

NIPOMO COMMUNITY SERVICES DISTRICT AGENDA

John J.

REGULAR BOARD MEETING AUGUST 20, 1997 7:00 P.M.
BOARD ROOM 261 W. DANA STREET, SUITE 100 NIPOMO, CA

57
20
11.40
1.50
12.90

BOARD MEMBERS

KATHLEEN FAIRBANKS, **PRESIDENT**
ALEX MENDOZA, **VICE PRESIDENT**
AL SIMON, **DIRECTOR**
ROBERT BLAIR, **DIRECTOR**
GENE KAYE, **DIRECTOR**

STAFF

DOUGLAS JONES, **General Manager**
DONNA JOHNSON, **Secretary to the Board**
JON SEITZ, **General Counsel**

CALL TO ORDER AND FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. REGULAR MEETING OF AUGUST 6, 1997

PUBLIC COMMENTS PERIOD

2. PUBLIC COMMENTS
Public comments on matters other than scheduled items. Presentations limited to three (3) minutes

BOARD ADMINISTRATION (The following may be discussed and acted on by the Board.)

3. ✓ PUBLIC HEARING ON ANNEXATION NO. 15 (NEWDOLL)
Proposed annexation/ approx. 27 ac. fronting Tefft between Hazel Lane and Orchard Rd.
4. ✓ TRACT 1805 - PHASING AGREEMENT VIOLATION
Developer of Tract 1805 are selling lots/ a violation of the District's Phasing Program.
5. ✓ REVIEW COUNTY POLICIES ON STATE WATER - PUBLIC INPUT IS ENCOURAGED
SLO County Board of Supervisors will be reviewing State Water Policies and items at a Public Hearing in October 1997.
6. SANITARY SURVEY OF ON-SITE SEWAGE DISPOSAL SYSTEMS
Review SLO Co. Health Dept. Survey, requirement of the Nipomo Sewer Grant.
7. ✓ PURCHASING 20 ACRES FOR THE WASTEWATER TREATMENT EXPANSION
Resolution approving the recording of the Deed of Purchase
8. INTENT-TO-SERVE RENEWAL - TRACT 1747 (HERMRECK)
Request to update an Intent-to-Serve letter for Tract 1747
a 180+ lot subdivision at Thompson and Chestnut.
9. SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY CANDIDATE
Support requested to elect a Board member to SDRMA
10. CALIFORNIA SPECIAL DISTRICT ASSOCIATION ANNUAL BOARD ELECTIONS
Board positions are open for election to CSDA Board of Directors
11. DISTRICT SAFETY MEETING MINUTES
Approve and file Minutes of the Safety Meeting.

FINANCIAL REPORT

12. APPROVAL OF WARRANTS

OTHER BUSINESS

13. MANAGER'S REPORT
 1. CA-NE AWWA FALL CONFERENCE
 2. Cal. County Article on Managing Groundwater
14. DIRECTORS COMMENTS
15. PUBLIC COMMENTS

CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL

Existing litigation GC§ 54956.9

1. NCSD vs. Shell Oil, et. al. Case No. CV 077387

Conference with real property negotiator, Dana-Doty water line easement, GC§54956.8

*GC§ refers to Government Code Sections

ADJOURN

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

REGULAR BOARD MEETING AUGUST 6, 1997 7:00 P.M.
BOARD ROOM 261 W. DANA STREET, SUITE 100 NIPOMO, CA

BOARD MEMBERS

KATHLEEN FAIRBANKS, **PRESIDENT**
ALEX MENDOZA, **VICE PRESIDENT**
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GENE KAYE, **DIRECTOR**

STAFF

DOUGLAS JONES, **General Manager**
DONNA JOHNSON, **Secretary to the Board**
JON SEITZ, **General Counsel**

CALL TO ORDER AND FLAG SALUTE

President Fairbanks opened the meeting at 7:02 p.m. and led the flag salute.

ROLL CALL

At Roll Call, the all Board members were present.

APPROVAL OF MINUTES

1. REGULAR MEETING OF JULY 16, 1997

Upon motion of Director Kaye, seconded by Director Mendoza, the Board unanimously approved the Minutes of the July 16, 1997 meeting.

PUBLIC COMMENTS PERIOD

2. PUBLIC COMMENTS
Public comments on matters other than scheduled items. Presentations limited to three (3) minutes

President Fairbanks opened the meeting to Public Comments:

Jack Carson of Summit Station Rd. made some suggestions concerning a high school in Nipomo.

Also, that reclaimed water could be used for a football field.

BOARD ADMINISTRATION (The following may be discussed and acted on by the Board.)

3. BLACK LAKE TRACT 2264 - INTENT TO SERVE
Review Intent-to-Serve letter for Tract 2264
Mr. Jones explained the latest revision of the draft Intent-to-Serve letter for Tract 2264. Mr. Seitz explained further revisions.
John Scardino, legal counsel for The Estates, agreed that the formula included in the letter worked and they were satisfied with it. He thanked Mr. Seitz and Mr. Jones for the agreement reached.
John Snyder, an out of District resident, asked questions about possible EIR mitigation costs and/or possible legal costs involved in drilling a new well.
Jack Stoddard, Black Lake Management Assoc., will review the letter.
Cees Dobbe concurred with John Snyder. If the area is in an overdraft, then we cannot have continued development.
Director Mendoza commented that the system demands a well be drilled.
Upon motion of Director Blair, seconded by Director Simon the Board approved the Intent-to -Serve letter for Tract 2264 with the changes as mentioned. Director Fairbanks voted no.

4. BLACK LAKE WASTEWATER TREATMENT PLANT EXPANSION (TRACT 1912)
Status report on the plant expansion and Tract 1912 homes being sold.

Mr. Jones explained that the original agreement with The Estates had been disregarded by selling lots over and above the 25 escrow closings of homes. Mr. Jones said there are some items that need to be completed before the sewer plant expansion is completely operational. The escrow company was notified that there were to be no more escrow closings until the Board made a determination. Mr. Scardino admitted that they made a mistake. Brad Brechwald said he was working with the District to get the punchlist completed. He expects the items on the list to be completed by next week. It was agreed that the items on the punch list were to be completed and the sewer treatment plant completely operational in exchange for the developer to close no more than 40 lots and houses.

Upon motion of Director Simon and seconded by Director Blair, the Board agreed to extend the number of escrow closings from 25 to 40. Director Kaye abstained.

5. BLACK LAKE INTER-TIE
Review engineering proposals to design an inter-tie between the Town & Black Lake Divisions

Mr. Jones explained that two proposals were received to perform the engineering work inter-tie between Black Lake water system and the Town Division. The lowest responsible proposal was Garing, Taylor and Assoc. at \$6,000. Upon motion of Director Kaye and seconded by Director Blair, the Board unanimously approved Resolution 97-619 hiring Garing, Taylor & Assoc.

**RESOLUTION 97-619
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING GARING, TAYLOR AND ASSOCIATES ENGINEERING SERVICES
TO DESIGN THE BLACK LAKE INTER-TIE**

6. TOWN DIVISION WATER RATE STUDY PROPOSALS
Review water rate study proposals received by the District

Mr. Jones explained the Board's Sub-Committee's recommendation to reject the three proposals received to perform a water rate study for the town Division of the Nipomo Community Services District. The committee, consisting of Directors Fairbanks and Kaye, felt that a replacement study would be more appropriate. There was much Board discussion. John Snyder, an out-of-District resident, commented that he was pleased with the direction the Board was taking concerning a replacement study.

Upon motion of Director Simon and seconded by Director Kaye, the Board unanimously agreed to cancel the proposed water rate study and go forward with a replacement study.

7. ACCEPT IMPROVEMENTS FOR PROJECT D950231S (JAMES) APN 090-093-004
Accept water & sewer improvements for commercial development at Chestnut & Thompson Ave.

Upon motion of Director Blair and seconded by Director Simon, the Board unanimously approved Resolution 97-620 which accepts the improvements for Project D950231S (James).

**RESOLUTION NO. 97-620
RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS
FOR PROJECT NO. D950231S (APN 090-093-004 JAMES)**

FINANCIAL REPORT

8. APPROVAL OF WARRANTS

Upon motion of Director Kaye, seconded by Director Mendoza, the Board unanimously approved the Warrants presented at the August 6, 1997 meeting.

OTHER BUSINESS

9. MANAGER'S REPORT

Manager Doug Jones presented information on the following items:

1. CSDA Annual Conf. Sept 24-26, 1997
2. SB 1268, Acquisition of Public Water Systems
3. Correspondence from Senator O'Connell on Prop. 218
4. SLO Co. State Water Project policies

Upon motion of Director Blair, seconded by Director Simon, the Board agreed to have this item put on a future agenda as an action item before the Oct. 21, 1997 SLO Co. meeting.

10. DIRECTORS COMMENTS

Director Kaye commented on the Santa Maria Times article.
Director Mendoza asked about the status of the new office building.

11. PUBLIC COMMENTS

There were no public comments.

Mr. Seitz explained the need to adjourn to a closed session.

CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL

Existing litigation GC§ 54956.9

1. NCSD vs. Shell Oil, et. al. Case No. CV 077387

Conference with real property negotiator, Dana-Doty water line easement, GC§54956.8

*GC§ refers to Government Code Sections

ADJOURN

President Fairbanks adjourned the meeting at 8:55 p.m.

TO: BOARD OF DIRECTORS
FROM : DOUG JONES
DATE: AUGUST 20, 1997

ANNEXATION NO. 15 (NEWDOLL)
PUBLIC HEARING

Annexation No. 15, initiated by Robert H. Newdoll, consists of 23.7 acres fronting Tefft St. from Hazel Lane to the District boundary near Orchard Road. All the property owners have signed the District's annexation agreement and a stipulation that they would not protest annexation to the District. On October 16, 1996, your Honorable Board passed Resolution No. 96-600 initially approving annexation No. 15. The resolution required the following condition be met prior to annexation approval from the District:

1. The Applicant has received the required approvals and clearances from the LAFCO Commission and the County of San Luis Obispo, including but not limited to compliance with the California Environmental Quality Act and the Cortese Knox Local Government Reorganization Act.
2. The issue of the property tax exchange has been resolved between the **DISTRICT** and the County of San Luis Obispo.
3. The property owners in Annexation No. 15 enter into an agreement with the **DISTRICT** to:
 - (a) Supply infrastructure to and within the proposed area of annexation at no cost to the **DISTRICT**.
 - (b) Pay all **DISTRICT** fees and costs associated with the annexation, including but not limited to the **DISTRICT** annexation fees.
 - (c) Provide retrofitting at the rate of 2:1 to meet the proposed development and District's water requirement needs.

Mr. Newdoll, the applicant, and the property owners have met the conditions above. Attached is Resolution 97-annex approving Annexation No 15 (Newdoll) of the 23.7 acres located at the intersection of Hazel Lane and Tefft Street in Nipomo.

This matter is to have a Public Hearing prior to consideration of the resolution approving the annexation.

RESOLUTION NO. 97- ANNEX 15

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING ANNEXATION NO. 15 (NEWDOLL)
[GOVT. CODE SECTION 57075 (b)]**

WHEREAS, the San Luis Obispo County Local Agency Formation Commission has adopted Resolution No. 96-19 approving the annexation to the Nipomo Community Services District of the Annexation No. 15 (Newdoll) as habited and uninhabited territory, including the negative declaration for said annexation; and

WHEREAS, this District held a public hearing on said annexation this at 7:00 p.m. on July 2, 1997, and finds that no written protests have been filed, and that the annexation should be ordered.

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

1. This Board has read and considered Resolution No. 96-19 of the San Luis Obispo County Local Agency Formation Commission making determinations and approving Annexation No. 15 (Newdoll) to the District.
2. A complete description and depiction of the property approved for annexation by the Commission is set forth on Exhibit "A" attached hereto.
3. All property owners have signed the District's Annexation Agreement.
4. This Board finds that the annexation will be in the best interests of present and future inhabitants of the District.
5. This Board finds that no written protests have been filed by any property owners or voters within the territory to be annexed. Therefore, no election will be required.
6. Pursuant to California Government Code Section 57075(b)(2), this Board hereby approves and orders the annexation to the District of the territory described upon Exhibit "A" attached hereto.
7. Certified copies of this Resolution shall be delivered to the Local Agency Formation Commission and the property owners involved.

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

AYES: Directors _____
NOES:
ABSENT:
ABSTAIN:

the foregoing resolution is hereby adopted this 6th day of August 1997.

Kathleen Fairbanks, President
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

Donna K. Johnson
Secretary to the Board

Jon S. Seitz
General Counsel


EXHIBIT "A"

Lots 57, 58, 59 and 61 as shown on map of the Calimex Plantation Company's Subdivision of a Part of the Rancho Nipomo according to map filed in Book 1, Page 23 of Maps, along with Parcels C and D of Parcel Map CO 83-027 according to map filed in Book 36, Page 77 of Parcel Maps, in the County of San Luis Obispo, State of California, described as follows:

Beginning at the southeast corner of said Lot 61; thence along the southwest line of said Lot 61 and its prolongation

1. North 67°28'00" West 778.11 feet to a point on the centerline of Tefft Street; thence along said centerline
2. North 22°32'00" East 291.19 feet to the northwest prolongation of the northeast lot line of said Lot 61; thence along said lot line and its prolongation
3. South 67°28'00" East 400.00 feet to the southwest corner of said Parcel D; thence along the northwest line of said Parcels C and D
4. North 22°32'00" East 291.19 feet to the northwest corner of said Parcel C being a point on the southwest lot line of said Lot 59; thence along said lot line and its prolongation
5. North 67°28'00" West 400.00 feet to a point on the centerline of Tefft Street; thence along said centerline
6. North 22°32'00" East 737.48 feet; thence continuing along said centerline
7. North 32°15'00" East 132.94 feet to the northeast lot line of said Lot 57 and its prolongation; thence continuing along said centerline
8. North 32°15'00" East 80.00 feet to the northwest corner of the prolongation of the northeast line of that parcel of land described in Grant Deed from Ruby Stevens to Emery L. Stevens and Ruby Stevens, husband and wife as joint tenants recorded March 4, 1968, in Book 1467, Page 137 of Official Records of said County; thence along the said northeast line and its prolongation
9. South 67°28'00" East 239.16 feet to the northeast corner of said parcel of land; thence along the southeast line of said parcel of land
10. South 22°32'00" West 78.85 feet to a point on the northeast Lot line of said Lot 57; thence along said Lot line
11. South 67°28'00" East 502.58 feet to the northeast corner of said Lot 57; thence along the southeast line of said Lots 57, 58, 59, 61 and Parcel C and D
12. South 22°32'00" West 1455.96 feet to the **POINT OF BEGINNING.**

Contains 23.7 acres.


