

# NIPOMO COMMUNITY SERVICES DISTRICT

## AGENDA

FEBRUARY 18, 1998 7:00 P.M.

BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

### BOARD MEMBERS

ALEX MENDOZA, **PRESIDENT**  
KATHLEEN FAIRBANKS, **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**

**NOTE: All comments concerning any item on the agenda are to be directed to the Board Chairperson.**

### CALL TO ORDER AND FLAG SALUTE

### ROLL CALL

### APPROVAL OF MINUTES

1. REGULAR MEETING OF FEBRUARY 4, 1998

### PUBLIC COMMENTS PERIOD

2. PUBLIC COMMENTS

Members of the public, wishing to address the Board on matters other than scheduled items, may do so when recognized by the Chairperson. The Board will listen to all communications; however, in compliance with the Brown Act, the Board cannot act on items not on the agenda. **Presentations are limited to three (3) minutes.**

### BOARD ADMINISTRATION (The following may be discussed and action may be taken by the Board.)

3. LUCIA MAR SCHOOL DISTRICT - ANNEXATION NO. 18  
The School District request for the new high school area to be annexed to the District
4. PUBLIC HEARING - EVERGREEN WAY WATER LINE REIMBURSEMENT  
Review spread of cost to property owners for water line improvements
5. SUMMIT STATION WATER PRESSURE  
Review GT&A Engineering report on water pressures
6. ANNEXATION NO. 17 - PROPERTY TAX EXCHANGE  
Approval of property tax revenue for Annexation No. 17 (Hazel Lane)
7. SAFETY MEETING  
Approval of minutes for District Safety Meeting
8. REQUEST FOR AUDIT PROPOSALS  
Approval to request audit proposals for the District's 1997-98 FY audit report

### FINANCIAL REPORT

9. APPROVAL OF WARRANTS

### OTHER BUSINESS

10. MANAGER'S REPORT
  1. EIR Supplement to Black Lake Specific Plan in the office for review
  2. AWWA - Info Management and Tech. Conference
  3. U S Water News article on 22 year drought
  4. Southland Street services to Honey Grove Lane
  5. Capitol Seminar Program
11. DIRECTORS COMMENTS

### CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL

Existing litigation GC§ 54956.9

1. NCSD vs. Shell Oil, et. al. Case No. CV 077387
2. Conference with real property negotiator, Dana-Doty Water line easement GC§ 54956.8
3. Deferville/NCSD arbitration

### ADJOURN

# NIPOMO COMMUNITY SERVICES DISTRICT

## MINUTES

FEBRUARY 4, 1998 7:00 P.M.

BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

### BOARD MEMBERS

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JON SEITZ, **General Counsel**

### **CALL TO ORDER AND FLAG SALUTE**

President Mendoza called the February 4, 1998 meeting to order at 7:01 p.m. and led the flag salute.

### **ROLL CALL**

At Roll Call the following Board members were present: Directors Kaye, Blair, Simon and Mendoza. Shortly after the approval of the Minutes, Director Fairbanks arrived.

### **APPROVAL OF MINUTES**

1. REGULAR MEETING OF JANUARY 21, 1998

Upon motion of Director Kaye and seconded by Director Simon, the Board unanimously approved the Minutes of the January 21, 1998 meeting. Director Fairbanks was absent for the vote.

### **PUBLIC COMMENTS PERIOD**

2. PUBLIC COMMENTS

President Mendoza opened the meeting to Public Comments. No one spoke.

### **BOARD ADMINISTRATION** (The following may be discussed and action may be taken by the Board.)

3. SUMMIT STATION

Review existing pressure recordings

Mr. Jones reported to the Board that pressure recording devices have indicated that the pressure at Summit Station has remained relatively consistent. Daily pressure readings are being taken. Director Kaye asked about the psi loss. Mr. Jones said about ¼ psi @ approx. 5 gpm. Pressure loss depends on flow.

Public Comment

During this agenda item the following people spoke:

John Snyder- 662 Eucalyptus Rd. Nipomo -

Is the measurement available for the Hetrick area for each day?

Mr. Jones explained that if the SCADA system was working properly, system pressures were recorded. Jim Garing, Garing, Taylor & Associates, should have report ready by the next meeting.

THESE MINUTES ARE SUBJECT TO BOARD APPROVAL

4. REIMBURSEMENT AGREEMENT

Request from Lane and Krichevsky for a reimbursement agreement for installing approx. 528 feet of water line in Evergreen Way

Mr. Jones explained that a request for cost reimbursement was received from two property owners who paid for a water line extension to their properties on Evergreen Way. It was agreed that two methods of spreading the costs would be presented to the property owners affected. There were no Public Comments. Upon motion of Director Kaye and seconded by Director Blair, the Board unanimously agreed to set a Public Hearing for February 18, 1998 concerning the reimbursement of Evergreen Way and directed staff to notify each of the property owners of the affected area of the reimbursement costs for each parcel.

5. MANHOLE REHABILITATION

Request for bids to rehabilitate sewer manholes/S. Frontage Rd., Division St., So. Oakglen.

Mr. Jones explained that seventeen (17) manholes in the District are in need of rehabilitation. This project has been budgeted for this fiscal year. There were no public comments on this item. Upon motion of Director Blair and seconded by Director Simon, the Board unanimously agreed to direct staff to request bids for the manhole rehabilitation project.

**FINANCIAL REPORT**

6. APPROVAL OF WARRANTS

Upon motion of Director Kaye and seconded by Director Blair, the Board unanimously approved the Warrants presented at the February 4, 1998 meeting.

7. SECOND QUARTER FINANCIAL STATEMENT

Lisa Bognuda, Assistant Administrator, prepared the Second Quarter Financial Statement.  
Public Comments

During this agenda item the following people spoke:

John Snyder - 662 Eucalyptus Rd., Nipomo - Has the District looked into alternate electricity provider?

Mr. Jones replied that the District has checked but is waiting for more information. Upon motion of Director Kaye and seconded by Director Fairbanks, the Board unanimously agreed to receive the Second Quarter Financial Statement into file.

**OTHER BUSINESS**

8. MANAGER'S REPORT

Mr. Jones presented information on the following items:

1. Complaint Log and Compliment Log
2. Proposed annexation No. 17 (Hazel Lane area approx. 10 acres)

THESE MINUTES ARE SUBJECT TO BOARD APPROVAL

3. Southland Facility Grant Audit Completed  
Notice was received from the United States Environmental Protection Agency that the original Southland Wastewater Treatment Facility Construction Grant Audit partially funded by EPA Grant No. C-06-1255-112 is complete.
4. Town and Black Lake Divisions - Production/Consumption Report
5. There was a meeting today with members of the Lucia Mar School District concerning possible annexation of the proposed school site.
6. Storm - during the storm there was power loss to the wells and lift stations. Generators were placed at necessary sites.

There were no public comments on the Manager's Report.

9. DIRECTORS COMMENTS

President Mendoza commented about future power outages (especially during the summer months) possibly causing more problems.  
Director Simon appreciated the District staff and the Black Lake telephone group in notifying residents of the power outage.

