not to exceed value to \$352,156. The consultant's summary of efforts and expenditure to-date along with a proposed scope and budget for the coming months is provided. The Ad-Hoc committee has reviewed the proposal.

FISCAL IMPACT

To date, the District has spent \$3.3 million evaluating the need for, designing, and planning a supplemental water project. Funds for Professional Services are included in the adopted 2011/2012 Budget. Supplemental Water project support contracts are funded from Supplemental Water Capacity charges and general tax secured certificates of participation. The cost of these services are recoverable through project financing.

STRATEGIC PLAN

Strategic Plan Goal 1.2 – Secure New Water Supplies

RECOMMENDATION

Staff recommends that your Board receive the Ad Hoc Committee recommendation and, by motion and roll call vote, approve scope of work and a \$161,227 budget authority increase.

ATTACHMENTS

March 21, 2012 Outreach Consultant Scope and Budget Memorandum

CLIFFORD MOSS LLC

5111 Telegraph Avenue No. 307
Oakland CA 94609
Bonnie Moss 510.757.9023
bonnie@cliffordmoss.com

March 21, 2012

**TO: Michael LeBrun, General Manager
Nipomo Community Services District (NCSD)**

**FR: Bonnie Moss, NCSD Outreach Lead Consultant
Clifford Moss LLC**



Re: Supplemental Water Project – Outreach Budget Summary & Status

The attached document along with this memo provides a current accounting to you and the NCSD Board of Directors relative to **Supplemental Water Project Outreach Budget**.

Outreach Approach

To effectively raise awareness, educate property owners and provide adequate public education, our communications approach throughout 2011 and now in 2012 as the District prepares to release ballots to property owners, has focused on:

- Direct Mail to local property owners
- Direct Stakeholder/Property Owner Contact
- Web Presence
- Community Events
- Media Relations
- Ongoing communications assessment & planning

Orientation to 2010-12 Budget Summary Spreadsheet

The color-coded spreadsheet shows spending within defined windows:

- Pink 2010
- Blue 2011 – in two 6-month columns: 1) Jan-June; and 2) July-Dec
- Green First quarter of 2012 – in 3 columns for Jan, Feb and Mar 2012
- Yellow Remaining ballot proceeding window – April and May 2012

Program expenses are shown in the following key categories:

- Direct Mail to local property owners
- Communications Tools – Including paid advertising and NCSD web presence
- Property Owner Contact – including meetings, phoning and field activities
- Research – including telephone, mail, and personal interview research methods
- Strategy – including consultant professional fees and expenses

2012 Quarter 1 Highlights:

Direct Mail.

- Mailer - early January: materials included in the "Property Owner Letter" package
- Mailer - late January: community workshops announcement mailer
- Mailer - March: pre-ballot FACTS & FAQ mailer sent prior to ballots mailing
- Cost: \$23,562.

Communications Tools

- Ad prepared for Adobe Press RE community workshops. Cost: \$300.

Research

- Conducted Small-Sample Qualitative Phone Interviews – Terrain (January).
- Conducted Mail Ballot Survey – True North (February/March).
- Conducted 2-Question Final Phone Check – Clifford Moss (March).
- Cost: \$40,700.

Strategy

- Provided ongoing outreach and communications strategy guidance.
- Cost: \$37,807.

Recommendations for the Final April-May Public Information Window

Direct Mail.

- April - Allow for one mailer to remind property owners of ballot proceeding dates and other essentials – e.g. when ballots are due + current FAQ, etc.
- May – Allow for a post-election mailer, regardless of the result, to explain what the result means, implications, and next steps. This could also be presented in a newsletter format, to launch a new steady communications vehicle for NCSD to communicate with its public.
- Budget Projection: \$16,000 (subject to need and Ad Hoc approval).

Communications Tools

- April – allow for weekly ads in the Adobe Press reminding property owners of ballot proceeding essentials – e.g. when ballots are due + other questions.
- Budget Projection: \$1,000 (subject to need and Ad Hoc approval).