Michael B. Stanton, L.S. 5702
(exp. 9/99)



LEGEND

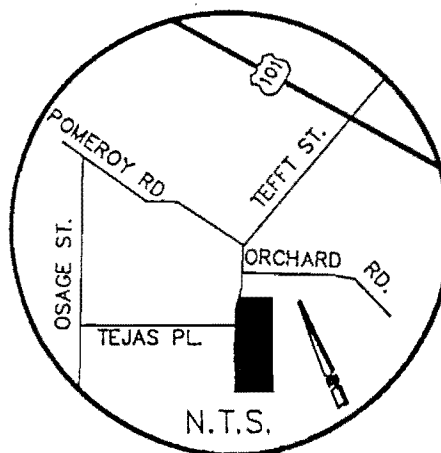


EXISTING SPHERE OF SERVICE AND INFLUENCE FOR THE NIPOMO COMMUNITY SERVICES DISTRICT



PROPOSED ANNEXATION

VICINITY MAP



LEGAL DESCRIPTION

LOTS 57, 58, 59, & 61 AS SHOWN ON MAP OF THE CALIMEX PLANTATION COMPANY'S SUBDIVISION OF A PART OF THE RANCHO NIPOMO ACCORDING TO MAP FILED IN BOOK 1, PAGE 23 OF MAPS ALONG WITH PARCELS C & D OF PARCEL MAP CO 63-027 ACCORDING TO MAP FILED IN BOOK 36, PAGE 77 OF PARCEL MAPS, IN THE COUNTY OF SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

LINE	DIRECTION	DISTANCE
L1	N 67°28'00" W	778.11'
L2	N 32°32'00" E	291.19'
L3	S 67°28'00" E	400.00'
L4	N 32°32'00" E	291.19'
L5	S 67°28'00" W	400.00'
L6	N 22°32'00" E	737.48'
L7	N 32°15'00" E	132.94'
L8	N 32°15'00" E	80.00'
L9	S 67°28'00" E	239.16'
L10	S 22°32'00" W	78.85'
L11	S 67°28'00" E	502.58'
L12	S 22°32'00" W	1455.96'

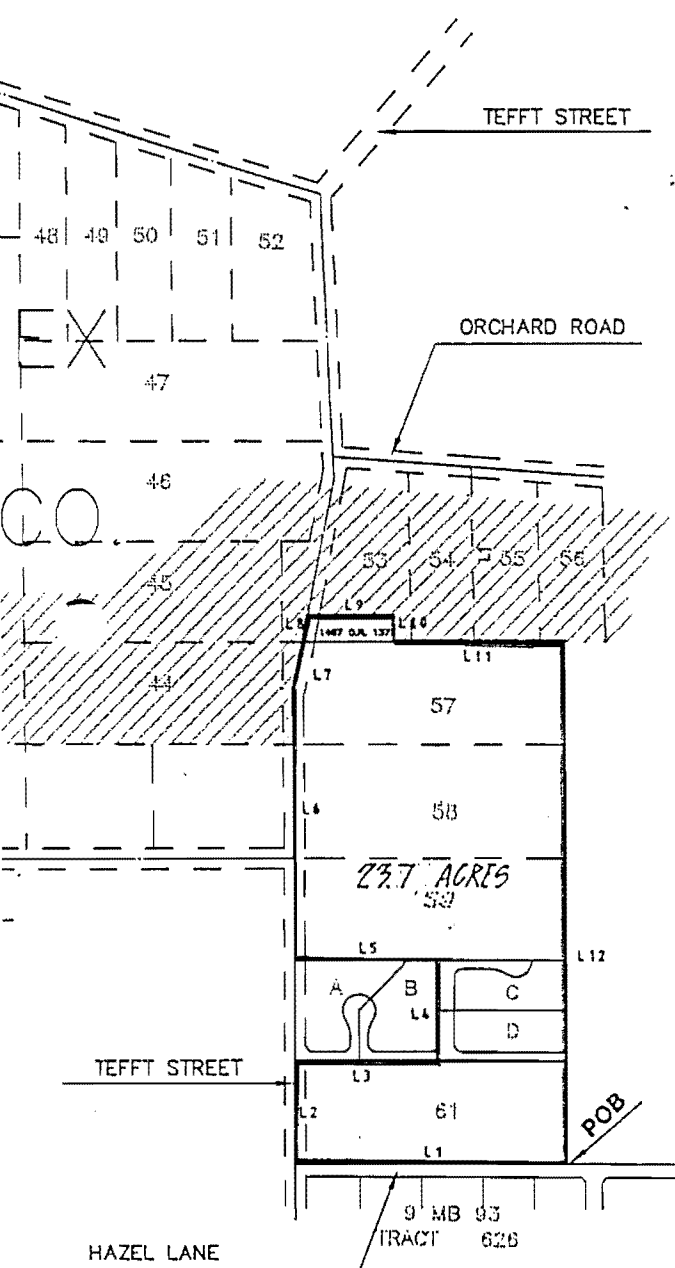


EXHIBIT A

ANNEXATION MAP

AMENDED ANNEXATION #18

DATE OCTOBER, 1996
 SCALE 1"=300'
 DESIGNED LMR
 CHECKED
 EDA NO. 2,1690,001

EDDA
 ENVIRONMENTAL
 DEVELOPMENT
 ASSOCIATES

LOTS 57, 58, 59 & 61,
 1 MB 23 & PARCELS C & D
 36 PM 77.
 APN: 92-123-01,02,03,05,
 92-123-28,29,30 & 31,
 92-241-09
 LAFCo AREA: 23.7 ACRES

LAFCO • Local Agency Formation Commission
Serving the Area of San Luis Obispo County

LAFCO FILING PROCEDURE

COMMISSIONERS

BYRON BRILEY, Chair
Special District Member

GENE GATES, Vice-Chair
City Member

RUTH BRACKETT
County Member

WILLIAM ENGELS
Special District Member

DUANE PICANCO
City Member

CRAIG PRITCHARD
Public Member

MICHAEL P. RYAN
County Member

ALTERNATES

PETE DOUGALL
City Member

LAURENCE LAURENT
County Member

CAROLYN MOFFATT
Special District Member

RICHARD ROBERTS
Public Member

STAFF

PAUL L. HOOD
Executive Officer

KATHY BOUCHARD
Legal Counsel

NIKKI J. SCHMIDT
Clerk to the Commission

RE: ANNEXATION NO. 15 TO THE NIPOMO COMMUNITY SERVICES DISTRICT (NEWDOLL, LOTS 57, 58, AND STEVENS PROPERTY); 5-R-96

At its meeting on September 19, 1997, the Local Agency Formation Commission adopted the enclosed resolution approved the above-referenced proposal subject to the terms and conditions specified in the resolution. Please remit the following:

1. **Four certified** copies of the ordinance or resolution approving the boundary change.
2. **Four certified copies** of the legal description of boundaries approved by LAFCO.
3. **Four copies** of the map showing boundaries of the area approved by LAFCO.
4. The State Board of Equalization fee in the amount of **\$500.00** made payable to "State Board of Equalization". (If your District is not carried on the regular County Assessment Roll, please indicate when submitting documents--no fee is required.)
5. The County Clerk Negative Declaration filing fee of **\$25.00** (per notice of determination filed) made payable to the County of San Luis Obispo.

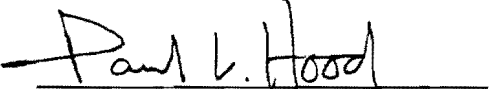
The Executive Officer will check all documents for compliance before making filings with the County Recorder, State Board of Equalization, and County Assessor. Amendments to the LAFCO resolution, including boundary modifications, may be made only by the Commission.

If you need more information, please call the LAFCO office at 781-5795.

Date: 7/21/97

RECEIVED

AUG 04 1997



Paul L. Hood
Executive Officer

NIPOMO COMMUNITY SERVICES DISTRICT

1035 Palm Street, Room 370 • San Luis Obispo, California 93408 • (805) 781-5795

IN THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, September 19, 1996

PRESENT: Commissioners Blakely, Briley, Engels, Gates, Picanco, Chairman Pritchard

ABSENT: Commissioner Laurent

AGENDA ITEM

3

RESOLUTION NO. 96-19

RESOLUTION MAKING DETERMINATIONS APPROVING
ANNEXATION NO. 15 TO THE NIPOMO COMMUNITY SERVICES DISTRICT (NEWDOLL)

The following resolution is now offered and read:

WHEREAS, on September 3, 1996 there was filed with this Commission a proposal for Annexation of territory to the Nipomo Community Services District (Newdoll); and

WHEREAS, the Executive Officer has given the notices required by law and has forwarded copies of his report to officers, persons, and public prescribed by law; and

WHEREAS, the matter was duly set for public hearing at 9:00 a.m. on September 19, 1996 and the public hearing was duly conducted and determined and decision was made on September 19, 1996; and

WHEREAS, at said hearing this Commission heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said proposal and report; and

WHEREAS, the Commission received the Negative Declaration recommended by staff for this project, reviewed and considered the information contained herein and all comments received during the public hearing process; and

WHEREAS, the Commission duly considered the proposal and finds that the territory proposed to be annexed is uninhabited; that the distinctive short form designation of the territory proposed to be annexed is "Annexation No. 15 to the Nipomo Community Services District"; that the territory proposed for annexation is located within the sphere of influence and sphere of service of the Nipomo Community Services District; and that the proposed annexation should be approved.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Local Agency Formation Commission of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct, and valid.
2. The Negative Declaration for this project was adopted in LAFCO Resolution 96-18.
3. That the legal description approved by this Commission is attached thereto, marked Exhibit "A", and incorporated by reference herein as though set forth in full.
4. That Annexation No. 15 to the Nipomo Community Services District (Newdoll) with the amended boundaries as set forth in Exhibit "A" with the condition of the NCSD's approval, by resolution, of compliance with the District's annexation policies regarding water and sewer service, being further identified in the files of this Commission as File 5-R-96, is hereby approved.
5. The conducting authority for subsequent proceedings is hereby designated as Nipomo Community Services District.
6. The Executive Officer of this Commission is authorized and directed to mail copies of this resolution in the manner by law.

Upon motion of Commissioner Blakely, seconded by Commissioner Briley, and on the following roll call to wit:


AYES: Commissioners Blakely, Briley, Engels, Gates, Picanco, Chairman Pritchard

NOES: None

ABSENT: Commissioners Laurent

ABSTAINING: None

the foregoing resolution is hereby adopted.


Chairman of said Local Agency

Formation Commission
Copy of document found at www.NoNewWipTax.com

ATTEST

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 20, 1997

AGENDA ITEM
AUG 20 1997



TRACT 1805 (SNELLENBERGER)
PHASING AGREEMENT VIOLATION

The District has become aware that the Developer of Tract 1805, which is being developed under the District's Phasing Program, has been selling individual lots. This is a violation of the District Code Phasing Program and the Phasing Agreement.

E. T. Okie Inc. (Snellenberger & Assoc.) entered into an agreement with the District on October 31, 1996 to develop Tract 1805 under the District's Phasing Program, which allows residential developer-built housing project to build on 25% increments of the total subdivision. This phasing ordinance sunsetted on January 1, 1997. The program was designed to assist developers to build housing for residents in the District. A developer has attempted to sell lots to individuals to build their own homes. This is a violation of the ordinance and phasing agreement. Once the District became aware of this activity, a letter was sent to Snellenberger and Assoc. to cease selling individual lots and to proceed with the existing phasing program or pay all the fees. If all the fees were paid, there would not be a problem of selling lots. There were 3 or 4 lots in escrow, of which only one closed. The owner of this lot contacted the District requesting service.

The following are some options for consideration:

1. Approve service to the one lot that has been sold
2. Revoke the Will-Serve letter for Tract 1805, except for the first phase.
3. Revoke the existing Will Serve letter and negotiate a new Will-Serve letter
4. Have the Developer pay all fees due before continuing the project
5. Allow the Developer to continue with the project under the Phasing Program

Attached for the Board's review:

- Intent to Serve letter for Tract 1805, dated October 31, 1996
- Agreement Affecting Real Property (Phasing Agreement)
- The tract map for Tract 1805
- District Code Section 3.04.32 allowing phasing development
- Letter to Snellenberger & Assoc. dated July 23, 1997

C:\W:\t1805phs.DOC

NIPOMO COMMUNITY SERVICES DISTRICT

P O BOX 326, NIPOMO, CA 93444

805) 929-1133 FAX (805) 929-1932

October 31, 1996

Alex Hinds
Planning Director
San Luis Obispo County
Government Center
San Luis Obispo, CA 93408

Roger Snellenberger & Assoc.
74350 Alessandro Drive, Suite A-1
Palm Desert, CA 92260

SUBJECT: WATER AND SEWER WILL SERVE
TRACT 1805 NIPOMO, CALIFORNIA

As required by Section 19.20.238 Title 19 of the San Luis Obispo County Code, I certify that water and sewer service is available for residences at the above referenced property.

A minimum three fourths inch (3/4") phone line conduit must be installed from the water meter box to the house telephone jack for future phone meter reading capabilities. A pull string must be installed in the conduit. Refer to District Specifications. It must be inspected and approved before service is provided to the new customer.

This "Will-Serve" letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the Nipomo Community Services District. This "Will-Serve" letter may be revoked as a result of conditions imposed upon the District by a Court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors for the protection of the health, safety, and welfare of the District. The District reserves the right to revoke this "Will-Serve" letter at any time.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



DOUG JONES
GENERAL MANAGER

VALID ONLY
WITH DISTRICT
SEAL

C:\W\TRACTS\WILSERV\PHAS1805.DOC

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

NIPOMO COMMUNITY SERVICES DISTRICT
P.O. Box 326
Nipomo, CA. 93444

Doc No: 1996-056352

Rec No: 0003065

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Nov 01, 1996
Time: 08:18

RF 19.0

[5]

TOTAL 19.00

RE: TRACT 1805

**AGREEMENT AFFECTING REAL PROPERTY
(PHASING AGREEMENT)**

This Agreement is entered into this 31 day of Oct., 1996, by and between THE NIPOMO COMMUNITY SERVICES DISTRICT, herein referred to as "**DISTRICT**", a political subdivision of the State of California, and "EZ OKIE, INC.", a California Corporation, herein referred to as "**DEVELOPER**", with reference to the following recitals:

A. **DEVELOPER** is the fee simple owner of real property that comprises Tract 1805 (a 40 lot subdivision, 38 of which are buildable) located within the border of the **DISTRICT**, as depicted on Exhibit A, attached hereto and incorporated herein by reference.

B. **DEVELOPER** desires the **DISTRICT** to process water and sewer capacity charges and fees pursuant to the phasing procedures of Sections 3.04.320 and 4.12.260 of the **DISTRICT** Code.