10. DISTRICT LEGAL COUNSEL REVIEW OF MEETING PROCEDURES

Jon Seitz, District Legal Counsel, presented an overview of meeting procedures.  
Director Kaye asked about procedure with public comments.

Public Comments

During this agenda item the following people spoke:

Orrin Cocks - 1457 Bear Canyon Rd., Arroyo Grande - asked Mr. Seitz about Conflict of Interest abstention. Mr. Seitz explained.

John Snyder - 662 Eucalyptus Rd. Nipomo - Asked that the Board be lenient with the audience during the public comment period when the audience is not excessive.

Richard Mobraaten - 704 Ridge Rd., Nipomo - Asked that Mr. Seitz condense what he just presented and publish. He also asked what size generator was needed for the pumping stations?

Jon Seitz explained the need for the Board to go into Closed Session.

**CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL**

Existing litigation GC§ 54956.9

1. NCSO vs. Shell Oil, et. al. Case No. CV 077387
2. Deferville/NCSO Arbitration

The Board came back into Open Session. There was no reportable action taken in Closed Session.

**ADJOURN**

President Mendoza adjourned the meeting at 8:39 p.m.

A copy of the tape recording of the meeting is available for public inspection.

THESE MINUTES ARE SUBJECT TO BOARD APPROVAL

TO: BOARD OF DIRECTORS  
FROM: DOUG JONES  
DATE: FEBRUARY 18, 1998

LUCIA MAR UNIFIED SCHOOL DISTRICT  
PROPOSED ANNEXATION NO. 18  
HIGH SCHOOL

The District received a request from Sandy Davis of the Lucia Mar Unified School District to annex 76.9 acres to the District for the site of a future high school. The area of the proposed annexation lies on Thompson Road north of Eve Street. It is shown on the accompanying map. Staff has prepared a Statement of Findings based on information supplied by the school district. It is attached for the Board's review. Some of the conditions that would apply to this annexation are as follows:

The applicant must:

1. Receive all required approvals and clearances from the LAFCO Commission and if necessary, from 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. Resolve the issue of the property tax exchange between the District and the County. Since the school district is a public entity, this may be zero.
3. 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 the District's Annexation Fees.
  - c) Provide retrofitting at a rate of 2:1 to meet the proposed development or provide a water supply that meets the District's water requirement needs.
4. Comply with all the additional conditions that may be imposed by the District by the date of annexation.

TO: BOARD OF DIRECTORS  
FROM: DOUG JONES  
DATE: FEBRUARY 18, 1998

LUCIA MAR UNIFIED SCHOOL DISTRICT  
PROPOSED ANNEXATION NO. 18  
HIGH SCHOOL  
PAGE TWO

### Retrofit program

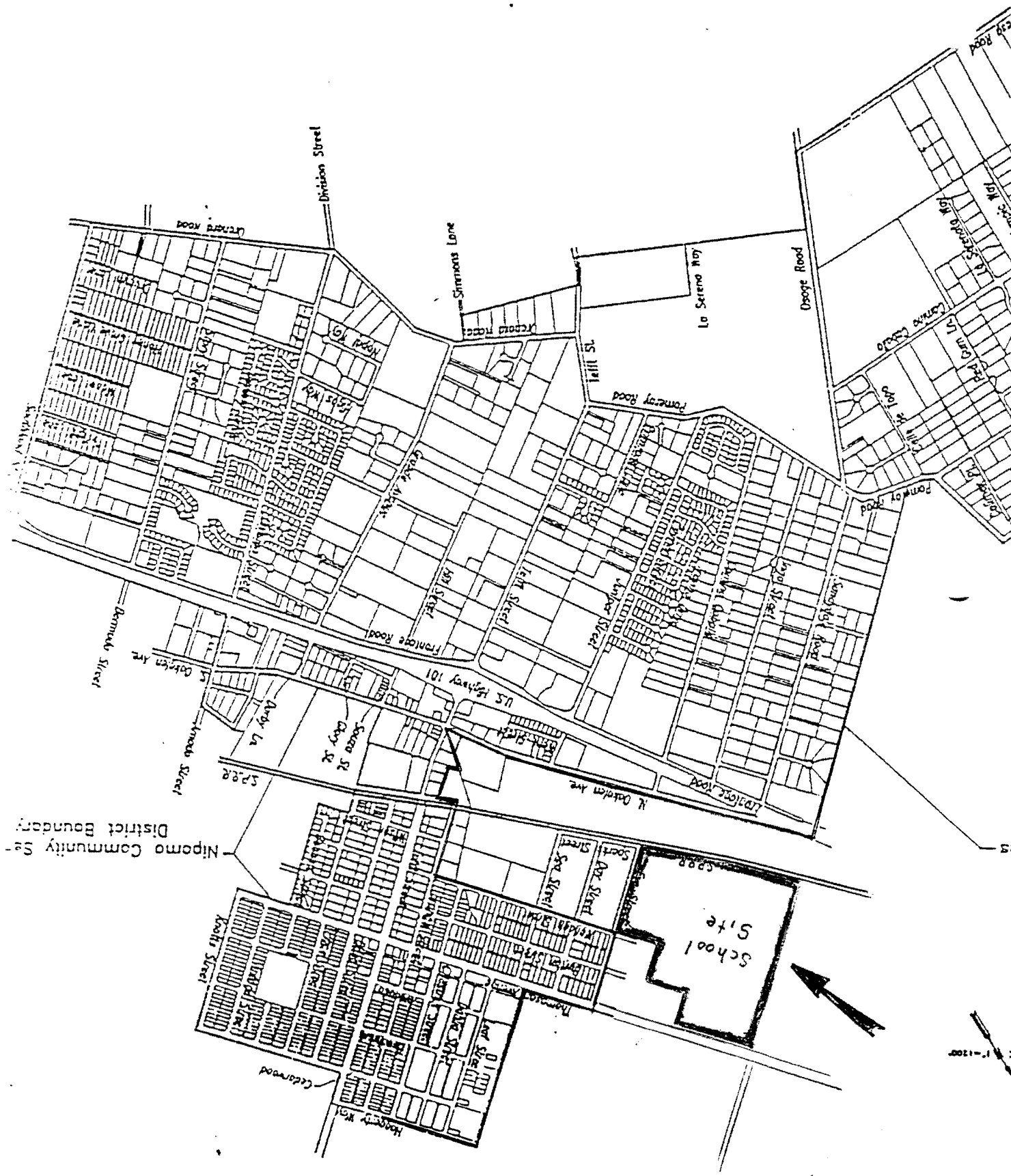
Staff has prepared an inventory of approximately 1500 water accounts that were established prior to 1990 when new water saving fixtures were imposed through the building code.

Annexation No. 16 and proposed Annexation No. 17 will use approximately 800 of the "pre-1990" accounts to retrofit the development in their proposed area. If the District requires the new high school to retrofit to acquire water service, then the bulk of the "pre-1990" accounts will be consumed. If this is the case, then future annexations, if any, would need to acquire a water source or develop some other water saving devices to account for their water use.