Property Owner Contact

- April – allow for a public meeting and/or reminder phone call RE ballot deadline.
- Budget Projection: \$3,500 (subject to need and Ad Hoc approval).

Strategy

- Continue to provide ongoing outreach and communications strategy guidance.
- Budget Projection: \$23,000 (subject to need and Ad Hoc approval).

Total April- May2012 Budget Allocation Request: \$43,500

(Subject to NCSD Ad Hoc Committee Oversight and approval)

NIPOMO CSD - 2010-12 Supplemental Water Project - OUTREACH BUDGET

Nipomo Outreach Budget / Ballots Mail March 23, 2012

Public Educ Project-NCSD Water
Universe = 6604-8,000 HH

	YEAR 2010	2011 Jan-Jun	2011 Jul-Dec	2012 Jan	2012 Feb	2012 Mar	2012 Apr	2012 May	Total	
TV/Print ADVERTISING/MEDIA:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
DIRECT MAIL:										
Direct Mail		\$ 13,331	\$ 33,242	\$ 15,572		\$ 7,990	\$ 8,000	\$ 8,000	\$ 86,135	
Total	\$ -	\$ 13,331	\$ 33,242	\$ 15,572	\$ -	\$ 7,990	\$ 8,000	\$ 8,000	\$ 86,135	24%
COMMUNICATIONS TOOLS:										
Advertising-Web-PR		\$ -	\$ 400	\$ 300	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,700	
Total	\$ -	\$ -	\$ 400	\$ 300	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,700	0%
PROPERTY OWNER CONTACT										
Data Services		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stakeholder Meetings/Events		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 500	
Field - Tactical PAID Calling		\$ -	\$ 12,400	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 15,400	
Field- (Coordination/Organizers)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ 12,400	\$ -	\$ -	\$ -	\$ 500	\$ 3,000	\$ 15,900	5%
RESEARCH:										
March '12 POCall (CM data/phone/analysis)		\$ -	\$ -	\$ -	\$ -	\$ 10,700	\$ -	\$ -	\$ 10,700	
HH Phone Interviews (Terrain)		\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000	
Research - Phone&Mail (True North)	\$ 19,183	\$ 20,927	\$ 22,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 87,110	
Total	\$ 19,183	\$ 20,927	\$ 22,000	\$ 5,000	\$ -	\$ 35,700	\$ -	\$ -	\$ 102,810	29%
STRATEGY:										
TRAMUTOLA	\$ 10,000	\$ 15,000	\$ 33,000	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ -	\$ 70,000	
TERRAIN	\$ -	\$ 14,000	\$ 10,000		\$ 9,000	\$ 5,000	\$ 4,000	\$ 3,000	\$ 45,000	
CLIFFORD MOSS	\$ -	\$ -	\$ -		\$ -	\$ 10,000	\$ 8,000	\$ 6,000	\$ 24,000	
Staff/Consultant/Misc Expenses	\$ 224	\$ 1,270	\$ 1,310	\$ 168	\$ 139	\$ 1,500	\$ 1,000	\$ 1,000	\$ 6,612	
Total	\$ 10,224	\$ 30,270	\$ 44,310	\$ 6,168	\$ 15,139	\$ 16,500	\$ 13,000	\$ 10,000	\$ 145,612	41%
GRAND TOTAL	\$ 29,407	\$ 64,528	\$ 112,352	\$ 27,040	\$ 15,139	\$ 60,190	\$ 22,500	\$ 21,000	\$ 352,156	100%

2010 - SWP Outreach Funding	\$ 29,407	8%
2011 - SWP Outreach Funding (entire year)	\$ 176,880	50%
2012 Qtr 1 - SWP Outreach Funding	\$ 102,369	29%
2012 Qtr 2 - SWP Outreach Funding - Est. (Actual costs TBD - pending AD HOC Committee oversight & approval)	\$ 43,500	12%
GRAND TOTAL	\$ 352,156	100%

TO: BOARD OF DIRECTORS
FROM: MICHAEL S. LEBRUN *msl*
GENERAL MANAGER
DATE: MARCH 23, 2012

AGENDA ITEM
E-2
MARCH 28, 2012

SUPPLEMENTAL WATER PROJECT
CONSIDER \$105,000 BUDGET AUGMENTATION WITH WALLACE
GROUP FOR ON-GOING ASSESSMENT ENGINEERING

ITEM

Consider \$105,000 Budget Augmentation for Wallace Group to provide on-going Assessment Engineering Services. [RECOMMEND BY MOTION AND ROLL CALL VOTE APPROVE \$105,000 BUDGET AUGMENTATION AND AUTHORIZE STAFF TO EXECUTE TASK ORDER].