C. **DISTRICT** is willing to issue **DEVELOPER** a "will-serve letter" for Tract 1805 based on the partial payment of **DISTRICT** capacity charges and fees for water and sewer service, pursuant to Sections 3.04.320 and 4.12.260 of the **DISTRICT** Code, as provided herein.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The **DISTRICT** will issue a "will-serve letter" for Tract 1805 and authorize construction for Phase 1 Lots upon:
 - a. Receipt of \$65,152.50, which equals Phase 1 capacity charges plus a 5% administrative fee;
 - b. Receipt of this Agreement fully executed by the **DEVELOPER** as owners; and
 - c. **DEVELOPER** has executed and complied with **DISTRICT**'s standard Inspection and Reimbursement for Subdivision Development.

PHASING AGREEMENT

2. **DEVELOPER** designates the following lots from Tract 1805 as Phase 1 through 4, as follows:

Phase 1 Lots 3-6, 19-20, 22-23, 38-39 (10 Lots)

Phase 2 Lots 1-2, 16-18, 24-25, 36-37 (9 Lots)

Phase 3 Lots 7-10, 14-15, 32-35 (10 Lots)

Phase 4 Lots 11-13, 26-31 (9 Lots)

3. **DEVELOPER** shall not commence framing construction, and/or connect any unit that is not contained within a phase that has been authorized in writing by the **DISTRICT**.

4. The **DISTRICT** will authorize subsequent phases when all capacity charges for water and sewer have been paid in full for the subsequent phase, including the administrative fee.

5. The main line and appurtenances for water and sewer service shall be constructed and accepted by the **DISTRICT** in accordance with the **DISTRICT's** standard Inspection and Reimbursement Agreement as identified in paragraph 1.c, above, prior to the connection of any residential unit.

6. This Agreement shall expire and the **DISTRICT** shall have no commitment to serve water and sewer to lots contained in phases that have not been authorized by the **DEVELOPER** pursuant to paragraph 4, above, within 24 months of the date of this Agreement.

7. These covenants shall run with the land and will be binding on the successors and assigns of the **DEVELOPER** and shall insure to the benefit of **DISTRICT and its successors and assigns**.

8. If any action of law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this agreement, the prevailing party shall be entitled to reasonable attorney's fees in addition to any other relief to which that party may be entitled.

9. This agreement may be recorded in the Official Records in the County Recorder's Office, San Luis Obispo County.

10. This Agreement constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by both parties. All provisions of this Agreement are expressly made conditions.

11. **DEVELOPER** shall not assign or transfer this Agreement without the prior written consent of **DISTRICT**, which consent shall not be unreasonably withheld.

12. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

13. **DEVELOPER** warrants that it (i) has full right, power and authority to execute this Agreement; and (ii) has good title to the property that comprises Tract 1805.

IN WITNESS WHEREOF, DISTRICT and DEVELOPER have executed this Agreement on _____ day and year first written above.

DEVELOPER:

EZ Okie, Inc.

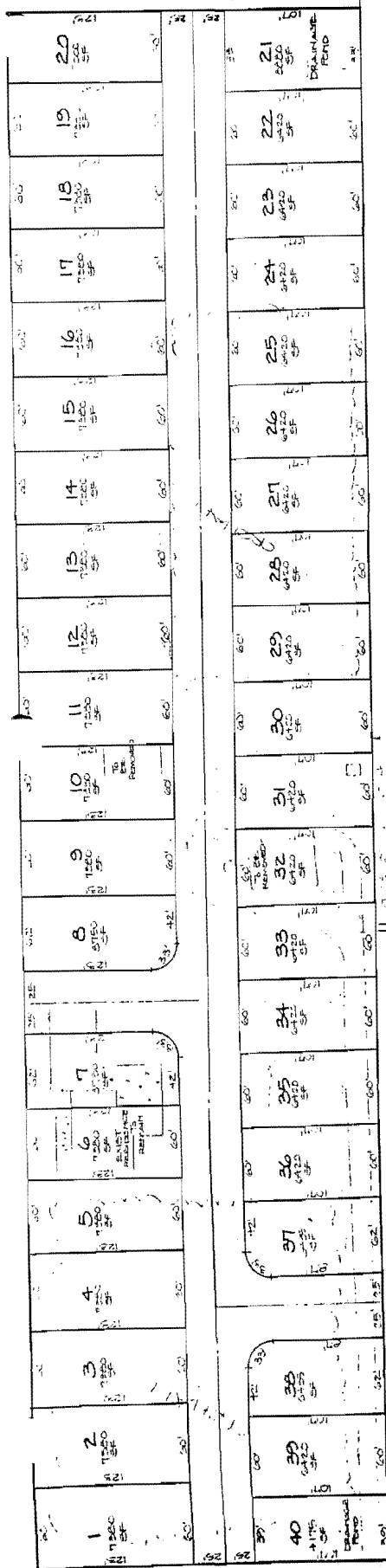
By: _____

Title: Vice President

Attest:

By: _____

Title: Board Secretary



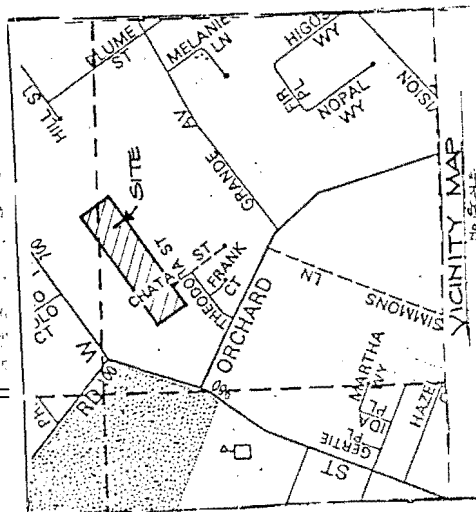
VESTING TENTATIVE MAP
TRACT 1805

A DIVISION OF PORTIONS OF LOTS 2 AND 3 OF MESA GRANDE TRACT IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

REQUESTED BY:
ROGER SNELLEBERGER

PREPARED BY:
WESTLAND ENGINEERING COMPANY
1037 HILL STREET, SAN LUIS OBISPO, CA 93401
(805) 541-2334

JULY 1989 SHEET 1 OF 1



CHATA STREET

THEORA STREET

**3.04.320 Residential subdivisions—
System fees.**

A. District ordinances, resolutions and policies which require full prepayment of all applicable water and sewer capacity charges and fees for housing projects before the district issues will-serve letters for the project are modified to permit partial payments in phases for residential developer-built housing projects of five units or larger.

B. Each successive phase shall constitute twenty-five percent or more of the entire project. Each phase must be appropriately designed and constructed for water and sewer service purposes so that no unit in subsequent phases may begin framing construction, or be connected to district facilities until all capacity charges and fees for the subsequent have been paid. The final payment of capacity charges and fees shall be twenty-five percent or greater of the total development.

C. A five percent administrative charge shall be added to the payments referenced in subsection B of this section.

D. The developer shall present a comprehensive phasing plan to the district for approval prior to the issuance of a district will-serve letter for the project.

E. This code section shall expire on January 1, 1997, unless it is further extended by another ordinance adopted by the Nipomo Community Service District board of directors. (Ord. 95-82 § 4 (part), 1995)

NIPOMO COMMUNITY SERVICES DISTRICT

261 WEST DANA STREET, SUITE 101
POST OFFICE BOX 326 NIPOMO, CA 93444
(805) 929-1133 FAX (805) 929-1932

July 23, 1997

Brian Peulicke
Roger Snellenberger and Associates
74350 Alessandro Dr. Suite A-1
Palm Desert, California 92260

CERTIFIED MAIL

SUBJECT: TRACT 1805, NIPOMO, CALIFORNIA
PHASED PROGRAM

The District has been advised that individual lots are being sold in Tract 1805, which is being developed under the District's Phasing Agreement, District Code Section 3.04.320 and 4.12.260. The phasing program was developed for residential developer-built housing projects and not sub-divisions where lots are sold to individuals to build homes. Please review your Phasing Agreement dated October 31, 1996.

The District has received inquiries from individuals and realtors wishing to purchase or sell individual lots. The sale or marketing of vacant lots is in violation of the Phasing Agreement. If you are selling lots, you are ordered to cease this action and may continue with your phasing program, as outlined in the agreement. If you wish to sell individual lots, then all fees for the entire project (Tract 1805) need to be paid, after which the District will issue Will-Serve letters for the remainder of the tract.

If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Doug Jones
General Manager

cc: Jon Seitz, District Legal Counsel

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 20, 1997

COUNTY POLICY ON STATE WATER

At the Board meeting held on August 6, 1997, the Board reviewed a memo from Glenn Priddy to the Board of Supervisors reviewing the update on the County policy on State Water. A copy was in the Manager's Report. The Board directed staff to put this information on the agenda as an action item (using State Water within the County).

Attached is Page 4 of the report to the Board of Supervisors, outlining the criteria that the previous board established on using State Water. Your Honorable Board may wish to add , delete or modify some of this criteria. Some suggestions are as follows:

1. Encourage contract and non-contract users to use the unallocated SLO County portion of water within the County.
2. Let agricultural use of water without stipulations to land use.
3. Land use should stand on its own merits and use State Water as needed for projects with respect to ability to pay for the water.
4. Non-Contractor user of State Water that actually receive a benefit from it pay an appropriate cost for the use of such water.

The Board of Supervisors will discuss the criteria for using State Water in a meeting in October 1997. Any input from Your Honorable Board can be put in a draft form and brought back for your consideration sometime in September for final review before sending it to the Board of Supervisors.

2c. Criteria for using State Water

Since there is some entitlement with delivery capacity available within the County, it is important to confirm the eligibility requirements for future contracting agencies. During the deliberations considering the most recent subcontractor for water, the Board of Supervisors established "Criteria for using State Water". These criteria define the process for dealing with requests for participation in the Project.

CRITERIA FOR USING STATE WATER

1. Water be available to existing public agencies, public water companies regulated by the PUC and existing mutual water companies with no water being contracted to individuals.
2. Substantial public and economic benefit.
3. Conservation and reuse of water must be significant components of water use plans for the project.
4. All costs must be paid by the water user.
5. Project must be consistent with LUE, LUO, Coastal Plan (if in coastal zone), RMS, Master Water and Sewer Plan, and Rural Settlement Strategy. All environmental impacts must be mitigated. In addition, project must be consistent with recommendations of the Economic Advisory Committee and Water Resources Advisory Committee.
6. County wide growth rate must not be altered simply because of participation in the SWP.
7. Must be geographically near other water users to avoid taking new water to a remote area and attracting other inappropriate development.
8. Those requesting water for agricultural uses must use the water for agricultural purposes only and execute an easement of their property which will permanently limit the use of the land for agricultural purposes.
9. No water is to be used for projects within incorporated cities.

SAN LUIS OBISPO COUNTY ENGINEERING DEPARTMENT

COUNTY GOVERNMENT CENTER • ROOM 207 • SAN LUIS OBISPO, CALIFORNIA 93408



TIMOTHY P. NANSON
COUNTY ENGINEER
GLEN L. PRIDDY
DEPUTY COUNTY ENGINEER
ENGINEERING SERVICES
NOEL KING
DEPUTY COUNTY ENGINEER
ADMINISTRATION

PHONE (805) 781-5252 • FAX (805) 781-1229

ROADS
SOLID WASTE
FRANCHISE ADMINISTRATION
WATER RESOURCES
COUNTY SURVEYOR
SPECIAL DISTRICTS

July 29, 1997

Doug Jones
Nipomo Community Services District
261 W. Dana
Nipomo CA 93444

Subject: San Luis Obispo County Flood Control and Water Conservation District,
Board of Supervisors - State Water Policy Update

Dear Mr. Jones:

The Board of Supervisors will consider several State Water Project policies at their meeting of August 5, 1997. Some of these policies may be of interest to your agency. A copy of the Board letter and report are enclosed for your information.

Sincerely,

GLEN L. PRIDDY
Deputy County Engineer - Engineering Services

Enclosures: Board Letter & Report

File: SWP

t:\managmnt\glp\swptra.ltr.lnd

RECEIVED

JUL 31 1997

NIPOMO COMMUNITY
SERVICES DISTRICT

1700 24

SAN LUIS OBISPO COUNTY ENGINEERING DEPARTMENT

COUNTY GOVERNMENT CENTER • ROOM 207 • SAN LUIS OBISPO, CALIFORNIA 93408



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ROADS
SOLID WASTE
FRANCHISE ADMINISTRATION
WATER RESOURCES
COUNTY SURVEYOR
SPECIAL DISTRICTS

August 5, 1997 *Postponed to Oct. '97*

The Honorable Board of Supervisors
County of San Luis Obispo
San Luis Obispo, CA

Subject: State Water Project Policy Update
All Supervisorial Districts

Honorable Board:

Summary:

Your Board has requested an update on the status of the unallocated State Water Entitlement that continues to be held by the Flood Control District. The attached **REPORT** covers the status of the unallocated entitlement as well as many other policies governing the disposition of State Water entitlement within the District. **Your Board my wish to choose only a few issues to discuss at this time and direct staff to bring some of these or other issues back for future discussion.**

Recommendation:

1. Receive the attached **REPORT** titled "State Water Project Policy Update."
2. Receive a verbal presentation from Warren Felger regarding contacts he has had concerning the sale of our excess entitlement.
3. Either:
 - a. Confirm the existing policy that the Department is to sell all excess State Water entitlement; or
 - b. Adopt a new policy that the Department may work with agencies interested in multi-year temporary transfers of part or all of the excess entitlement and bring such offers to your Board for approval in the future should they be received.
4. Authorize the Engineering Department to retain the service of Warren Felger, of the Law Firm of Uremovic and Felger, to represent the San Luis Obispo County Flood

Control and Water Conservation District to potential buyers of its excess State Water entitlement. Authorize the County Engineer to sign a contract.

5. Authorize the Engineering Department to retain the services of Stan Hatch of the law firm of Hatch and Parent to represent the District before the State Water Contractors and the Department of Water Resources in Contract matters relating to permanent or temporary transfer of State Water entitlement. Authorize the County Engineer to sign a contract.
6. Confirm the appropriateness of the "Criteria for Using State Water" that were previously established by your Board.
7. Adopt a "first in, first out" policy for matching potential sellers of State Water allotments to potential buyers of State Water allotments within the District.
8. Authorize staff to offer a contract for State Water allocation to the Afuera de Chorro Mutual Water Company and to bring the contract, with an appropriate Environmental Determination, to your Board for final approval at a future date.
9. Authorize staff to offer a contract for State Water allocation to Nancy Blackburn (after an appropriate agency is formed to enter into the contract), and to bring the contract, with an appropriate Environmental Determination, to your Board for final approval at a future date.
10. Confirm your Board's previous direction to allow the sale of excess entitlement to the City of Morro Bay for the purpose of increasing the reliability of State Water delivery and expand that direction to make excess entitlement available to all subcontractors for that purpose.
11. Consider the new request by the Nipomo Community Service District for a non-entitlement turnout and direct staff to work with NCSD to implement the request with appropriate cost sharing.
12. Direct staff to develop, with the help of the Subcontractors Advisory Committee, an appropriate cost sharing formula for non-entitlement turnouts.