Enclosed for the Board's review is Resolution 96-576 amending the existing annexation policy, which is also enclosed.

This item is presented to the Board for information and discussion. Once LAFCO and the County have reviewed the proposed annexation, it will be brought back to your Honorable Board for consideration and approval.

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# NIPOMO COMMUNITY SERVICES DISTRICT

PROPOSED ANNEXATION NO. 18  
LUCIA MAR UNIFIED SCHOOL DISTRICT

**DRAFT**

## STATEMENT OF FINDINGS

It is in the Nipomo Community Services District Annexation Policy to review all requests for annexations on the basis of adequacy of resources, consistent with the general plan of San Luis Obispo County and the policies of the Local Agency Formation Commission and consistent with the philosophy of the Nipomo Community Services District to provide service at the lowest cost to its residents. The proposed annexation for Lucia Mar School District is 76.9 acres located north of Eve Street and west of Thompson Road. The property is identified as Assessor's Parcel Number 090-151-013:

THE FOLLOWING IS A SUMMARY OF FINDINGS:

### 1. A CONTIGUOUS ANNEXATION

The proposed annexation is a contiguous piece of property which touches the District boundary at Eve and Mallagh Streets. See map (Attachment 3)

The property in the proposed annexation, lies outside LAFCO's NCSD Sphere of Influence and the Urban Service Line established by the County.

### 2. NCSD AVAILABLE SERVICES

#### A. WATER

The water wells of the District's Town Division have an operational pumping capacity of approximately 1,840 gal/min or 2,930 ac/ft/yr. Based on the South County General Plan and an average consumption of one-half (½) acre foot per year per account, the projections of the District's water supply to the year 2010 would be approx. 2600 ac/ft/yr. This consumption corresponds with the 1995 Water and Sewer Master Plan developed by Boyle Engineering for the District. The Boyle Report indicates that the population would be approx. 15,000 by the year 2010 and that the District water needs would be approximately. 2582 ac/ft/yr. The Report also indicates that the District would need additional storage and well production to meet future peaking demands during summer months.



# NIPOMO COMMUNITY SERVICES DISTRICT

PROPOSED ANNEXATION NO. 18  
LUCIA MAR UNIFIED SCHOOL DISTRICT

STATEMENT OF FINDINGS  
PAGE TWO

DRAFT

The estimated water use for the proposed annexation is approx. 80 acre feet per year upon completion of phased one and two.

The District's Annexation Policy requires that the applicant either enter into a retrofit program or have a water source for the proposed development.

## B. SEWERS

The District has approval for State funding to expand the Southland Wastewater Treatment Facility this year. Upon completion of this expansion, the facility capacity will be increased from 0.36 MGD to over 0.6 MGD. The sewer flow for the proposed Annexation No. 18 is estimated to be 0.046 MGD. The increased sewer capacity will be more than adequate to meet the proposed annexation and future flows of the District.

## 3. PROJECT FINANCING

### A. PROPOSED ANNEXATION NO. 18

The applicant of the proposed annexation will be required to provide water and sewer to their property as follows:

1. Extension of water lines to their property, with looping.
2. Extension of sewer lines, as needed, to serve the property.

To serve the proposed annexation, the applicant will be required to enter into an agreement to extend and supply adequate facilities at no cost to the District.

The applicant is required to pay all appropriate District fees which may include the following:

Annexation , Plan Check & Inspection, Water Capacity, Connection and Adm. Fees, Sewer Capacity, Retrofit and Lift Station fees.

## ATTACHMENTS

1. NCSD Production and Consumption Chart
2. Annexation No. 15 Location Map

annex\findings school

TO: BOARD OF DIRECTORS  
FROM: DOUG JONES  
DATE: FEBRUARY 18, 1998

EVERGREEN WAY  
REIMBURSEMENT OF CONSTRUCTION COSTS

At the February 4, 1998, your honorable Board reviewed the agreement for cost reimbursement requested by Mr. and Mrs. Lane and Thor Krichevesky for extending the water line to the properties on Evergreen Way. A Public Hearing was set for February 18, 1998 to review the proposed reimbursement based on two sets of calculations - the cost per spread of unit and the cost per front footage.

The attached information was sent to the six properties involved for their review and comments. Now is the time to hold a Public Hearing on the proposed spread of the costs.

After the Public Hearing is closed, the Board should establish the method of the spread of the costs. The attached resolution approving the reimbursement has been prepared for the Board's consideration.

C:\W:\ evergreenreimb.DOC

**RESOLUTION NO. 98-evergreen**

**A RESOLUTION OF THE  
BOARD OF DIRECTORS OF THE  
NIPOMO COMMUNITY SERVICES DISTRICT  
APPROVING THE REIMBURSEMENT AMOUNTS  
FOR WATERLINE IMPROVEMENTS IN EVERGREEN WAY**

**WHEREAS**, Larry and Cheryl Lane and Thor Krichevesky have requested reimbursement agreement for the waterline improvements they have installed in Evergreen Way, and

**WHEREAS**, the District has established the overall costs of the proposed improvements of \$15,171.30; and

**WHEREAS**, the Board of Directors held a Public Hearing on February 18, 1998 to review the reimbursement agreement and the spread of cost.

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

1. The Board accepts the Offer of Dedication of the improvements to the District.
2. The spread of costs of water line improvements on Evergreen Way shall be based on a (per unit basis) or (front footage basis).
3. The reimbursement is spread as shown on the attached Exhibit A.
4. The President of the Board is authorized to sign the Reimbursement Agreement.

**PASSED AND ADOPTED** by the Board of Directors of the Nipomo Community Services District this 18th day of February, 1998, on the following roll call vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
Alex Mendoza, President  
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

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

\_\_\_\_\_  
Jon S. Seitz  
District Legal Counsel

# NIPOMO COMMUNITY SERVICES DISTRICT

148 SOUTH WILSON STREET  
POST OFFICE BOX 326 NIPOMO, CA 93444-0326  
(805) 929-1133 FAX (805) 929-1932

## NOTICE OF PUBLIC HEARING

APN 091-283-055  
Larry & Cheryl Lane  
1053 Evergreen Way  
Nipomo, CA 93444

Dear Property Owner:

Last summer Thor Krichevsky and Larry and Cheryl Lane (Developers) constructed a water line from the corner of parcel 091-283-014 to the end of parcel 091-283-055 on Evergreen Way at their own expense of \$15,171.30. They have offered dedication of this water line to Nipomo Community Services District.

Pursuant to District Code Section 3.04.260 (c)(3) (copy attached), any lot or parcel which in the future may be served by direct connection to this water line will be required to reimburse the Developers a pro-rated share of the cost of the water line. The District has determined that your property is to be included in the Developer-installed water line Reimbursement Area. Attached is a copy of the Reimbursement boundary Area and Water Line Reimbursement Spread (Option 1 and Option 2).