BACKGROUND

On January 28, 2009, your Board approved a contract with Wallace Group to conduct initial research into Assessment District formation as a means of funding the Supplemental Water Project. The budget for the initial contract is \$66,100.

On May 20, 2009, your Board reviewed the result of the initial study and authorized additional work to develop the Assessment Engineer's Report and supporting documentation for an Assessment District covering the District boundaries and the boundaries of the three partner purveyors (Golden State Water Company, Woodlands Mutual Water Company, and Rural Water Company). The additional work authorization (Contract Amendment 1) included a budget of \$106,792, increasing the Contract value to \$172,892.

On January 29, 2010, staff authorized Contract Amendment #2 with a value of \$9,900 to support loan and grant research in support of Supplemental Project funding. This increased the total contract value to \$182,792.

In spring 2011, following a survey of property owners and after receiving a report on survey results, your Board elected to delay the Supplemental Water Project funding vote and focus on efforts to educate property owners on the need for the project.

In October 2011, your Board directed staff to re-activate Supplemental Water Project design and assessment engineering. In January 2011, your Board approved a \$35,000 contract amendment to the Assessment Engineer bringing the total contract budget to \$217,792.

In late January 2012, the ballot development process began with the mailing of a letter to owners of the 8,000 some parcels involved in the proposed district. From developing the 'Property Owner' letter in close concert with the Outreach team, through mailing of ballots on March 22, 2012, the Assessment Engineer's team at Wallace Group have been bringing all needed resources to bear on the task.

Hundreds of hours of professional and support staff time have been expended. Significant tasks remain ahead including the public hearing and ballot counting process. Following the successful funding ballot, the Assessment Engineer will lead the cash collection procedure and coordinate closely with the Financial Advisor and Bond Counsel to set the initial tax roll.

The Assessment Engineer is requesting a \$105,000 budget augmentation to support ongoing effort to form an Assessment District to fund the Nipomo Supplemental Water Project. The

Assessment Engineer's March 23, 2012 memo (attached). Ms. Wagner will be at the meeting to present the Memo and answer any questions.

FISCAL IMPACT

Funds for Professional Services are included in the adopted 2011/2012 Budget. Supplemental Water project support contracts are funded from Supplemental Water Capacity charges and general tax secured certificates of participation. Assessment Engineering services are recoverable through project financing.

STRATEGIC PLAN

Strategic Plan Goal 1.2 – Secure New Water Supplies

RECOMMENDATION

Staff recommends your Board, by motion and roll call vote, approve Contract Amendment #4 and a \$105,000 budget augmentation with Wallace Group and direct staff to issue a Task Order and revise the project Not to Exceed to \$323,000.

ATTACHMENTS

- March 23, 2012 Proposed Contract Amendment

CONTRACT AMENDMENT

Project Name: Nipomo CSD Inter-tie Assessment	CA No. 4
Client Name: Nipomo Community Services District	Project/Phase No. 0673-0008-0301
Attention: Michael LeBrun	Date: March 23, 2012
Address: PO Box 326, Nipomo, California 93444	



Wallace Group requests the Client's authorization to proceed with revisions to the contract agreement for the above referenced project as herein described. Approval below incorporates this document as a part of the original contract signed January 29, 2009. If approved, please return one signed original Contract Amendment to Wallace Group.