Discussion: (Refer to the attached **REPORT**)

Your Board requested that the Department put an item on the agenda to discuss the status of the sale of the excess State Water entitlement. In developing the discussion, it was determined that there were several inter-related policies that effected the District's State Water entitlement. There are also several currently pending requests and actions by other agencies that relate to the entitlement issue.

The attached report discusses several of the entitlement issues, requests, and actions. Because of the complexity of the State Water Project, even this report does not completely cover the subject. The report does, however, cover the most important policies and the most current issues that need to be resolved.

State Water Project Policy Update

August 5, 1997

Glen L. Priddy

1. *Project History*

The San Luis Obispo County Flood Control and Water Conservation District entered into a contract with the State of California Department of Water Resources (DWR) in 1963 for a water entitlement from the State Water Project. This contract was for 25,000 acre-feet of water per year. Our County's participation in the project was tied to the participation of Santa Barbara County since both counties were to be served through the Coastal Branch of the State Water Project. The DWR then constructed the main aqueduct of the Project and a portion of the Coastal Branch (Phase I) and waited for the two coastal Counties to get ready to build Phase II of the Coastal Branch.

In the mid 1980's, at the request of the two Counties, DWR began work on the Environmental Impact Report for the construction of the Coastal Branch. The report was completed in 1990 and local agencies were requested to sign contracts to take the water. In 1992 eleven agencies signed contracts for 4830 acre-feet of entitlement leaving the Flood Control District with 20,170 acre-feet of unallocated entitlement.

1a. *Pipe Capacity*

The pipeline through our County from the Water Treatment Plant at Polonio Pass to the Lopez turnout has been built with capacity to serve only the contracted entitlement for our County and the contracted entitlement for Santa Barbara County plus a ten percent buffer for Santa Barbara County. This is a total of 47,816 acre-feet per year north of the Chorro Valley turnout with 4830 acre-feet for us and 42,986 for Santa Barbara County. Between the Chorro Valley turnout and the Lopez turnout we have 2392 acre-feet of capacity. We have no capacity rights south of the Lopez turnout. There is no pipeline capacity available through the Water Supply Contract with DWR to deliver the 20,170 acre-feet of excess entitlement held by the District into our County.

1b. *Excess Entitlement with Capacity*

The County originally contracted for 100 acre-feet of entitlement and delivery for County Service Area 16, Shandon, subsequently, the people of the town asked the Board of Supervisors to allow them to cease participation in the project. Additionally, the Oceano Community Services District has decided that it wishes to sell 400 acre-feet of its entitlement. These two sources provide 500 acre-feet of water with pipeline and treatment capacity available for sale.

In Santa Barbara County, the Central Coast Water Authority included a ten percent "drought buffer" in their contract for deliverable water. This entitlement is intended to make the delivery of water more reliable for their member agencies. There is capacity in the pipeline to deliver this water however it is not intended to be used except in the case of delivery cutbacks.

Excess Entitlement Without Capacity

Equity + Buffer + 75%
South of 1-1-5
Capacity 10%

Our County started out with 25,000 acre feet of entitlement. We have subcontracts for 4830 acre-feet. This leaves us with 20,170 acre feet of entitlement that does not have pipeline delivery capacity in the Coastal Branch (Phase II) pipeline.

Santa Barbara County holds 12,000 acre-feet of excess entitlement. CCWA has 2500 acre feet of entitlement without capacity which is contracted to the Goleta Water District to enhance the reliability of its supply.

2. Policies & Board Direction

Your Board has established a number of policies and taken other actions relating to the administration of the State Water Project:

2a. Unallocated Entitlement

The main policy established by your Board has been that all unallocated State Water is to be sold outside of the County. This is to eliminate the need to continue the ad valorem property tax assessment that has been in place to pay the cost of holding this entitlement. This policy to sell the unallocated water was predicated upon the Flood Control District obtaining a fair price for the past cost of holding the entitlement.

The Department has pursued the Board direction and let it be known statewide that our entitlement is for sale. In response to this solicitation, the Department was approached by four southern California water agencies that were interested in acquiring the entitlement. After extended negotiations, it was determined that the deal that was acceptable to the water agencies would leave the tax payers of our County "at risk" for future obligations and did not include a fair price for the past costs incurred by our County. The negotiations with these agencies were concluded with the understanding that we would be willing to reconsider provided that, at a minimum, our tax payers would not be "at risk" for future obligations.

There has been some interest from various sources. A summary of discussions with other agencies will be included in a separate memorandum from Mr. Warren Felger. There have been no formal offers made for the entitlement since the first negotiations. The Monterey Amendment to the Water Supply Contract then became the focus among State Water

Contractors regarding when and how entitlement might be sold. That amendment, and subsequent lawsuits, were only recently concluded, and sales efforts among all statewide contractors have only recently been renewed. The availability of our entitlement is known by major water agencies throughout the state.

The Department used Warren Felger currently with the law firm of Uremovic & Felger as a resource in determining the fairness of the offer we received and in seeking other offers. Mr. Felger has recently informed us of an inquiry about the possibility of a temporary transfer of all or a portion of the excess entitlement. We do not yet know many details of the request.

The concept of multi-year temporary transfers of water entitlement is new the State Water Project. Staff anticipates that there will be several contract issue that will need to be resolved with DWR and with the State Water Contractor. We have been in contact with Stan Hatch of the law firm of Hatch and Parent about these issues. Mr Hatch is a past chairman of the State Water Contractors organization and is one of the authors of the "Monterey Amendment" to the Water Supply Agreement. Staff believes that the District would greatly benefit by retaining the services of Mr Hatch to represent our interests with DWR on State Water Contract issues relating to the sale of our State Water Entitlement.

2b. Interest in purchasing State Water Entitlement with delivery capacity

As stated previously, there are 500 acre-feet of entitlement available for sale that includes delivery capacity.

The California Cities Water Company expressed interest in acquiring Shandon's Water and, about two years ago, your Board directed the Department to work with the them in that regard. Since that time, Cal Cities has not followed through with their request despite repeated attempts by staff to discuss contracts. The Department has received two recent inquires concerning the possible service of State Water to small mutual water companies. The inquiries are from the Afuera de Chorro Mutual Water Company and from Nancy Blackburn.

Afuera De Chorro Mutual Water Company has very recently formally asked to participate in the project (see attached letter). This is an existing company serving an existing subdivision. The Company asked to participate in 1992, and met all of the criteria for participation at that time, but backed out at the last minute in favor of the Nacimiento project. Now that more is known about the Nacimiento Project and the Company's ability to participate in that project, the company has decided that the State Project is better for its purposes.

Nancy Blackburn has expressed interest in acquiring State Water to serve a future subdivision along Ontario Road in the Avila area (see attached letter). The Blackburn

subdivision was also previously interested in receiving state water but was eliminated by the selection criteria because the request was from an individual. Ms. Blackburn has now indicated that they are forming a mutual water company to contract for the water.

2c. Criteria for using State Water

Since there is some entitlement with delivery capacity available within the County, it is important to confirm the eligibility requirements for future contracting agencies. During the deliberations considering the most recent subcontractor for water, the Board of Supervisors established "Criteria for using State Water". These criteria define the process for dealing with requests for participation in the Project.

CRITERIA FOR USING STATE WATER

1. Water be available to existing public agencies, public water companies regulated by the PUC and existing mutual water companies with no water being contracted to individuals.
2. Substantial public and economic benefit.
3. Conservation and reuse of water must be significant components of water use plans for the project.
4. All costs must be paid by the water user.
5. Project must be consistent with LUE, LUO, Coastal Plan (if in coastal zone), RMS, Master Water and Sewer Plan, and Rural Settlement Strategy. All environmental impacts must be mitigated. In addition, project must be consistent with recommendations of the Economic Advisory Committee and Water Resources Advisory Committee.
6. County wide growth rate must not be altered simply because of participation in the SWP.
7. Must be geographically near other water users to avoid taking new water to a remote area and attracting other inappropriate development.
8. Those requesting water for agricultural uses must use the water for agricultural purposes only and execute an easement of their property which will permanently limit the use of the land for agricultural purposes.
9. No water is to be used for projects within incorporated cities.

2c. Policy for Sale of Entitlement by Contractors

There is not currently a policy to cover matching entitlement available from sellers to requests for water service from buyers. A suggestion that might be fair is to use a "first in, first out" system. The sellers available entitlement would be matched to a buyer in the order that the sellers let it be known that they have an entitlement available for sale. Buyers would be given priority to available entitlement in a similar manor.

2e. Insurance Water

The City of Morro Bay has asked for extra entitlement to help increase the reliability of their supply. The entitlement would come out of the 20,170 Acre-feet of excess entitlement held by the district and would not include delivery capacity. The Board of Supervisors has tentatively approved the concept of providing insurance water to Morro Bay and has authorized the Department to work with the City on contracts. The Department has been working with the city on this but the issue has had a low priority because it is not really necessary to come to final resolution until the disposition of the remainder of the excess entitlement is determined.

The California Mens Colony and Cuesta College have also expressed interest in insurance entitlement and other participants may be interested when the time comes.

2f. Requests for non-entitlement turnouts.

There have been two requests from different agencies to have access to the State Water pipeline without an accompanying water entitlement. Both of these agencies are in the Nipomo area but the requests are not related to each other.

The Nipomo Community Service District (NCSD), in 1994, asked to have a turnout that they could use in case of emergency. The concept was that if their wells failed or were contaminated, they could be without water to serve their community. They want to be able to quickly tie into the State Project in an emergency situation and temporarily buy water from other agencies until they can repair their own system. This request was discussed and not approved by the Board of Supervisors.

NCSD has recently submitted a new request for the same project. This request is similar to the first request except that they are only asking to have a valve installed so that it will be available in the future. They are not asking for any other permanent structure. The City of Pismo Beach, in response to a newspaper story on the subject, has considered this request and sent a letter to the Board expressing their views (attached). The City is concerned about their investment and does not wish for other agencies to get a "free ride" at their expense. The Subcontractors Advisory Committee also "conceptually endorsed" the proposal "provided that there is an equitable investment recovery program for existing

subcontractors". The new request has been discussed and approved by the Water Resources Advisory Committee.

The second request for a non-entitlement turnout was from the Nipomo Valley Mutual Water Company. This agency is newly formed to serve a group of farmers in the Nipomo Valley. The farmers would like to use State Water to supplement their agricultural water supply. They would not have a permanent entitlement. They would purchase water from willing sellers on a short term, as-needed basis. This request was considered by your Board and the Department was directed to work with the Company to develop the agreements necessary to implement the request. After some preliminary meetings there was inaction on the part of the water company for a long period of time. They have recently renewed their interest and the project is now in the environmental review process.

2g. Other actions by your Board relating to State Water Entitlement

Other actions that your Board has taken in the past few years relating the State Water Project include:

Approval of the "Monterey Amendment" to the State Water Contract.

Approval of a multi-year transfer of the Avila Community Services District transfer of water entitlement to lands owned by Unocal Corporation outside of our County.

Approval of a two year reduction in "Table A" entitlement to save on the cost of holding the excess entitlement.

Approval of participation in the project "Turnback Pools" to save on the cost of unused water.

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State Water Project Policy Update

August 5, 1997

Glen L. Priddy, Deputy County Engineer - Engineering Services

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2	Policy and Board Direction	Page 2
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ATTACHMENTS

A	Letter from Afuera de Chorro Mutual Water Company dated July 16, 1997
B	Letter from Nancy Blackburn dated June 5, 1997
C	Letter from Nipomo Community Service District dated March 21, 1997
D	Letter from the City of Pismo Beach dated May 7, 1997

This is intended as a "laundry list" for your Board to use to begin discussions on the State Water policies.

Other Agency Involvement

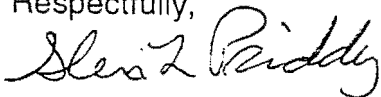
State Water Project policy is of interest to all of the current State Water Subcontractors and to other agencies that may wish to participate in the project in the future. The State Water Subcontractor Advisory Committee is made up of staff members or directors from each of the agencies taking State Water in the District. The Committee provides input on policy issues. The Water Resources Advisory Committee also regularly discusses State Water policy issues.

Financial Considerations

The unallocated State Water entitlement held by the District is paid through the State Water Contract Tax Fund, Budget Unit 0646. The following table is a summary of the tax rate levied on the secured non-unitary roll, and total tax revenues received, since contracts were executed with local agencies in 1992:

FISCAL YEAR	TAX RATE	COUNTY-WIDE TAX REVENUES
1997-98	0.0052 (approximate)	\$850,000
1996-97	0.0063	\$1,053,389
1995-96	0.0087	\$1,412,123
1994-95	0.0087	\$1,390,229
1993-94	0.0091	\$1,564,799
1992-93	0.0081	\$1,276,219
1991-92	0.0109	\$1,437,735

Respectfully,



GLEN L. PRIDDY

Deputy County Engineer - Engineering Services

Attachment: State Water Project Policy Update

File: State Water Project

t:\managmnt\swpltr.blb

ATTACHMENT A

Bob Hather
Afuera de Chorro Water Company
3675 Sequoia Drive
San Luis Obispo, California 93401

July 16, 1997

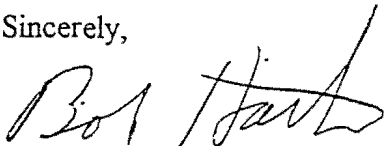
Glen Priddy
County Government Center, Room 207
San Luis Obispo, California 93408

Dear Mr. Priddy,

The Afuera De Chorro Water Company formally requests 30 acre feet from the State Water entitlement currently held by the County Service Area 16-1, Shandon.

We have reviewed the contracts and engineering issues. We are prepared to go forward with this request.

Sincerely,



Bob Hather

RECEIVED

JUL 16 1997

COUNTY ENGINEERING
DEPARTMENT

SL

ATTACHMENT B

6870 Ontario Road
San Luis Obispo, CA 93405

June 5, 1997

Glenn Priddy
County Engineer
San Luis Obispo, CA

Dear Mr. Priddy:

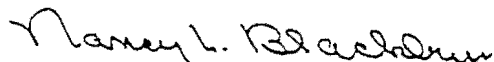
We are making a request to purchase 50 acre feet of state water from the excess that is now available.