OPTION ONE	OPTION TWO
<p>Option One spreads the cost on potential units. The three properties on the west side of Evergreen Way have the potential of splitting the property, therefore, they could have two potential buildable units on each parcel. The three properties to the east cannot be split, therefore, only one unit can be built on each property. Based on this information, there is a total of nine potential units. As shown on the attached sheet, Option One divides the potential units into the total cost of the improvements (\$15,171.30) which develops a cost per unit of \$1,685.70. The reimbursement spread is based on the potential units times the cost per unit as shown in the Option One chart.</p>	<p>Option Two spreads the cost on a front footage basis. The length of water line is 528 feet. Half is spread to each side of the street. This totals \$14.367 per foot. This amount times the front footage across each individual property determines the reimbursement amount as shown the attached schedule.</p>

**NIPOMO COMMUNITY SERVICES DISTRICT**  
148 SOUTH WILSON STREET  
POST OFFICE BOX 326 NIPOMO, CA 93444-0326  
(805) 929-1133 FAX (805) 929-1932

**NOTICE OF PUBLIC HEARING**  
PAGE TWO

The Board of Directors set a Public Hearing on the proposed reimbursement allocations on Wednesday, February 18, 1998 at 7:00 p.m. in the District Board Room at 148 South Wilson Street, Nipomo, California. The Board will take public testimony before making their final determination on the proposed reimbursement allocation. You are welcome to present your comments to the Board at the Public Hearing or you may submit comments in writing to our office no later than 10:00 a.m. Thursday, February 12, 1998.

Prior to connection to the water line, the District will require you to pay the reimbursement fee as well as pay the District's standard fees, per parcel. The fees are currently as follows:


Water Capacity Fee - \$3,280.00, Meter Fee - \$170.00 and Account Fee - \$10.00.

OPTION 1	\$1,685.70	OPTION 2	\$ 2,844.62
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APN 091-283-055

**PUBLIC HEARING DATE: February 18, 1998**

If you have any question, please feel free to contact our office at 929-1133.

  
Doug Jones  
General Manager

NIPOMO COMMUNITY SERVICES DISTRICT  
WATER LINE REIMBURSEMENT AGREEMENT  
EVERGREEN WAY

**OPTION 1**  
COST SPREAD ON POTENTIAL UNITS

ASSESSOR PARCEL NUMBER	POTENTIAL UNITS	REIMBURSEMENT AMOUNT
091-283-016	2	\$3,371.40
091-283-017	2	\$3,371.40
091-283-018	1	\$1,685.70
091-283-020	1	\$1,685.70
091-283-022	2	\$3,371.40
091-283-055	1	\$1,685.70
<b>TOTAL</b>	<b>9</b>	<b>\$15,171.30</b>

**OPTION 2**  
COST SPREAD ON FRONT FOOTAGE

ASSESSOR PARCEL NUMBER	FRONT FOOTAGE	REIMBURSEMENT AMOUNT
091-283-016	132	\$1,896.40
091-283-017	198	\$2,844.62
091-283-018	165	\$2,370.52
091-283-020	165	\$2,370.52
091-283-022	198	\$2,844.62
091-283-055	198	\$2,844.62
<b>TOTAL</b>	<b>1056</b>	<b>\$15,171.30</b>

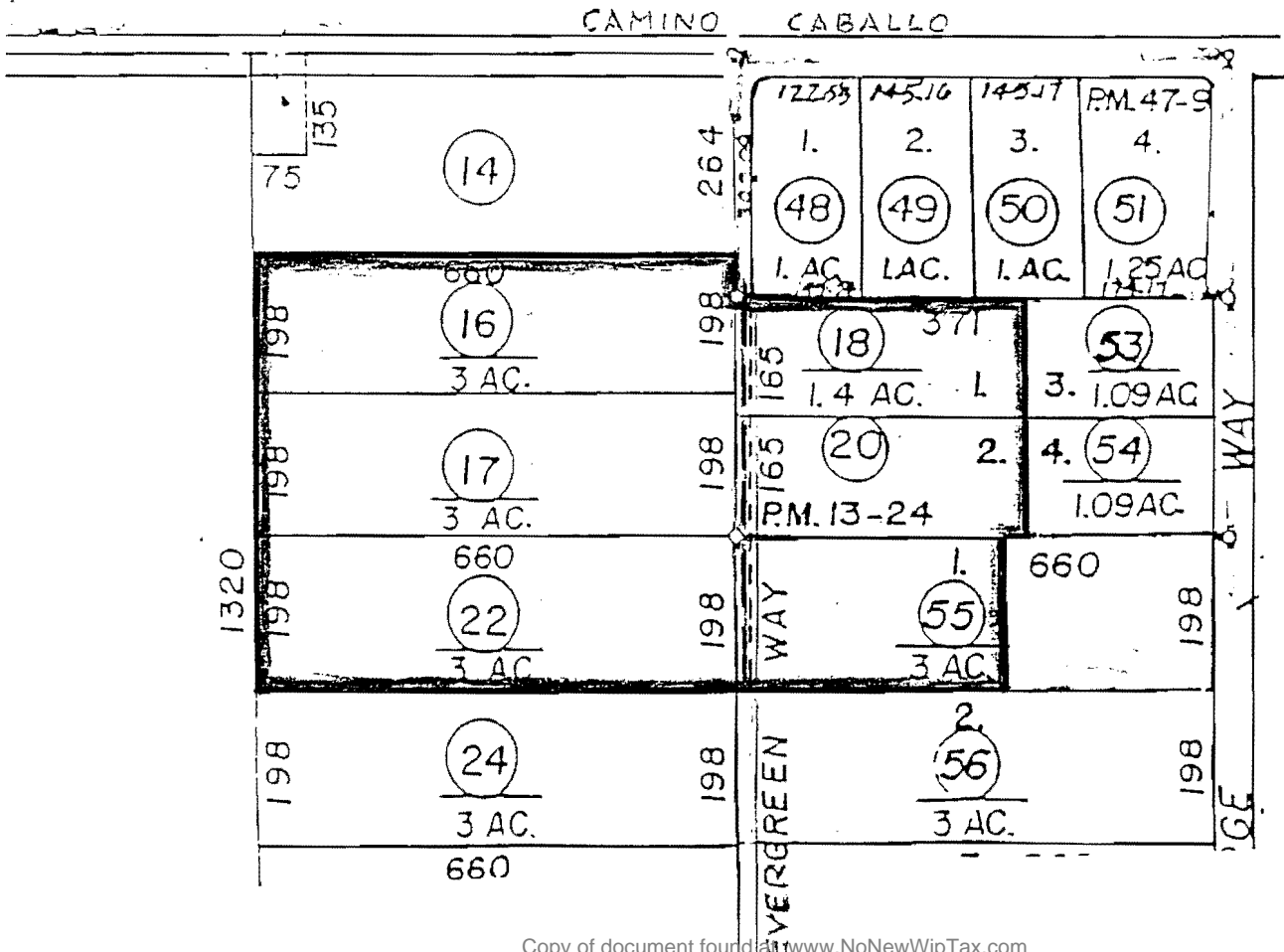
COST SPREAD PER POTENTIAL UNIT

Total improvement costs	\$15,171.30
Total number of units	9
Cost per unit	<u>\$1,685.70</u>

COST SPREAD PER FOOTAGE

Total improvement costs	\$15,171.30
Total length of pipe installed	528 feet
Cost per front foot	$\frac{\$15171.30}{528 \times 2} = \$14.3667 \text{ per foot}$

t:\documents\tracts\parcelmaps\evergreenwaterline.123



### 3.04.260 Lateral distribution facilities.

A. Minimum water main size in the district shall be six inches in diameter.

B. Alternate Procedures. Whenever extension of the water system is required because the lands to be served do not lie along a pipeline of adequate capacity or proper pressure, or special facilities for water services are required, the works may be installed in accordance with following procedure:

1. The works may be installed by the district with the cost associated with service to the applicant's property repaid by the applicant in accordance with an agreement between the applicant and the district.