Description and Purpose of the Revision(s)

In early January 2012, your Board authorized Wallace Group to move forward with the formation of the Assessment District and authorized a budget augmentation of \$35,000. This budget augmentation was to be used to complete all of the remaining tasks required up to the hearing scheduled for May 9th, 2012. In late January 2012, the formation of the assessment district started intensifying with the mailing of a letter to all 8,000 customers within the proposed assessment district. The efforts required to prepare the letter, coordinate with the District and its public relations committee, coordinate, sort, stuff and mail the letter in one day, respond to customer questions, update the database, make corrections, work one-on-one with various customers, assist in the preparation of workshops, and attend four (4) workshops required significantly more staff time than what was anticipated in late December/early January.

Since January, Wallace Group has fielded over 900 phone calls and emails and met one-on-one with approximately a dozen customers to answer questions, discuss the project and how the project impacts each customer's property. The phone calls and meetings ranged from 5 minute conversations to multi-hour long meetings, with many requiring additional follow-up. Our staff worked hard to ensure that each customer was receiving the correct information about their property or properties and were provided their options if corrections or changes in benefit units were possible. Our staff responded to the majority of the requests within a couple of days and was well received by the customers.

The level of effort to communicate with the public to reach this point in the formation of the assessment district far exceeded the anticipated level proposed previously for this project. The following tasks and the expended level of effort to complete these tasks are provided below:

January Letter and Mailing	\$15,000	This task included working with District Staff and Outreach to prepare the letter, prepare the database, sort and stuff the letters and mail the letter to 8,003 parcels.
Property Owner Questions/Workshops/Waivers and Deed Restrictions/Corrections to Database	\$57,000	This task started after the letter was mailed on January 12 through current. It has required over 380 hours of time in the last 10 weeks to respond to customer requests. This was handled primarily by two Wallace Group staff, almost full time, with support from a third staff member during the peak response period.
Ballot Preparation and Mailing	\$15,500	This task included reviewing the ballot and notice, coordinating and organizing the materials, preparing the database, sorting, and preparing the ballot, and mailing the ballots to 8,077 parcels.
Ballot Materials	\$10,000	Material costs to print the color notice and attachment
Engineer's Report	\$11,000	This task included the preparation of the Engineer's Report, Roll, and Diagram for the March 14, 2012 Board meeting
Total	\$108,500	
CA#3	(\$35,000)	
Unanticipated Budget Spent	\$73,500	

CIVIL ENGINEERING
 CONSTRUCTION MANAGEMENT
 LANDSCAPE ARCHITECTURE
 MECHANICAL ENGINEERING
 PLANNING
 PUBLIC WORKS ADMINISTRATION
 SURVEYING / GIS SOLUTIONS
 WATER RESOURCES
 WALLACE SWANSON INTERNATIONAL

WALLACE GROUP
 A California Corporation
 612 CLARION CT
 SAN LUIS OBISPO
 CALIFORNIA 93401
 T 805 344-4011
 F 805 344-4294

www.wallacegroup.us



In addition, Wallace Group will continue to be available following the mailing of the ballots to answer questions and issue new ballots to customers. It is anticipated that as soon as the ballots are mailed, customers will continue to have questions about the project and how it impacts them up through the protest hearing set for May 9th, 2012. As well, Wallace Group will need to final the Engineer's Report, Roll, and Diagram and final the database for the District. At this time, Wallace Group is unable to truly anticipate the level of effort required to answer questions from the public as this is dependent on the number of phone calls and emails received. It is anticipated that Wallace Group will require an additional \$6,000 to final the Engineer's Report, Roll and Diagram.

Wallace Group respectfully requests this contract amendment for the services rendered that exceeded the anticipated level of effort, as Wallace Group was working diligently to respond to customers as quickly as possible and meet the required needs of the project; and to request additional funds to continue responding to customers expediently throughout the voting period and attend and support the May 9th Protest Hearing. Following a successful vote for the May 9th Hearing, additional funds may be required to provide any additional mailings for pre-payment, support finance and bond counsel, and any other support items requested by the District at that time.

PROJECT FEES

Wallace Group will perform the services denoted in the proposed Scope of Services 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 \$105,000 without receiving written authorization from the Client.