The water should be delivered to 6870 Ontario Road and used for development on two parcels. On the approximately 20-acre parcel between the PG&E Community Center and the church, there are plans to develop a rural residential-type project. Estimated completion is two to three years. The second project is subdivision of a 3.5-acre parcel (with an existing home) into a 1-acre and 2.5 acre parcel. We believe these are compatible with current zoning in the area.

We are in the process of forming the Ontario Road Mutual Water Company. You can contact Gail Peron, attorney at law, if you need further information about this. Her number is 541-2180.

If you need more information, please call me at 595-7277, or you can FAX me at 595-9301.

Sincerely,



Nancy L. Blackburn

RECEIVED

JUN 06 1997

COUNTY ENGINEERING
DEPARTMENT

ATTACHMENT C

6-57
SL

NIPOMO COMMUNITY SERVICES DISTRICT

261 WEST DANA STREET, SUITE 101
POST OFFICE BOX 326 NIPOMO, CA 93444
(805) 929-1133 FAX (805) 929-1932

March 21, 1997

Glen Priddy
San Luis Obispo County
Engineering Department, Room 207
SLO County Government Center
San Luis Obispo, CA 93408

SUBJECT: EMERGENCY TURNOUT, COASTAL AQUEDUCT

Dear Glen,

The Board of Directors of the Nipomo Community Services District, at their Regular Board Meeting held on March 19, 1997, directed staff to investigate the possibility of having an emergency turnout on the Coastal Aqueduct in Nipomo, California. Would you outline the steps necessary to proceed in establishing an emergency water supply for the District? Also please provide the District the names of agencies that may have a water supply for such emergencies.

Please let me know if you need any additional information for this request.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Doug Jones
General Manager

cc: CCWA, Dan Masnada
NCSD Board of Directors
Ruth Brackett

CW\turnout

RECEIVED
MAR 24 1997
COUNTY ENGINEERING
DEPARTMENT

ATTACHMENT D

File**City of Pismo Beach**

760 Mattie Road - Post Office Box 3
Pismo Beach, California 93448
(805) 773-4657 • Fax (805) 773-7006

May 7, 1997

Board of Supervisors
County Government Center
Room 370
San Luis Obispo, CA 93408

Dear Chairperson Brackett and Boardmembers:

At our regular meeting on May 6, 1997, the Pismo Beach City Council considered recent news accounts of discussions by the Nipomo Community Services District Board regarding possible construction of a turnout in the state water pipeline to allow the CSD to obtain state water in the event of emergencies such as well contamination or severe drought.

As you are well aware, the City of Pismo Beach and a number of other agencies made the difficult decision, some years ago, to provide for their long term water needs by entering into contracts for state water and committing the funds necessary to pay their share of the cost of construction of the pipeline and related facilities and of basic ongoing maintenance of the state water delivery system. Virtually every contracting agency is faced with a substantial financial burden, far into the future, to meet its contractual obligation. For example, in Pismo Beach either a special tax measure or a substantial increase in user rates are confronting our residents within the coming month (to provide a secure source of income to pay the City's state water obligations in the aftermath of the adoption of Proposition 218). Our Finance Director recently reported that from 1992-93 through June 30, 1997, Pismo Beach will have made almost \$2,480,000 in State water payments.

If County Flood Control District, CCWA or other body, considers a request from the Nipomo CSD or from any other agency seeking access to state water, the concerns of all contracting agencies must be obtained and resolved prior to any commitment being made. While not exhaustive, the following are some initial observations on behalf of the City of Pismo Beach.

1. It is a matter of very serious concern to the City of Pismo Beach that agencies which chose not to buy into the state water system, leaving to the participating agencies the responsibility for capital and other fixed costs of bringing the pipeline through San Luis Obispo County, may, without compensating the participating agencies, gain the advantage of the availability of this water.
2. If any such access to state water is being contemplated, there must be a full reimbursement to the participating agencies for the appropriate share of the costs they have borne, including cash flow interest costs.
3. Since "emergency" access presumes needs which could arise 24 hours per day, 365 days per year, allocation of costs related to such access must be based almost entirely on the benefits of state water being available, rather than primarily on the amount of water which may be used.

AUG 20 1997

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 20, 1997

SAN LUIS OBISPO COUNTY HEALTH DEPARTMENT
SANITARY SURVEY

The County Health Department has completed a sanitary survey of the on-site disposal systems (septic tanks) within the original Prohibition Zone within the Nipomo Sewer Project. This survey was a condition of the District receiving the grant to build the collector system and treatment plant for the community. The grant condition required a sanitary survey at the end of the tenth year of operation to determine the number of connections to the sewer plant and the remaining amount of on-site disposal systems. The District is required to have 1000 connections by the tenth year. Presently, there are 997 connections. The sanitary survey indicates there are five failures in the downtown Nipomo area and nine failures in the Galaxy Park area. Once these failures have been connected to the District's sewer system, the grant conditions will more than be met.

The District will be working with the County to resolve the grey water systems and the no response locations. The Galaxy Park area is under the jurisdiction of the County Engineering Department, which will be notified of the failures and grey water systems within their jurisdiction.

The following are some issues for the Board consideration:

1. During the survey, a number of houses were found to be previously connected to the sewer system that were not on the monthly billing system. The Board needs to establish a policy as to how far in arrears the District should go in collecting the monthly sewer service charge.
2. The Board consideration of assisting the homeowners paying the District's Sewer Capacity Fee.
3. What length of time given before failures must connect to the sewer.

Once your Honorable Board establishes certain policies about how to administer the results of the sanitary survey, this information will be conveyed to those involved and the County. Attached is a copy of the survey report.



COUNTY OF SAN LUIS OBISPO
HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT
Environmental Health Division
2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406-1489
Phone: (805) 781-5544 FAX: (805) 781-4211

Susan G. Zepeda, Ph.D.
Health Agency Director
Gregory Thomas, M.D., M.P.H.
Health Officer
Curtis A. Batson, R.E.H.S.
Director

August 1, 1997

Nipomo Community Services District
261 W. Dana St., Suite 101
P.O. Box 326
Nipomo, CA 93444

RECEIVED

AUG 06 1997

NIPOMO COMMUNITY
SERVICES DISTRICT

RE: Urban Nipomo/Galaxy Park Septic Tank Survey

As a condition of a federal grant for construction of a sewer collection system and a wastewater treatment plant, the Nipomo Community Services District was required to survey properties within the prohibition area that have not been connected to the sewer system. San Luis Obispo County Health Department, Division of Environmental Health conducted the survey utilizing addresses supplied by the Community Services District. The purpose of the survey was to identify failing, or systems that had the potential to fail. The study began on April 15, 1997 and concluded on May 13, 1997.

All data supplied in this report was established by means of a house to house contact utilizing the attached questionnaire supplied by the Community Services District. An attempt was made to examine each property, with owner consent, to determine if sewage effluent was surfacing on the property or other situations that would demonstrate that the system had the potential for failure. Property owners were cooperative during the survey process.

The survey questionnaire used various criteria to observe the potential for problems or failures including:

1. Frequency of pumping
2. Failures, including wet weather conditions
3. Surfacing effluent
4. Restricted or sluggish pumping
5. Separate laundry (greywater) systems
6. Noted sewage odors

Findings:

The attached survey forms show the findings of Mr. Carlos Martinez, R.E.H.S., Mr. Michael McGee, R.E.H.S., Mr. Jeff McNiece, R.E.H.S., and Ms. Laurie Salo, R.E.H.S., for urban Nipomo and Galaxy Park.

The survey team attempted interviews with 120 parcels in urban Nipomo and 97 parcels in Galaxy Park. If the resident was not available, a business card was left requesting a call back for an interview by telephone. Interviews and acquisition of information was obtained for 97 parcels in urban Nipomo, or 81% of attempts, and 74 parcels in Galaxy Park, or 76% of attempts. The percent of contacts in both urban Nipomo and Galaxy Park reflect a more than adequate contact rate in order to validate the survey results and subsequent recommendations.

The contact rate in the Nipomo survey was greater than contact rates achieved in several surveys conducted over the past 20 years in other communities experiencing similar problems.

Also, as part of the survey this Department evaluated Montecito Verde No II, a community sewage disposal system utilizing septic tanks and leach fields.

There were signs of significant deterioration of the concrete manholes and probably equal deterioration of the septic tank due to the corrosive effects of hydrogen sulfide gases.

The sloughed off concrete could conceivably cause blockages within the system ultimately leading to surfacing sewage effluent.

The following tables depict the findings of the survey team.

Number of Contacts	No Response	Hooked Up To Sewer	Failing System	Greywater System	No Problems
Urban Nipomo					
97	23	4	5	40	25
Galaxy Park					
74	22	3	9	27	13

Those residents that bypass their greywater to ground surface may be unaware that this practice is in violation of existing codes.

The discharge of unapproved greywater with ground disposal is generally utilized to provide relief from an overtaxed sewage disposal system. Unapproved greywater systems are viewed as failures.

Some residents have never had their septic tanks pumped and choose not to consider pumping until their system backs up.

The urban Nipomo area had 13 parcels where there was a water well on the property. Some of these wells were in close proximity to the leach fields. Most wells were not properly abandoned and not in use.

Recommendations:

1. Based on the surveys findings, hook up all noted failing septic systems as soon as possible and encourage voluntary hookups for those residents still on septic tank sewage disposal systems. Montecito Verde II Community septic tank sewage disposal systems should be abandoned and connection to the Nipomo Community Services District sewage collection system be undertaken as soon as possible.
2. The Nipomo Community Services District should support the County Department of Planning & Building in their efforts to resolve the greywater issue by educating residents to existing requirements associated with proper installation of greywater systems and the permit process associated with the construction. The County Department of Planning & Building is responsible for the permitting of private sewage disposal systems.
3. The Nipomo Community Services District, in conjunction with Environmental Health, should assist in resolving the water well situation by either proper abandonment, or cross-connection devices.



Curtis A. Batson, Director
Division of Environmental Health

Home Improvement Loans and Repair Loans and Grants

A rural homeowner whose house needs fixing up may be eligible for a loan and/or grant from Farmers Home Administration (FmHA).

The agency makes home improvement loans to people who may not need or cannot afford a new house, but need some work done on their present house to bring it up to minimum standards. It also makes loans as well as grants to homeowners to remove health or safety hazards from their dwellings. Grants are made only to low-income elderly homeowners, 62 years or older.

A borrower's income is the key to the type of assistance for which he or she is eligible.

If income is so low as to permit only removal of health and safety hazards, a repair loan and/or grant may be available.

For homeowners with somewhat higher income, a home improvement loan may be possible to bring the house up to minimum standards.

How Can Funds Be Used?

The ways in which repair loans and/or grants and home improvement loans can be used are very similar, and FmHA county supervisors will help borrowers determine the type of assistance that best fits their needs and for which they are eligible.

Generally, repair loans and grants may be used to remove health hazards by repairing roofs, providing a sanitary water and waste disposal system that meets local health department requirements, installing screens, windows, or insulation, or taking other steps to make the home safe.

Home improvement loans may include similar purposes, but may go further by bringing the home up to minimum standards and making changes for the convenience of the residents, such as adding a room, remodeling the kitchen, or otherwise modernizing the house.

What Are The Terms?

FmHA county supervisors will help families determine the type of assistance that is best suited to their needs and their income.

Very low-income families can receive up to \$5,000 in a loan, a combination loan and grant, or a full grant to remove health hazards. Loans up to \$1,500 must be repaid within 10 years, loans between \$1,500 and \$2,500 within 15 years, and loans over \$2,500 within 20 years. The interest rate is 1 percent.

To receive a combination loan and grant, an applicant must be 62 years or older and able to pay for only a part of the repairs.

To receive a full grant, the homeowner must be 62 years or older, and unable to pay for any repairs on the house.

Families with somewhat higher incomes can borrow up to \$7,000 to improve their homes. Loans can be made for up to 25 years. Interest rates are based on each household's income and usually will be 1, 2, or 3 percent.

Other home improvement loans are repayable in 33 years. These loans are made at the regular interest rate, or with "interest credits," depending upon family size and income.

Who Can Borrow?

If you own and live in a home on a farm, in the open country, or in towns of up to 10,000 population, you may qualify for a loan and/or grant if you cannot secure credit from regular commercial lenders. The homeowner must be 62 years or older to qualify for a grant or a combination loan and grant. This assistance is also available in some towns of 10,000 to 20,000 population. Your town may be in this category. To be sure, ask the FmHA county supervisor whether this assistance is available in your town.

What Security Is Required?

A real estate mortgage is required for loans of more than \$2,500, and in some instances may be required for smaller loans. If the loan is under \$2,500, but income is small so that repaying the loan will be difficult, someone may co-sign the loan note with the borrower.

Homeowners who receive a grant or a combination loan and grant must agree not to sell the house on which grant funds are used for up to 3 years.

Where Do You Apply?

Go to the local county office of the Farmers Home Administration. The office address can be found in the telephones directory under "U.S. Government-Agriculture." Or write directly to the Farmers Home Administration, U.S. Department of Agriculture, Washington, D.C. 20250.

Are There Other Conditions?

Applications from eligible veterans are given preference. Veterans and nonveterans must meet the same requirements.

Each person who applies will receive equal consideration regardless of race, color, religion, sex, age, marital status, handicap, or national origin.

AGENDA ITEM

7

AUG 20 1997

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 20, 1997

**PURCHASING 20 ACRES
FOR THE WASTEWATER TREATMENT PLANT EXPANSION**

The District has opened an escrow account to process the purchase of the 20 acres from Mr. Harold Walsh and Ms. Ruth Shiffrar for the expansion of the wastewater treatment plant. The Grant Deed has been prepared along with the Note for Purchasing the Property . Attached is a resolution for approval by Your Honorable Board so the Grant Deed may be recorded.

C:\W:\wwtpepx.DOC

RESOLUTION NO. 97-WALSH

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE QUITCLAIM DEED FROM SHIFFRAR FAMILY TRUST**

WHEREAS, Harold Walsh, Jr. and Arthur and Ruth W. Shiffrrar as co-trustees of the "Shiffrrar Family Trust" have offered to grant to the Nipomo Community Services District certain real property described in the attached quitclaim deed more particularly described as follows:

A portion of Lot 12 of the Nipomo Reserve Tract in the County of San Luis Obispo, State of California, as shown on the map thereof filed in Map Book A, Page 26 in the Recorders office of said County, more particularly described as follows.

Beginning at the northerly corner of said Lot 12;

thence, South 48° 00' 00" West, 212.00 feet along the northwesterly line of said Lot 12 to the TRUE POINT OF BEGINNING.