2. The works shall be financed and installed by the applicant and shall be in accordance with the district's standard specifications. The applicant may be required to pay to the district the cost of engineering and inspection services incurred in connection with the works.

C. Excess Capacity. Where distribution facilities are to be constructed pursuant to any of the procedures set forth in subsection B of this section, the district shall determine whether or not such facilities could be utilized to provide service to lands other than those for which service is requested. If other lands are susceptible of service through such facilities, the district may require the installation of works with sufficient capacity to serve such other lands in addition to those for which service is requested. If such excess capacity is installed, the following rules respecting financing and repayment shall apply:

1. Regardless of which of the alternate procedures outlined in subsection B of this section is applied, the board shall determine an equitable division of the total cost of the facilities between the lands requesting service and those for which the excess capacity is provided. Costs associated with the excess capacity so determined shall become a lien on water service to the land for which excess capacity is provided, and service shall not be rendered to any portion of said land until the owner thereof has executed payment of costs allocated to the land for which such owner requests water service.

2. If the works are constructed pursuant to the procedure in subsection (B)(1) of this section, the repayment agreement shall require the repayment of the applicant's share of the total cost in cash.

3. If the works are constructed pursuant to the procedure in subsection (B)(2) of this section, the district shall collect funds from the effected lands and reimburse the applicant on account of the share of the total costs allocated to providing capacity for lands other than those of the applicant, but only for a period of ten years after that time the district will retain the reimbursement funds.

4. If the works are constructed pursuant to the procedure numbered (3) in subsection 13B\*, repayment shall be in accordance with the applicable rules for the particular method applied as established by the Board or as set forth in the Municipal Water District Law of 1911.

#### D. Design and Construction.

1. Plan Check and Inspection Fees. The fee for checking and approving plans, and inspecting and accepting water system construction shall be five percent of the total value of the improvements as established by the district's engineer and approved by the district's board of directors.

2. Design Criteria. Water system improvements shall be designed and constructed in conformance with the most current standard improvement specifications and drawings of the San Luis Obispo County engineering department, as modified by the district.

3. Plans and Specifications Preparation. Water system improvements plans and specifications shall be prepared by a California Registered Civil Engineer.

Plans shall be prepared on twenty-four-inch by thirty-six-inch transparent material. A reproducible as-built copy of all improvement plans shall be submitted to the district prior to final district acceptance of the water system improvements. (Ord. 80-39, 1980; Ord. 79-35 §§ 8—13, 1979; Ord. 78-27 § 13, 1978)

\* Editor's Note: The phrase "procedure numbered (3) in subsection 13B" does not refer to anything at this time. The city will be making changes to this section in a future supplement.

PUBLIC EXTENSION REIMBURSEMENT AGREEMENT BETWEEN  
 THE NIPOMO COMMUNITY SERVICES DISTRICT  
 AND LANE & KRICHEVSKY  
 FOR TRACT CO 94-056

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, in San Luis Obispo County, California, by and between the Nipomo Community Services District, State of California, hereinafter referred to as "District", and the LANE & KRICHEVSKY, hereinafter referred to as "Applicant" with reference to the following recitals.

A. Applicant owns and is developing certain property within the boundaries of the District, commonly referred to as Tract Number CO 94-056 and herein referred to as The Tract; and

B. In order to develop The Tract, Applicant is required by the District to construct a public service extension along Evergreen Way (Street) to serve The Tract. Said service extension is described as follows: 528' C 900 Water line extension down Evergreen Way.  
 (Includes 1-blow-off, 1-fire hydrant, 1-air-vac, and 3 water services)  
 (size and type of utility lines)  
 (i.e. 256 feet of 6 inch water line)

C. Said Public service extension is to be shown on a map attached hereto as Exhibit B.

D. The Applicant's costs descriptions in constructing the public service extension are described as follows:

Applicant's Improvement Cost	\$	
Engineering Costs	\$	<u>4850.00</u>
Permit Costs	\$	<u>467.50</u>
Construction Costs	\$	<u>9853.00</u>
Other Costs	\$	<u>15171.30</u>
Subtotal		<u>528</u>
		Footage

E. Applicant has agreed to or has dedicated the public service extension to the District;

F. The public service extension will serve adjacent land owners as provided in the rules and regulations of the District.

G. The District will reimburse Applicant on a prorated basis for part of Applicant's costs in constructing the public service extension from adjacent land owners as herein provided.



NOW, THEREFORE, in consideration of the mutual conveyance contained herein, Applicant and District agree as follows:

1. Term.

The term of this agreement shall be for 10 years from the date it is approved by the District Board of Directors.

2. Rate of Reimbursement.

During the term of this Agreement, the District will reimburse Applicant for his costs in constructing the public service extension on a prorated basis from adjacent land owners pursuant to the District engineer's report. The District will collect said prorated amount from each adjacent land owner before permitting said owner to connect to the public service extension.

3. Administrative Costs.

Ten percent (10%) of all monies collected pursuant to this agreement shall accrue to the District as administrative fee.

4. District Connections.

4.1 The District may make connections to said sewer public extension to serve public facilities without obligation to reimburse Applicant.

4.2 The District may also make or permit connections to said public service extensions to serve private property outside of the area of proration as determined by the District engineer; provided, however, that the District Board reserves the right to determine at the time whether or not the owners of such private property shall be subject to the reimbursement provisions of this Agreement.

5. Conditions of Reimbursement.

District's obligation to reimburse Applicant is conditioned on the following:

5.1 Applicant providing District with an engineer's certification that extensions are constructed in substantial conformance with the plans and the standard improvement specification and drawings submitted to the District.

5.2 The utility line extension has been inspected and approved by the District.

5.3 Applicable easements have been offered and accepted by the District.

5.4 Applicant providing the District with a detailed accounting, satisfactory to the District, of the amounts expended for the construction and installation of the public service extension.

5.5 Applicant has provided the District with a maintenance bond, letter of credit or other financial security satisfactory to the District ('Maintenance Guarantee') in a sum equal to \_\_\_\_ percent (\_\_\_\_%) of the cost of constructing the public service extension, or such agreement satisfactory to the District whereby the Contractor and/or its surety will repair or replace to the satisfaction of the District, any and all such work that may prove defective in workmanship or materials for a \_\_\_\_\_ year period, ordinary wear and tear excepted, together with any other work which may be damaged or displaced in so doing.