Revision(s) Represent:

- a change in previous instructions
- a change in Scope of Services
- other:

Revision(s) Fee:

- hourly (time & materials) \$
- progress billing: \$
- not-to-exceed w/o authorization: \$105,000

Revision(s) will be invoiced as:

- increase to an item within the existing contract
- a new item added to existing contract

Issued by,

WALLACE GROUP, a California Corporation

Approved by Client

Signature:	Signature:
Print Name: Robert S. Miller, PE 57474	Print Name:
Title: Principal Engineer	Title:
Date: March 23, 2012	Date:

"Exhibit A"
Schedule of Fees
Personnel Hourly Rates

Engineering Services:

Prevailing Wage

Engineering Assistant I - III	\$ 66 - \$ 83
Project Analyst I - IV	\$ 83 - \$126
Project Coordinator	\$105
Engineering Associate I - V.....	\$100 - \$125
Senior Civil Designer I - III.....	\$132 - \$142
Civil Engineer I - IV.....	\$122 - \$137
Mechanical Engineer I - IV.....	\$122 - \$137
Senior Mechanical Engineer I - IV.....	\$144 - \$154
Senior Environmental Resource Engineer.....	\$144
Senior Civil Engineer I - IV.....	\$144 - \$154
Wetlands Specialist.....	\$160
Project Manager.....	\$150
Senior Project Manager.....	\$154
Director of Water Resources.....	\$154
Director of Mechanical Engineering.....	\$154
Director of Civil Engineering.....	\$154
Principal Engineer.....	\$166
Principal.....	\$176

GIS Services:

GIS Tech.....	\$ 78
GIS Specialist I-IV.....	\$107 - \$122
Senior GIS Specialist I-III.....	\$131 - \$137
GIS Manager.....	\$142

Planning Services:

Planning Assistant I - III	\$ 66 - \$ 83
Planning Designer I - III.....	\$ 80 - \$100
Planner I - IV.....	\$122 - \$137
Associate Planner I - V.....	\$100 - \$137
Senior Planner I - IV.....	\$144 - \$154
Supervising Planner.....	\$149
Consulting Planner.....	\$154
Director of Planning.....	\$154

Administrative Services:

Office Assistant.....	\$ 45
Administrative Assistant I - V.....	\$ 64 - \$ 79
Financial Analyst I - II.....	\$ 83 - \$105
Senior Financial Analyst.....	\$122

Additional Professional Services:

Fees for expert witness preparation, testimony, court appearances, or depositions will be billed at the rate of \$275 an hour.

Direct Expenses:

Reimbursement of direct expenses incurred in connection with the project scope of work will be invoiced to the client. A handling charge of 15% may be added to the direct expenses listed below. Direct expenses include, but are not limited to the following:

- travel expenses (automobile/ lodging/ meals)
- professional sub-consultants
- county/city fees
- document copies
- long distance telephone/fax
- postage/delivery service
- special materials
- blueprints
- photographs

Invoicing and Interest Charges:

Invoices are submitted monthly on an accrued cost basis in accordance with this Fee Schedule. A finance charge of 1.5% per month (18% per annum) will be assessed on all balances that are thirty days past due.

Fee Revisions:

Wallace Group reserves the right to revise our Schedule of Fees on a semi-annual basis, and also to adjust hourly prevailing wage rates (up or down) as the State establishes rate changes. As authorized in advance by the Client, overtime on a project will be billed at 1.3 times the normal employee's hourly rate.

Personnel Classifications:

Wallace Group may find it necessary to occasionally add new personnel classifications to our Schedule of Fees.

Mileage:

Wallace Group charges \$0.60 per mile.

TO: BOARD OF DIRECTORS
FROM: MICHAEL S. LEBRUN *MSL*
GENERAL MANAGER
DATE: MARCH 23, 2012

AGENDA ITEM
E-3
MARCH 28, 2012

**NIPOMO COMMUNITY PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT
AD-HOC COMMITTEE REVIEW AND RECOMMENDATION**

ITEM

Receive a report and recommendation from Ad-Hoc Committee regarding Nipomo Community Park Master Plan Draft EIR [RECOMMEND CONSIDER COMMITTEE RECOMMENDATION AND DIRECT STAFF]

BACKGROUND

At the February 29, 2012 Regular Meeting, President Harrison appointed Directors Winn and Gaddis to an Ad-Hoc committee assigned to review the County's Draft EIR for the Nipomo Community Park Master Plan.