Thence leaving said northwesterly line of Lot 12 and crossing said Lot 12 along the most southwesterly line of deed to Nipomo Community Services District, dated July 15, 1986, and recorded in Official Records Volume 2881, Page 328 of said County, South 41° 53' 57" East, 1101.63 feet to a point on the southeasterly line of said lot 12;

thence along said southeasterly line of Lot 12, South 47° 58' 24" West, 2790.84 feet to a point;

thence leaving said southeasterly line of Lot 12, parallel with the southwesterly line of said deed to Nipomo Community Services District North 41° 53' 57" West, 1102.00 feet to a point on the northwesterly line of said Lot 12;

thence along said northwesterly line of Lot 12, North 48° 00' 00" East, 790.84 feet to the TRUE POINT OF BEGINNING.

The above described portion of land contains 20.00 acres.

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

1. That the Quitclaim Deed executed by Trustees: Harold Walsh, Jr. and Arthur and Ruth W. Shiffrrar of the Shiffrrar Family Trust on _____ is hereby accepted for recordation by the District.
2. That the General Manager of the District is authorized to record said quitclaim deed with the County Recorder, County of San Luis Obispo, California.

PASSED AND ADOPTED by the Board of Directors of the Nipomo Community Services District this _____ day of _____, on the following roll call vote:

AYES: Directors _____
NOES:
ABSENT:
ABSTAIN:

Kathleen Fairbanks, President
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

Jonna K. Johnson
Secretary to the Board

Jon S. Seitz
District Legal Counsel

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
NIPOMO COMMUNITY SERVICES
DISTRICT
P.O. BOX 326
NIPOMO, CA 93444

THIS SPACE FOR RECORDER'S USE ONLY:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ _____

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of _____, **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**HAROLD WALSH, JR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND
ARTHUR SHIFFRAR AND RUTH W. SHIFFRAR, IN TRUST, AS CO-TRUSTEES OF THE
"SHIFFRAR FAMILY TRUST", DATED JUNE 26, 1989.**

do(es) hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to:

**NIPOMO COMMUNITY SERVICES DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF
CALIFORNIA,**

the real property in the , County of San Luis obispo, State of California, described as:

See Exhibit "A" attached hereto.

**HAROLD WALSH, JR, A MARRIED MAN, AS
HIS SOLE AND SEPARATE PROPERTY**

**ARTHUR SHIFFRAR , CO-TRUSTEE OF THE
SHIFFRAR FAMILY TRUST DATED JUNE 26,
1989**

**RUTH W. SHIFFRAR, CO-TRUSTEE OF THE
SHIFFRAR FAMILY TRUST DATED JUNE 26,
1989**

official notarial seals to be attached for all signatures

Exhibit A

A portion of Lot 12 of the Nipomo Reserve Tract in the County of San Luis Obispo, State of California, as shown on the map thereof filed in Map Book A, Page 26 in the Recorders office of said County, more particularly described as follows.

Beginning at the northerly corner of said Lot 12;

thence, South 48° 00' 00" West, 212.00 feet along the northwesterly line of said Lot 12 to the **TRUE POINT OF BEGINNING.**

Thence leaving said northwesterly line of Lot 12 and crossing said Lot 12 along the most southwesterly line of deed to Nipomo Community Services District, dated July 15, 1986, and recorded in Official Records Volume 2881, Page 328 of said County, South 41° 53' 57" East, 1101.63 feet to a point on the southeasterly line of said Lot 12;

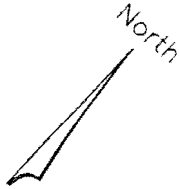
thence along said southeasterly line of Lot 12, South 47° 58' 24" West, 790.84 feet to a point ;

thence leaving said southeasterly line of Lot 12, parallel with the southwesterly line of said deed to Nipomo Community Services District, North 41° 53' 57" West, 1102.00 feet to a point on the northwesterly line of said Lot 12;

thence along said northwesterly line of Lot 12, North 48° 00' 00" East, 790.84 feet to the **TRUE POINT OF BEGINNING.**

The above described portion of land contains 20.00 acres and is as shown on Exhibit B attached hereto and made a part hereof.





Not to Scale

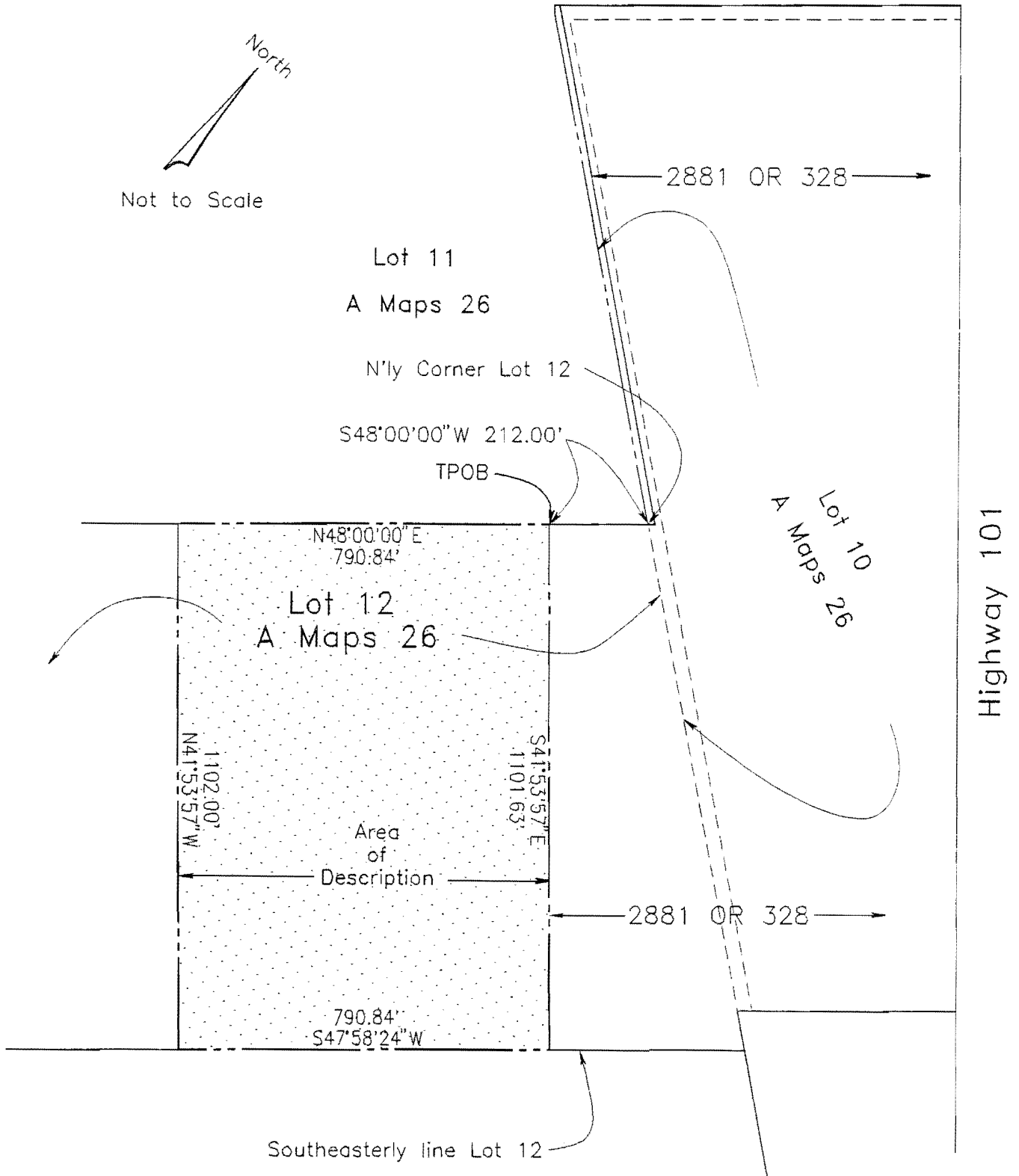


Exhibit B

AUG 20 1997

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 20, 1997

INTENT-TO-SERVE RENEWAL
TRACT 1747 (HERMRECK)

The District received a request from Terry Payne of EDA to renew the Intent-to-Serve letter for Tract 1747, a 180-lot subdivision at the intersection of Thompson Rd. and Chestnut Ave. The District previously issued an Intent-to-Serve letter dated July 15, 1996, with a one year expiration date.

Attached is a copy of the Intent-to-Serve issued to Tract 1747 in 1996. The Item No. 1, the well easement and access to the easement, has been granted to the District. It is recommended that the Intent-to-Serve letter be renewed with Item No. 1 deleted.

C:\w:\t1747rnw.DOC

EDA

ENGINEERING
DEVELOPMENT
ASSOCIATES

RECEIVED

AUG 08 1997

NIPOMO COMMUNITY
SERVICES DISTRICT

August 7, 1997

EDA Job #20-1544

Nipomo Community Services District
P.O. Box 326
Nipomo, CA 93444

Re: Hermreck, Tract 1747, 189 Lots

Please consider this a formal request for an **updated** "can and will serve" letter for the enclosed Tract 1747, located near the northeast corner of North Thompson and East Tefft Street in the community of Nipomo.

If you have any questions concerning this project, please contact our office.

Thank you.

Sincerely,

ENGINEERING DEVELOPMENT ASSOCIATES



Terry Payne

Enclosure

TP\lg\1544ncsd.ws

July 15, 1996

Terry Payne
Engineering Development Associates, Inc.
1320 Nipomo Street
San Luis Obispo, CA 93401

SUBJECT: TRACT 1747
INTENT TO SERVE
189 LOTS

At their Regular Meeting on December 6, 1995 the Board of Directors of the Nipomo Community Services District considered your request for water and sewer service for Tract 1747. The Intent-to-Serve for 189 lots was granted subject to the following conditions:

1. The well-site easement and access easement to the well-site be granted to the District and recorded.
2. The developer must enter into an Plan Check and Inspection Agreement and pay the necessary fees.
3. Improvement plans must be presented to the District for its approval. The improvement plans shall include the construction by the developer of a water supply line from the well-site to the development system.
4. All appropriate water and sewer capacity, meter, account and other fees be paid.
5. An offer of dedication of all the off-site water and sewer improvements must be made to the District.
6. A development plan schedule shall be made and presented to the District for approval.
7. Landscaping developed in the common areas shall be designed for minimum water use.
8. A phone line conduit must be installed at each lot from the water meter box to the house telephone jack for future meter reading capacities.

The County Planning & Building Department is directed to withhold the building permit until the District's fees have been paid.

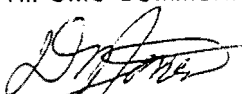
At the time a request for final approval is made to this District, the Board of Directors may agree to provide earlier service as provided at Section 2 of Ordinance No. 86-49.

This "Intent-to-Serve" letter shall be subject to the current and future rules, regulations, fees, resolutions and ordinances of the Nipomo Community Services District. This "Intent-to-Serve" letter may be revoked as a result of conditions imposed upon the District by a Court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors for the protection of the health, safety, and welfare of the District. The District reserves the right to revoke this "Intent-to-Serve" letter at any time.

A ONE YEAR EXPIRATION DATE IS IN EFFECT.

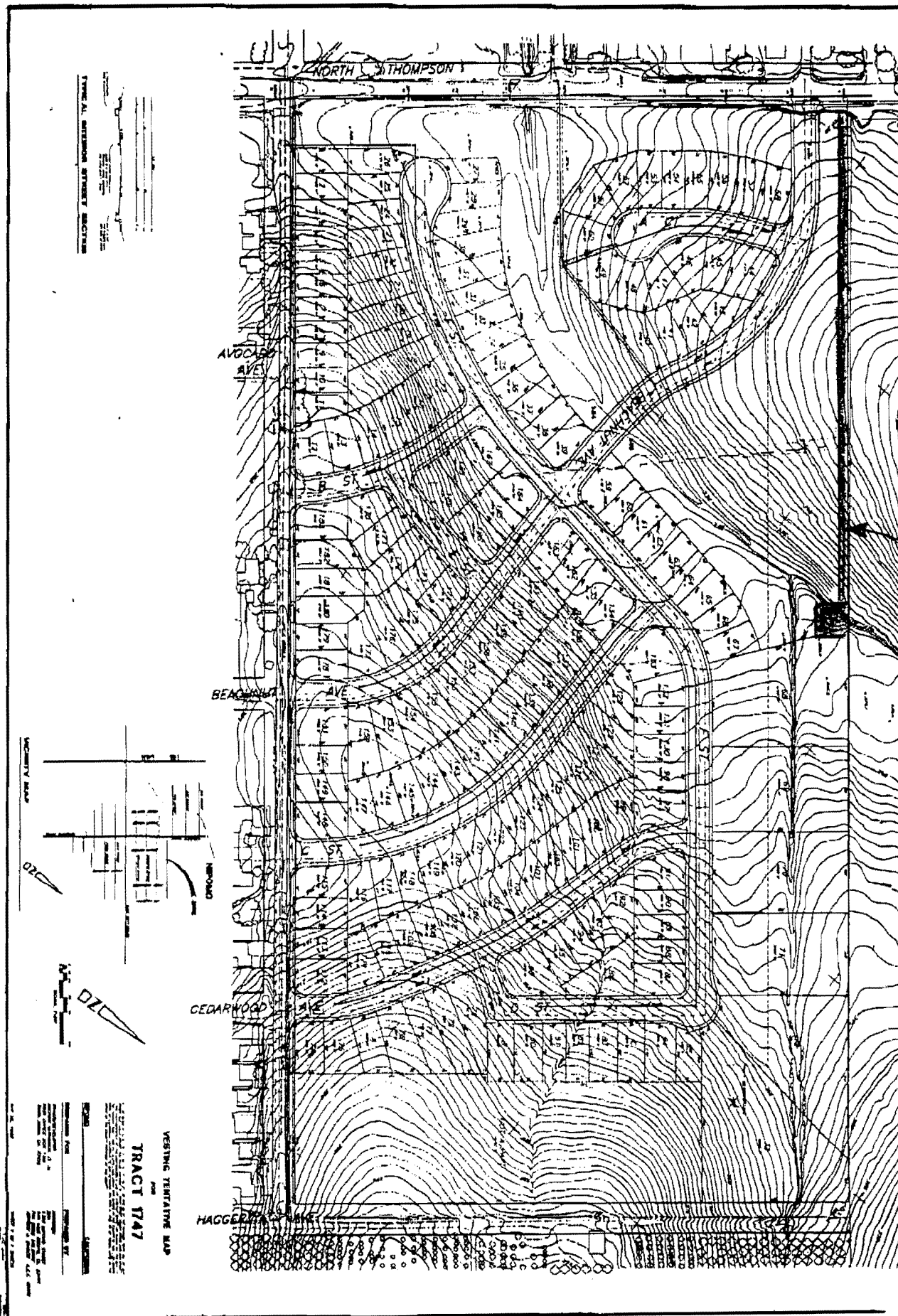
Sincerely,

NIPOMO COMMUNITY SERVICES DISTRICT

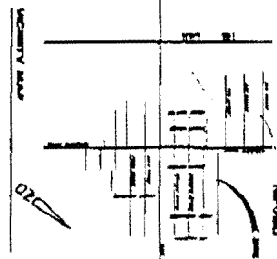


Doug Jones
General Manager

DJ:d



TRACT 7747
 VEILING TENTATIVE MAP
 AND
 TRACT 7747



VEILING TENTATIVE MAP
 AND
 TRACT 7747

AUG 20 1997

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 20, 1997

SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY CANDIDATE

The District received a letter from Mr. Kit Carter, requesting election support from the District for Mr. Dave Aranda to the Board of Directors of the Special District Risk Management Authority (SDRMA). SDRMA is the insurance carrier for the District. Mr. Carter feels that Mr. Aranda would be an asset to the Board of Directors of SDRMA. Your Honorable Board may support this action by adopting a resolution authorizing a proxy ballot be cast at the California Special District's Association Annual Conference in Anaheim on September 25, 1997. The resolution and proxy authority would give Mr. Carter the opportunity to vote for Mr. Aranda to the Board of Directors of SDRMA.