6. Obligation of District.

If, for any reason, the reimbursement fee is or becomes legally uncollectible, the District shall not be responsible in any way for collecting the reimbursement fee and/or reimbursing the Applicant for the costs of the public service extension.

7. Place of Payment.

The District shall make payment to Applicant at 1053 Evergreen Way (address) Nipomo, CA 93444. This address may be changed at any time by Applicant by receipt of written notice to the District.

8. Successor's and Heirs.

This Agreement shall be binding on and shall enure to the benefit of the heirs, executors, administrator, successors, and assigns of the parties hereto.

9. Severability.

Shall any provision of this Agreement be held by a court of competent jurisdiction to be either invalid, void, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect unimpaired by the court ruling.

10. Captions.

The captions of the Sections of this Agreement are for convenience and reference only. They shall not be construed to define or limit the provisions to which they relate.

11. Indemnity.

Applicant agrees to save, indemnify and hold harmless, the Nipomo Community Services District, its officers, employees and

agents, from all liabilities, judgments, costs and expenses, due to any and all activities related to the implementation of the rights and privileges granted in this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement effective as of the day approved by the Board of Directors of the Nipomo Community Services District.

AGREED. 9-28-97

Thor G. Krichevsky

Date: September 28, 1997

Cheryl A. Lane

APPLICANT &

Larry L. Lane

THOR KRICHEVSKY

LARRY L. LANE & CHERYL A. LANE

Approved by the Nipomo Community Services District Board of Directors on this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_.

\_\_\_\_\_, President  
to the Board of the Nipomo  
Community Services District

ATTESTED

APPROVED AS TO FORM:

\_\_\_\_\_  
DONNA K. JOHNSON  
Secretary to the Board

\_\_\_\_\_  
JON S. SEITZ  
General Counsel

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Date received

PROJECT # APN CO 94-056  
TRACT \_\_\_\_\_

OFFER OF DEDICATION

TO THE NIPOMO COMMUNITY SERVICES DISTRICT

The undersigned individual(s), as the authorized representative(s) or the owners of CO-94-056  
(Tract or Project No.)  
in the County of San Luis Obispo, hereby offers to DEDICATE to the Nipomo Community Services District for public use the following water or water and sewer system improvements and guarantees all such work that may prove defective in workmanship or materials for a one year period, ordinary wear and tear excepted:

The water or water and sewer improvements shown on the Improvement Plans for CO-94-056 approved by  
(Tract or Project No.)  
the Nipomo Community Services District on

9-21-94  
(date)

(Owner/s)

By: [Signature] 9/28/97  
(Name and Title) LARRY L. LANE (date)  
Cheryl A. Lane 9/28/97  
(Name and Title) CHERYL A. LANE (date)

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TO: BOARD OF DIRECTORS  
FROM: DOUG JONES  
DATE: FEBRUARY 18, 1998

### SUMMIT STATION WATER PRESSURE

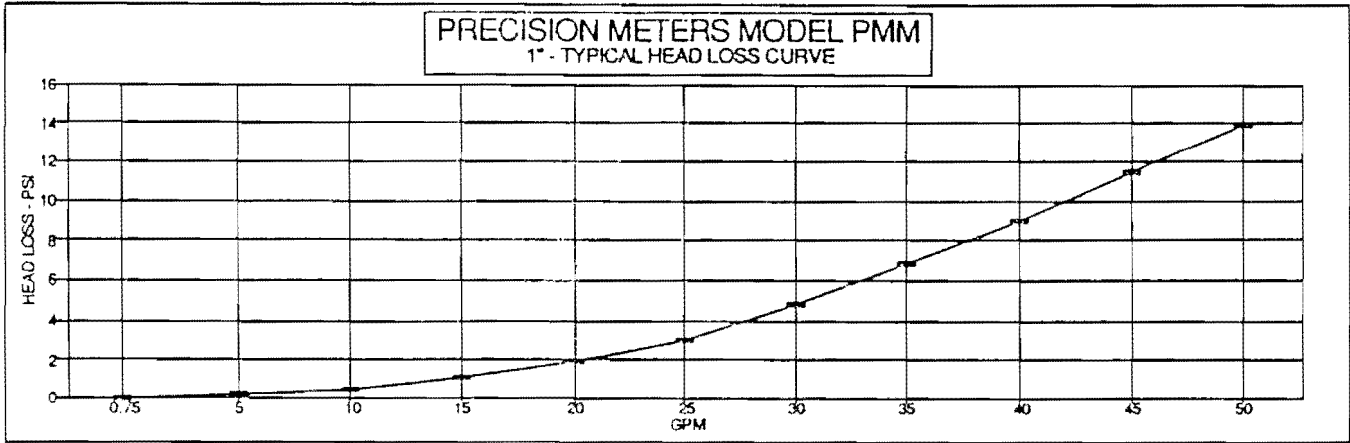
The District has been recording water pressures at the Summit Station area. It has remained relatively constant. During the power outage experienced by the District during the week of Feb. 2<sup>nd</sup>, the pressure in the area remained relatively constant.

Attached are two charts: One showing the pressure loss through a one (1) inch meter vs. flow and the other showing losses through different size pipes.

Mr. Jim Garing, District Engineer, has put together his findings which are attached for the Board's review.

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## WATER METER



This chart shows the pressure loss vs. flow for a 1" water meter.  
 For example: At 15 gpm, the pressure loss through the meter is one (1) psi.

The following are pressure losses through 100 feet of 1", 1½" & 2½" diameter water service lines.

### FRICTION LOSS IN SCHEDULE 40 PLASTIC PIPE

Velocity measured in ft./sec. Loss in feet of water head per 100 ft. of pipe.

GALS PER MIN.	1"			1½"			2"		
	Vel	Loss	PSI	Vel	Loss	PSI	Vel	Loss	PSI
2									
4	1.49	1.08	0.47	.63	.12	0.05			
6	2.23	2.14	0.92	.94	.26	0.11	.57	.09	0.04
8	2.98	3.68	1.59	1.26	.45	0.19	.77	.18	0.08
10	3.72	5.30	2.29	1.57	.67	0.29	.96	.24	0.10
12	4.46	7.72	3.34	1.89	.94	0.41	1.15	.37	0.16
15	3.60	11.8	5.11	2.36	1.41	0.61	1.50	.52	0.23
18	6.69	16.5	7.14	2.83	1.99	0.86	1.72	.70	0.30
20	7.44	19.7	8.53	3.15	2.44	1.06	2.01	.86	0.32
25	9.30	30.1	13.03	3.80	3.43	1.49	2.50	1.28	0.55
30	11.15	41.8	18.10	4.72	5.17	2.24	2.80	1.80	0.78
35	13.02	55.9	24.20	5.51	6.91	2.99	3.35	2.40	1.04



*Civil Engineering  
Surveying  
Project Development*

February 12, 1998

Mr. Doug Jones, General Manager  
Nipomo Community Services District  
P.O. Box 326  
Nipomo, CA 93444

Dear Doug,

SUBJECT: Water Pressure/Availability at Summit Station, Vicinity Futura Lane

As requested by the Board, we have conducted an investigation into water supply conditions at the higher areas of Summit Station, including the Futura Lane area as well as Dale and Poppy Lane.