The Ad-Hoc committee will present their recommendation.

FISCAL IMPACT

Negligible staff time to prepare these materials.

STRATEGIC PLAN

Strategic Plan Goal 2.3 – Select disposal solution for Southland WWTF
Strategic Plan Goal 3.2 – Strengthen ties with County of SLO
Strategic Plan Goal 7.D.1 – Plan for Parks and Open Space

RECOMMENDATION

Consider the Committee recommendation and direct staff

t:\board matters\board meetings\board letter\2012\120328 community park eir.docx

TO: BOARD OF DIRECTORS

FROM: MICHAEL S. LEBRUN *MSL*
GENERAL MANAGER

DATE: MARCH 23, 2012

AGENDA ITEM
E-4
MARCH 28, 2012

CONSIDER REQUEST FROM SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT TO INCLUDE A COMMUNITY SURVEY WITH DISTRICT CUSTOMER BILLING

ITEM

Consider a request from SLO County Planning to include a community services survey in the District's next billing cycle [RECOMMEND APPROVE]

BACKGROUND

San Luis Obispo County Planning Department is conducting a community survey to inventory and assess the need for infrastructure and facilities.

The County has requested the District include the attached ½ page survey form in our April and May bill mailing. The information will be in English on one side and Spanish on the other (Spanish version not available in time for agenda packet).

The County will cover all cost associated with including the mailer with the District's regular billing, including reproduction and any handling fee by District mailing service.

Staff estimates negligible impact on District staff time.

FISCAL IMPACT

Negligible staff time to prepare these materials and coordinate mailing.

STRATEGIC PLAN

Strategic Plan Goal 3.2 – Strengthen ties with County of SLO

RECOMMENDATION

By motion and roll call vote authorize staff to coordinate with SLO County Planning staff and include the community survey information in the District's April and May 2012 bill mailing.

ATTACHMENTS

County Mailer



Complete Communities Survey – Comments

San Luis Obispo County Planning and Building Department

The Complete Communities Survey is now underway to inventory the extent of infrastructure and public facilities that are needed today and in the future in 2010 and 2035. The survey will also identify where public facilities should be built for greatest efficiency, their costs, and potential financing strategies. It will help the County and special districts plan for public investment in facilities and develop their capital improvement plans and budgets. Surveys are underway in Nipomo, Oceano, San Miguel, and Templeton. This survey is for informational purposes only, and it does not involve any rezoning or amendments to County regulations.

- Please give us your comments by May 15 about the list of community features below, by filling out the comment form online at <http://www.sloplanning.org> in English or Spanish. Or, call 805-781-5975 for us to send you a copy of the comment form.
- A Complete Communities Research Summary and more information are available at the Planning and Building Department, or on the website, www.sloplanning.org in Sustainable Communities Grant Projects under Plans and Programs.

COMPLETE COMMUNITY FEATURES

Utility Infrastructure	Transportation	Public Facilities	Zoning Balance
<ul style="list-style-type: none"> o Water Supply o Water o Wastewater o Stormwater o Solid Waste o Communication Systems 	<ul style="list-style-type: none"> o Street & Highway System o Pedestrian Circulation o Bicycle Infrastructure o Equestrian Trails o Public Transit System o Park & Ride Lots 	<ul style="list-style-type: none"> o Public Parks and Open Space o Schools o Community/Civic Facilities o Social Services o Public Safety Services and Buildings 	<ul style="list-style-type: none"> o Zoning for Walkability o Commercial Mix & Access to Fresh Food o Job-Creating Uses o Housing Opportunities o Zoning for Economic Benefits o Community Design



Complete Communities Survey – Comments

San Luis Obispo County Planning and Building Department

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