A second option would be as follows: If any of the Board of Directors or staff of NCSD were to attend the Annual CSDA meeting in Anaheim, the Board could direct them to vote for Mr. Aranda.

Attached is Resolution 97-proxy and the proxy ballot for the Board's consideration.

C:\W:\proxy.DOC

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

4870 Heritage Road
Paso Robles, CA 93446
Phone (805) 227-6230 • FAX (805) 227-6231

August 5, 1997

Board of Directors
Nipomo Community Services District
P.O. Box 326
Nipomo, CA 93444

Re: Special District Risk Management Authority
Subject: Request to Support Candidacy of Mr. David Aranda

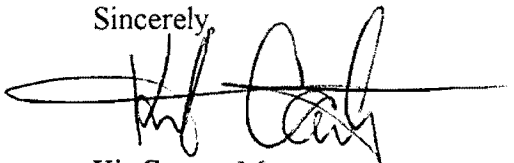
Honorable Board:

The Special District Risk Management Authority (SDRMA), of which Nipomo Community Services District is a member, is governed by a Board of Directors elected at large from among its state-wide membership. The next election is September 25, 1997 at the California Special District Association Annual Conference in Anaheim. This letter is to request your support for Mr. David Aranda.

I have known Dave for 13 years. He is a straight shooter and would serve us well. Dave is currently on the Board for CSDA and his presence on the SDRMA Board would be of benefit for all members of CSDA *and* SDRMA. Normally, I do not get involved with political campaigns, but the character and work ethics of Mr. Aranda are such that I am actively seeking votes for his election.

Your vote is important, and I hereby request your support for Mr. David Aranda. If you are agreeable, please adopt the enclosed resolution and execute the enclosed proxy ballot. Mail the proxy and a copy of the resolution to me, and I will cast your vote at the election. If you have any questions, please contact me.

Sincerely,



Kit Carter, Manager
Director, CSDA
Past President, SLO Chapter, CSDA

RECEIVED

AUG 07 1997

NIPOMO COMMUNITY
SERVICES DISTRICT

I NEED YOUR VOTE !

My name is David Aranda, Manager for the Stallion Springs CSD and a Director for the California Special District Association. I would like to have your support at the upcoming election for the Board of Directors of the Special District Risk Management Authority.

SDRMA has a good track record as our provider for risk management. Its programs for risk prevention are progressive and they are responsive to the needs of our membership. I want to continue and improve policies. With my experience as a manager for over 15 years, including management of both risk and personnel, I will work hard to hold down our rates.

The election will be on September 25, 1997 at the CSDA annual conference. You can vote in person then. If you cannot be there, I would like to have your proxy. I would be pleased to discuss my candidacy with you. To vote by proxy, your Board must adopt a resolution authorizing same and execute a form to actually cast the proxy ballot. A sample resolution and the proxy form are enclosed. Please agendaize these action items at your next Board meeting , naming Mr. Kit Carter on the proxy form and mail both documents to him at 4870 Heritage Road, Paso Robles, CA 93446.

**PLEASE VOTE FOR ME, DAVID ARANDA
DIRECTOR, SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY**

RESOLUTION NO. 97- PROXY

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AUTHORIZING THE CASTING OF A PROXY BALLOT AT THE
1997 ANNUAL MEETING OF THE MEMBERS OF SDRMA

WHEREAS, the Bylaws of the Special District Risk Management Authority permit the casting of proxy ballots by members at the annual Member's meeting; and

WHEREAS, it is the desire of the Board of Directors of the Nipomo Community Services District to authorize such proxy voting.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT does hereby authorize the casting of any vote or votes at the 1997 Annual Meeting of the Members of the Special District Risk Management Authority, and designates the person named on the attached AUTHORITY TO CAST PROXY BALLOT to cast such proxy vote(s).

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

AYES: Directors _____
NOES:
ABSENT:
ABSTAIN:

the foregoing resolution is hereby adopted this 20th day of August 1997.

Kathleen Fairbanks, President
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

Donna K. Johnson
Secretary to the Board

Jon S. Seitz
General Counsel

AUTHORITY TO CAST PROXY BALLOT

In accordance with Resolution No. 97-_____, a copy of which is attached, the Board of Directors of the Nipomo Community Services District authorizes the person named below to cast the proxy ballot(s) at the Annual Meeting of the SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY scheduled for September 25, 1997 at the Sheraton Hotel in Anaheim, unless this authority is withdrawn prior to balloting.

The person so named is:

Kit Carter, Manager Heritage Ranch Community Services District

Signed: _____

Kathleen Fairbanks, President
Nipomo Community Services District
Board of Directors

AUG 20 1997

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: AUGUST 20, 1997

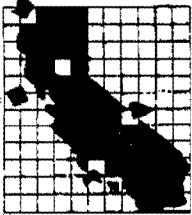
CALIFORNIA SPECIAL DISTRICTS ASSOCIATION (CSDA)
ANNUAL BOARD ELECTION

The District has received notification that any interested parties who wish to run for the CSDA Board of Directors may do so by filling out the nomination form. The nomination and election will take place at the annual CSDA meeting in Anaheim, September 24-26, 1997.

NCSD resides in Region 7 (Central Valley) of the CSDA, in which Seat A is presently vacant. If any of the Board members wish to be or would like to recommend someone to be nominated to the CSDA Board of Directors, the attached nomination form should be used.

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1997 CSDA ANNUAL ELECTIONS



CALL FOR NOMINATIONS CSDA Annual Meeting and Elections Friday, September 26, 1997 8:30 a.m. Sheraton Hotel, Anaheim

The California Special Districts Association will elect new members to its Board of Directors as part of its annual conference in Anaheim on September 24-26, 1997.

The Board of Directors is CSDA's governing body and is responsible for all policy decisions affecting CSDA's member services and legislative program. Its functions are crucial to the operation of the Association and to the representation of the common interests of all California's special districts and before the Legislature and the state administration.

Election Rules

Each of CSDA's six regional subdivisions has three seats on the board. The chart below indicates which seats are up for election in 1997. CSDA Bylaws include the following rules governing election of board members:

- Candidates must be affiliated with a member district located within the geographical region they seek to represent.
- Each candidate must submit by/or at the annual election a resolution of support issued by his or her Board of Directors.

Procedures

Incumbent directors are asked to announce their intentions to seek reelection prior to the conference. Those seeking reelection are listed below as candidates.

Others interested in running may be nominated by completing the accompanying nomination form and returning it to CSDA headquarters in Sacramento - 1121 L Street, Suite 508, Sacramento, CA 95814, Attn: Catherine Smith, (916) 442-7889 FAX. Sending in the form will ensure the candidate's name will appear on the ballot. Nominations will also be taken from the floor at the annual conference. Floor nominations must possess a resolution of support at that time.

CSDA Board of Directors - <i>Candidates</i> and Vacancies	
Region 1 (North)	Seat A - Vacant (exp. 2000)
Region 2 (North Central)	Seat A - <i>Bill Porter</i> (exp. 2000) Seat B - Vacant (exp. 1998)
Region 3 (Bay Coastal)	Seat A - <i>Chuck Beesley</i> (exp. 2000)
Region 4 (Central Valley)	Seat A - Vacant (exp. 2000)
Region 5 (South Central)	Seat A - Vacant (exp. 2000)
Region 6 (South)	Seat A - <i>Harry Ehrlich</i> (exp. 2000)

**IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION,
PLEASE CONTACT CATHERINE SMITH AT CSDA (916) 442-7887.**



CSDA BOARD OF DIRECTORS NOMINATING FORM

Name of Candidate _____

District/Region _____

Address _____

(Street)

(City) _____ (State) _____ (Zip) _____

Phone _____

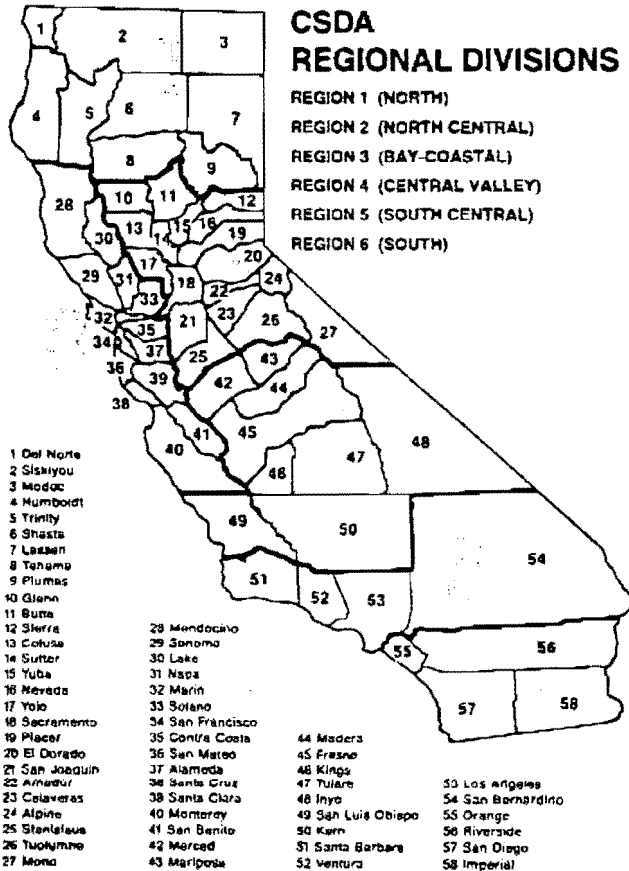
Nominated by _____

(Optional)

Return this portion to:

CSDA

1121 L St., Suite 508, Sacramento, CA 95814



TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 20, 1997

MINUTES FROM SAFETY MEETING

The Minutes from the Safety Meeting of July 25, 1997 are presented to the Your Honorable Board for your review. After review and comments, the Board of Directors may make a motion to accept and file the Safety Minutes.

This is a procedural item so that the District may receive credit on its insurance premium.

C:\w:\BD\safetymtg.DOC

**NIPOMO COMMUNITY SERVICES DISTRICT
261 WEST DANA, SUITE 101
P.O. BOX 326
NIPOMO, CA 93444-0326
(805) 929-1133 FAX (805) 929-1932**

NIPOMO CSD SAFETY MINUTES

Date: July 25, 1997

Present: Lee Douglas, Butch Simmons, Rick Motley, Ernest Thompson and John Caldon

The following safety video was presented:

Personal Protective Equipment

The video was reviewed by District personnel. Lee Douglas, Utility Supervisor, noted staff did not have any questions regarding the video. There were no other safety issues brought up for discussion.

Adjournment.

AGENDA ITEM

13

AUG 20 1997

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 20, 1997

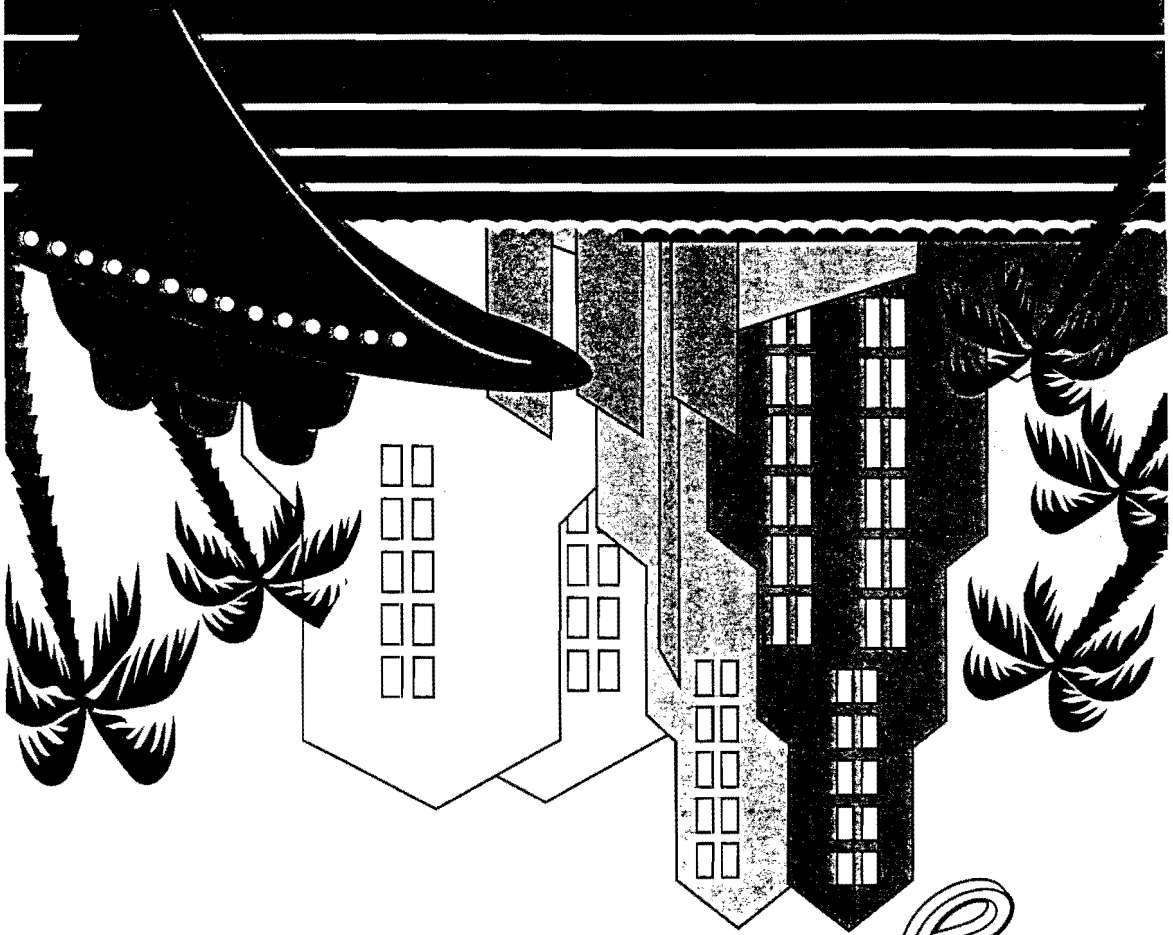
MANAGER'S REPORT

1. Enclosed is information from the CA-NE AWWA Fall Conference in Long Beach on October 21-24, 1997.
2. Enclosed is a recent article from the California County magazine on the County's position with respect to managing groundwater in California.