### **BACKGROUND**

A 2 acre water tank site, about 700 feet east of Hetrick Road was acquired in 1989 by the then General Manager and Chief Engineer of the District, Robert A. Paul. This tank site was approximately ½ mile north of the then existing District boundary. A review of this water tank site indicates that it is among the higher elevations available, yet relatively close to the District boundary at the time. Slightly higher elevations are available approximately 1 mile northerly of this tank site and considerably higher elevations are available approximately 2 miles north easterly of this tank site.

In 1991, the new General Manager, Ryder Ray investigated the new tank site to determine what type of tank facility would be appropriate. Three alternatives were evaluated, including the present standpipe configuration, a ground level tank with boost station and separate transmission main from the well field, and an elevated reservoir. The elevated reservoir was discarded because of very high costs (\$2,000,000.00+/-). Later, at a Board Study Session, staff presented the ground level tank with boost station option and the standpipe option. At this study session, the Board agreed with staff that the standpipe option was the better of the two, primarily because the ground level reservoir with boost station would be considerably more expensive, require an expensive transmission main and would be very maintenance intensive. In addition, the standpipe option was considered to be more energy efficient. The standpipe option fit well into the general premise that municipal reservoirs serving the same pressure zone should have the same overflow elevation, so that reservoirs could equalize in

Mr. Doug Jones  
February 12, 1998  
Page 2

level when the system is at rest. This was found to be achievable at the Hetrick Road site by building a tank approximately 90 feet in height. At a later hearing, the Board concluded that there would be no significant environmental effect from the new, tall tank, after flying a weather balloon at about the same elevation as the top of the future tank and observing the site from a number of locations.

At the time that the Hetrick Road standpipe was sited, and the study session was conducted with the Board, exhibits which staff prepared indicated that there would be areas of lower (but acceptable) pressure from the adopted alternate. At this time, these zones of lower pressure (lower than 40 pounds per square inch but greater than 20 pounds per square inch) were well to the north of the then current District boundary.

The new Hetrick Road standpipe was designed to serve the District, but also made the future Summit Station Assessment District financially feasible.

As the drought of 1985/1992 progressed, groundwater supplies on the Mesa in the vicinity of Summit Station Road were diminished. Ryder Ray began working with a group of individuals in this area who were interested in annexing to the District and obtaining a firm water supply.

By the time annexation and an assessment district had been formed, a large number of changes had been made to the proposed area of annexation. Many property owners had opted out of the district for many reasons including the anticipated costs. During the hearing process, many of the residents complained of the high cost. In response to these concerns and under the direction of the Board and a new General Manager, Doug Jones, negotiations were entered into with CDF to see if fireflow requirements in this area of the County could be reduced. The then current fireflow requirement of 1,000 gallons per minute (1,500 gallons per minute in commercial areas) caused the proposed water mains in the assessment district area to be relatively large. In addition, in order to provide the required fireflow, several large water mains were required to provide for system looping.

The CDF/SLO County Fire Department informed the Nipomo Community Services District by letter of March 24, 1994, from Ben Stewart, Battalion Chief that "The new fireflow will be 500 gallons per minute in areas zoned for 2½ acres or more served by a community water system. This reduction will help reduce the costs to the residents in the Summit Station area should the system be installed. Hopefully this will enable you to bring the residences of this area the much needed water they need and still provide water for fire protection."



Mr. Doug Jones  
February 12, 1998  
Page 3

Upon receipt of the March 24th letter from Ben Stewart, the Summit Station Assessment District water system was redesigned to the new lower standard in order to reduce costs. Costs were reduced from about \$20,000.00 per parcel to about \$14,000.00 per parcel. Several months later the assessment district was approved by the affected residents and not long thereafter construction of the system was complete.

### **RELEVANT COMPLAINTS**

According to available District records, the property owner at 234 Summit Station Road (Holder) complained about low water pressure on October 24, 1994 and October 31, 1994. On November 17, 1994, Lee Douglas from the District and Ken Jenkins from GTA met with Mr. Holder to see what could be determined. On that day, pressure at the house was found to be 24 psi and pressure at the meter was found to be 44 psi. It was also found that when a hose bib at the Holder residence was opened, the pressure at the residence dropped from 24 pounds to 18 pounds. During the prior week (November 10th to 17th) a pressure recorder had been installed at the water service for 271 Summit Station Road. During the previous week, this pressure recorder indicated a constant pressure of approximately 45 pounds. On the day that the testing was done on the Holder service (November 17, 1994) a fire hydrant was opened down the street from the Holder service and when this hydrant was opened, it lowered the pressure at the Holder service from 44 psi down to 38 psi with the fire hydrant opened all the way. On December 22, 1994, another complaint was received from Holder at 234 Summit Station Road. The complaint indicated no water at all. The explanation at that time was that the standpipe was filling without the inlet valve being throttled, resulting in low pressure.

On August 16, 1996, a fire hydrant at 1600 Pomeroy Road was knocked over by a catering truck. Coincidentally, the backflow prevention device at the Holder's water service malfunctioned causing a large release of water over a 24 hour period. The Holders requested and received an adjustment to their water bill accordingly. On October 3, 1996, a complaint was received from 234 Summit Station Road (Holder). District personnel response indicated that the meter was running (water was running) and no obvious reason could be found for the complaint. On September 3, 1997, another complaint was received from 234 Summit Station Road (Holder) regarding lack of water. No explanation could be found upon investigation, however, it was suspected that someone stole water from a hydrant with a water truck. On October 14, 1997, a complaint was received from 234 Summit Station Road (Holder) indicating "no water today, second time this month". District notes indicate that both times wells were

running and the standpipe was essentially full. No explanation could be found for the complaint. On October 23, 1997, a complaint of no water at Summit Station was received from both Holder and Kaye. District notes indicate a valve was turned off during repair.

As of November 5, 1997, the Board indicated to staff that pressures should be monitored in the Summit Station area in order to come to some resolution as to the cause of these various complaints. During the months of November, December, January and early February of 1998, a large number of tests and recordings were performed in order to evaluate the system performance.

### TEST RESULTS

1. FIREFLOW (CDF TESTS) -

July 19, 1996, hydrant at Futura Lane - 874 gallons per minute/22 psi residual, hydrant at Futura Lane and Summit Station Road - 874 gallons per minute/22 psi residual

December 11, 1997, hydrant at Futura Lane - 874 gallons per minute/22 psi residual.

Design minimum flow for these hydrants is 500 gallons per minute at 20 psi residual.

2. INDIVIDUAL PRESSURE READINGS - On January 14 and 15, 1998, Lee Douglas measured pressure in the Summit Station area at 63 separate locations. The two lowest readings were both 38 pounds per square inch, one at Summit Station Road and Futura Lane and the other at the cul-de-sac on Futura Lane.