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1997 Fall Conference

Long Beach



WATER WARS

Conflict, Cooperation, Competition



CA • NV Section AWWA

CA • NV Section AWWA

October 21-24, 1997

Local Control is Essential

Counties Have a Stake in Managing Groundwater

By Thomas S. Bunn III

This article addresses how county ordinances can be part of an overall groundwater management effort, and how counties, cities and water agencies can work together with other interested parties to accomplish common objectives.

Throughout California, counties have become increasingly involved in groundwater management. At least 10 counties have adopted groundwater ordinances and several more are considering doing so. At the same time, many local water agencies have begun developing and implementing groundwater management plans.

Groundwater is a vital part of our state's water supply, especially in times of drought when surface water supplies are reduced. Groundwater is the sole source of supply for many communities and many others use it as their principal source of supply. Groundwater basins are increasingly viewed as a good place to store water during times of abundant supply because their storage capacity is much greater than that of surface reservoirs and they avoid some of the economic and environmental problems associated with surface reservoirs.

At the same time, the reliance on groundwater has led to a number of problems and concerns, including overdraft. Overdraft occurs when the use of water from a groundwater basin exceeds the long-term supply to that basin, resulting in increased pumping lifts, potential subsidence, degradation of water quality and eventual depletion of the supply. A second concern is protection from contamination by human activity. The impact on our groundwater of past industrial activities and leaking underground fuel tanks, among other things, has only recently become known.

Another concern arises from the fact that we can't see underground water. Virtually everything we know about the resource is by inference. That may be one reason for the development of separate bodies of law

for groundwater and surface water. In 1861, an Ohio court phrased the problem this way: "Because the existence, origin, movement and course of such waters, and the causes which govern and direct their movement, are so secret, occult and concealed, an attempt to administer any set of legal rules in respect to them would be therefore, practically impossible."

We know a lot more about hydrology than we did in 1861, but still don't know everything about every groundwater basin in the state. Since every groundwater basin is unique, the acquisition of data is a serious concern.

The state does not regulate groundwater in the way it regulates surface water. In fact, there is no regulation of groundwater production at the state level. Traditionally, the only permit required to pump groundwater was a permit from the county to drill the well. But well ordinances addressed only how the well was constructed, not how much water was extracted.

In recent years, it has become commonly accepted that some kind of groundwater management is necessary for every groundwater basin in the state—at least to the extent of ongoing data gathering and characterization of the basin. Many people believe that the nature and extent of groundwater management should be separately determined for every basin in the state and that local control over groundwater management is therefore preferable to a statewide, "one-size-fits-all" approach. In other words, the best people to decide what kind of management is necessary are the local stakeholders.

Groundwater Management

Groundwater management is nothing more than planned use of the groundwater resource in a way that protects its quality and quantity. To do that effectively, one must start with data collection and monitoring.

In its "California Water Plan Update," the California Department of Water Resources said that local groundwater management programs should have the following goals:

- Identify and protect major natural recharge areas. Develop managed recharge programs where feasible.
- Optimize use of groundwater storage conjunctively with surface water from local sources, including storage of recycled water and imported sources.
- Increase monitoring of groundwater quality to improve the ability to assess and respond to water degradation problems. Report trends in the chemical contents of groundwater.
- Develop groundwater basin management plans that not only manage supply, but also address overdraft, increasing salinity, chemical contamination and subsidence.
- Adopt and implement a public education program to ensure that citizens understand the importance of groundwater and steps they can take to protect and enhance their water supply.

An effective management program can provide numerous benefits to the users of groundwater and the general public. Potential benefits include: the basin is managed efficiently as a groundwater reservoir; water supply is maximized; water quality is protected; long-term water supply is assured; and costs, benefits and water shortages are shared equitably.

Management Methods

Groundwater law in California is largely the product of court decisions arising from disputes over water rights. While these decisions have

Like it or not, counties will be involved in groundwater management—either when asked to adopt an ordinance or when brought into the process as an interested stakeholder.

For more information about the City/County/District Groundwater Management Task Force, contact Karen Keene, CSAC's legislative representative for agriculture and natural resources, at 916/327-7511 or KKeene@csacgate.csac.counties.org.

Thomas S. Bunn III is an attorney with the Pasadena law firm of Lagerlof, Senecal, Bradley & Swift and chair of the City/County/District Groundwater Management Task Force. ■

defined groundwater rights, neither court decisions nor the Water Code have established a comprehensive framework for groundwater management. As a result, basins throughout the state have historically used a number of different management methods, including:

- Cooperative agreements among the major water producers within a basin.
- Formation of special districts, such as water replenishment districts, whose powers include management and replenishment of groundwater supplies and imposition of pump taxes.
- Creation by the Legislature of special act management agencies to manage particular groundwater basins.
- Management by watermasters, as part of "physical solutions" in water rights adjudications.

More recently, counties and cities have begun to use ordinances as a means of managing the groundwater resources within their boundaries. And the enactment in 1992 of the Groundwater Management Act (AB 3030) has allowed local agencies providing water service to adopt groundwater management plans covering all or a portion of their service areas.

The Legislature, in adopting AB 3030, expressly declared its intent "to encourage local agencies to work cooperatively to manage groundwater resources within their jurisdictions." In furtherance of this intent, AB 3030 authorizes local agencies to adopt a coordinated groundwater management plan with other local agencies and to enter into agreements with public agencies and private parties for the purpose of implementing a coordinated groundwater management plan. In addition, the law requires local agencies within the same groundwater basin and cities and counties with groundwater ordinances to meet at least annually to coordinate their programs.

Many local agencies developing groundwater management plans under AB 3030 have taken the principle of cooperation even further. They have developed a process by which all interested stakeholders—not just other agencies managing groundwater—are included in the decision-making. These agencies recognize that public education and involvement is key to a successful management program.

Task Force

In 1994, an appellate court decision, *Baldwin vs. County of Tehama*, affirmed the

power of counties—and, by analogy, cities—to enact groundwater ordinances (see "Groundwater Regulation after *Baldwin vs. County of Tehama*," California County, March/April 1996). Although the court held that the police power to regulate groundwater was not pre-empted by AB 3030 or other state law, it did not specify how groundwater management plans and groundwater ordinances would interact. After *Baldwin*, the question became: What should be the roles of counties and cities, on one hand, and local water agencies, on the other, in groundwater management?

To answer that question, a task force was set up consisting of representatives from CSAC, the Association of California Water Agencies (ACWA) and the League of California Cities. The purpose of the task force was to determine the goals of each group with respect to groundwater management and identify ways to work together to accomplish the common objective of protecting local groundwater supplies.

When the task force began identifying the goals of each group, it found that most of the goals were shared by all the parties. The most important goals were protection of the long-term supply, local control over water-management decisions and stakeholder involvement in decision-making.

At the same time, the task force came to recognize that counties, cities and water agencies brought different things to the table with respect to groundwater management. Water agencies are better able to focus on overall planning, but their enforcement power is limited. Water agencies also may be better able to obtain sources of funding for projects. Counties and cities, by virtue of their police power, are better able to address regulatory issues and to take enforcement action.

Accordingly, the task force determined that water agencies, counties and cities can be important resources for each other. To be effective, local groundwater management must be built upon the available data regarding the characteristics of the particular basin. In some basins, a local water agency might have a large store of data which can be made available to the county. In others, the county might have collected the data. Water agencies, cities and counties can help educate both decision-makers and the general public about the need for protection of the groundwater supply and the methods available for groundwater management. Financial resources may be used for

public works projects, such as spreading basins, necessary for the effective management of groundwater.

Coordinated Management

What if a county wants to establish a permit process for the export of groundwater rather than implement a comprehensive management program? Remember that the ultimate goal of the permit process is to protect the local groundwater resource. Coordination of a county's groundwater ordinance with the local water agencies' groundwater management plans is the best way to accomplish that goal.

First, coordinated management ensures that all aspects of basin management are taken into account. Second, coordinated management ensures that stakeholders are represented in the process—an important factor in the success of the program. Third, coordinated management may make the county ordinance less subject to legal challenge.

The initiative ordinance rejected by voters in Butte County last November demonstrates the need to keep all the stakeholders involved in groundwater management. The Butte Basin Water Users Association had been in existence several years and was working toward a management plan for the basin when the initiative was proposed by independent water users. The association included most, but not all, of the principal stakeholders—all the water agencies overlying the basin, Butte County, two cities, a private water service company and a group of private landowners.

The initiative attempted to pre-empt the process with an ordinance aimed at keeping the water table at its historic level. Opponents of the measure, including the association and Butte County, charged that the ordinance:

- Used recitals copied from another county which were not appropriate for Butte County.
- Destroyed opportunities for conjunctive use of surface water and groundwater, and limited future use of the resource.
- Established a water commission that was not representative.

After much controversy, the measure failed and an alternative ordinance acceptable to the Butte Basin Water Users Association and the county was passed.

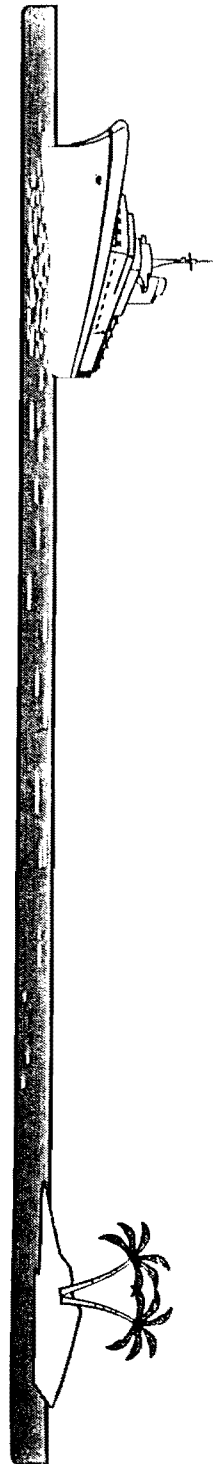
Local groundwater management is essential for the preservation of this statewide

SEE "GROUNDWATER" - PAGE 13

Technical Programs at a Glance — by Divisions and Committees

Use this grid to quickly find when each committee presents their technical sessions.

	Business Administration Division	Operations & Maintenance Division	Water Distribution Division	Water Quality Division	Water Resources Division
WEDNESDAY TECHNICAL PROGRAM					
1:30 p.m.	Customer Service	Safety, Environmental Compliance, & Emergency Planning	Backflow Program	Source Water Quality	Water Well Technology
3:30 p.m.			Pipeline Rehabilitation		Energy
THURSDAY TECHNICAL PROGRAM					
8:15 a.m.	Financial Management	Utility Equipment & Environmental Compliance	Water Systems Controls	Research	Water for People
10:15 a.m.	Managing Diversity			Water Treatment	Water Management
1:30 p.m.	Information Management	Safety, Environmental Compliance, & Tanks, Reservoirs...	Material Performance	Water Treatment	Water Conservation
3:30 p.m.	Management Development and Training		Meter		Desalination
FRIDAY TECHNICAL PROGRAM					
8:15 a.m.	Public Information	Tanks, Reservoirs...	Corrosion Control	Water Quality Analysis	Reclaimed Water
10:15 a.m.				System Water Quality	



John S

AGENDA ITEM

12

WARRANTS AUGUST 20, 1997

AUG 20 1997

HAND WRITTEN CHECKS

17925	Shipsey & Seitz	2,231.50
17926	L Bognuda	163.96
17927	State Bd/Equaliz	500.00
17928	SLO County Clerk	25.00
17929	Cuesta Title	100,000.00
17930	CRWA	125.00

VOIDS

ck# 2259

NET PAYROLL

CK# 2260-2268 \$12,532.13

COMPUTER GENERATED CHECKS

9279	08/20/97	ROBERT BLAIR	\$100.00
9280	08/20/97	CANNON ASSOCIATES	\$782.50
9281	08/20/97	EASTER RENTS	\$34.85
9282	08/20/97	FGL ENVIRONMENTAL ANALYTICAL CHEMIST	\$947.75
9283	08/20/97	KATHLEEN FAIRBANKS	\$100.00
9284	08/20/97	FAMILIAN	\$41.44
9285	08/20/97	GTE CALIFORNIA INCORPORATED	\$25.90
9286	08/20/97	GROENIGER & COMPANY	\$7,259.91
9287	08/20/97	ICI PAINTS NORTH AMERICA	\$103.44
9288	08/20/97	IKON	\$60.85
9289	08/20/97	JOHNSON, DONNA	\$15.07
9290	08/20/97	GENE KAYE	\$100.00
9291	08/20/97	MCKESSON WATER PRODUCTS	\$18.10
9292	08/20/97	ALEX MENDOZA	\$100.00
9293	08/20/97	NIPOMO CHEVRON	\$71.37
9294	08/20/97	P G & E	\$145.08
9295	08/20/97	PACIFIC BELL	\$285.99
9296	08/20/97	PERRY'S ELECTRIC MOTORS & CONTROLS	\$147.04
9297	08/20/97	POSTMASTER	\$500.00
9298	08/20/97	CARLOS J. REYNOSO, CPA	\$1,433.75
9299	08/20/97	RUSSCO	\$69.55
9300	08/20/97	SAN LUIS OBISPO COUNTY HEALTH DEPART	\$255.00
9301	08/20/97	ALBERT SIMON	\$100.00
9302	08/20/97	STATEWIDE SAFETY & SIGNS, INC.	\$57.59
9303	08/20/97	UNDERGROUND SERVICE ALERT	\$226.60
9304	08/20/97	WILLIAMS, BARRY LORENZ ASSOCIATES	\$577.00
9305	08/20/97	WYATT & BAKER, Lawyers	\$20,416.00

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