3. PRESSURE RECORDING DATA - To date approximately 7 weeks of recorded pressure data is available in the Summit Station area. In the area of concern (Futura Lane, Summit Station Road at Futura Lane) other than during times when a well or wells are running, the pressure has remained essentially constant at approximately 38 pounds per square inch. During times when a well or wells are running, pressure rises, sometimes as much as 30 to 40 pounds per square inch. The District has ordered two new pressure recorders and will continue gathering data.

4. FLOW TEST AT SWANSON METER - During the fireflow tests conducted by CDF on December 11, 1997, pressure and flow was also observed at the Swanson meter at the cul-de-sac on Futura Lane. During the fireflow test, the water service to the

Mr. Doug Jones  
February 12, 1998  
Page 5

Swanson property was delivering 21 gallons per minute, with a residual pressure on the customer side of the meter of 26 pounds per square inch.

5. PRESSURE DURING POWER OUTAGE - During the power outage which occurred between late Monday the 2nd of February through early Wednesday the 4th of February, (24 hours +), the pressure at Futura Lane remained essentially constant at 38 pounds per square inch.

### **BOYLE REPORT**

Boyle Engineering Corporation prepared a Water and Sewer System Master Plan Final Report dated November 6, 1995. Adopted by the Board of Directors well after completion of the Summit Station Assessment District, this report indicates that an additional 540 gallons per minute rate of supply is recommended to reliably meet summer time demands. In addition, an additional 1,000,000 gallons of storage is needed to reliably meet the needs of existing customers. The report notes that the central business district and outlying residential areas are separated by Highway 101 and Nipomo Creek. As of 1995 there was only a single 10 inch diameter water line connecting the two areas. Two additional connections were recommended to improve reliability and distribution. Other distribution system improvements were recommended in the 1995 report to meet fireflow requirements throughout the service area, particularly a new 12 inch diameter line from the Twin Tanks area at Foothill Road to the main distribution system.

As of February, 1998, an Environmental Determination has been made and a site located for a new well in an attempt to satisfy the need for additional production capacity. Plans have been completed for one of the crossings of the Nipomo Creek. Other improvements are being considered for inclusion in future budgets.

The 1995 Boyle Report also addressed a separate hydraulic assessment of the Summit Station area. The report notes that the District could operate the Summit Station area as a separate hydraulic grade zone and provide a booster station with hydroneumatic tank to serve the residences. A number of advantages and disadvantages to a boosted pressure system in the Summit Station area are discussed in the Boyle Report with the conclusion that, as of 1995, such a system was not warranted.

Mr. Doug Jones  
February 12, 1998  
Page 6

### **LOW PRESSURE EPISODES**

The ongoing testing program has not encountered and/or observed a low pressure episode in the Summit Station area. Regardless, it is clear that such episodes, recorded and unrecorded, have occurred in the past. As of February, 1998, it is thought that the primary mechanism producing a low pressure episode is related to equipment failure and/or accidents. Examples of equipment failures include malfunction of the altitude valve at the Summit Station standpipe producing a lower than normal pressure, failure of the tank transducer (failing to tell the various wells to come on), and well failure and/or lack of sufficient wells to meet peak demands. Examples of accidents which could cause low pressure episodes include the occasion when a catering truck knocked over a fire hydrant and one occasion when District crews shut off a valve to the standpipe to make repairs.

It is also thought that periods of very high system demand may cause low pressure episodes in the higher areas of Summit Station. To date the testing program in progress has not detected a low pressure episode caused by high demand. It is clear, however, that when overall system demand is so high that all the District wells operating in parallel can not keep up with demand, the highest area served by the District will suffer first. This is the Summit Station/Futura Lane area. One can approach this problem by either attempting to boost pressure in this small area of the Town Division, or to solve the more generalized water supply problem for the entire Town Division. In order to solve this more generalized water supply problem, at least the improvements recommended in the 1995 Boyle Report need to be implemented.

It is difficult, if not impossible to simulate summer time peak demand periods for the entire Town Division. If it were possible to accurately simulate this condition, it would tell us what we already know, that some improvements are needed. These improvements have been detailed previously in the 1995 Boyle Report.

### **DISTRICT RESPONSIBILITY**

According to Title 22 of the California Health and Safety Code, distribution systems shall be designed to maintain an operating pressure at all service connections of not less than 20 pounds per square inch under user maximum hour demand, or user average day demand plus design fireflow. All testing to date indicates that the District meets this standard in the Summit Station area. The 1995 Boyle Report, in it's analysis of the District's system, considered that

Mr. Doug Jones  
February 12, 1998  
Page 7

a minimum pressure of 40 pounds per square inch should be maintained during average day demand and 30 pounds per square inch pressure should be maintained during peak hour demand conditions. In addition, during fireflow conditions, the system should be sized to accommodate a minimum residual pressure of 20 psi. The District's system meets the requirements set forth in the Boyle Report for peak hour demand and fireflow conditions, however during average day demand, the minimum pressure of 40 pounds per square inch is not met at Futura Lane and Summit Station. The pressure at Futura Lane is approximately 38 pounds per square inch during average day demand periods. Note that the Boyle report criteria were established after formation of the Summit Station Assessment District and construction of the Summit Station Assessment District system.

The District is to supply water flow and pressure so far as the downstream side of the water meter serving the customer. According to Ordinance 78-27, "Where the conditions of service are such that a pressure regulator or other special facilities are required, the customer shall provide and install the necessary equipment." "Pressure regulators, backflow prevention devices and other special facilities beyond the meter are owned by the customer, and their proper operation and maintenance are the responsibility of the customer." This means that the operation and maintenance responsibilities of the District ends at the downstream end of the meter serving the customer. In the event that the customer desires to modify the pressure or flow rate received at the downstream end of the meter (presuming that this flow and pressure condition meets or exceeds Title 22 of the Health and Safety Code), then it is the customer's responsibility to provide and maintain the necessary facilities.

#### **CUSTOMER RESPONSIBILITIES**

As described above the customer is responsible for those facilities beyond the District's meter which are desired to improve pressure or flow beyond that required by Title 22 of the Health and Safety Code. This includes the requirement to provide and install pressure reducing equipment or pressure increasing equipment. In order to protect the public water supply, many customers in the Summit Station area have installed backflow prevention devices as required by the County Health Department in order to retain the use of their onsite wells. This is a customer driven decision, however, note that the presence of an onsite backflow prevention device (owned, maintained and operated by the customer) causes a 7 to 15 pound per square inch drop in water pressure experienced by the customer. This is a trade off which must be endured by those customers who insist upon maintaining an active well to serve their property in addition to service for their property by the District's water system. If a customer wishes

Mr. Doug Jones  
February 12, 1998  
Page 8

to keep their individual well in service, and cannot endure the pressure drop caused by the backflow pressure device, it is the customers responsibility to provide a pressure increasing device.

Some customers may require more water than the standard 1 inch service/meter combination can reasonably provide. An example may be the Swanson water service on Futura Lane. During testing of the 11th of December 1997, it was demonstrated that the Swanson service was receiving 21 gallons per minute with a residual pressure on the downstream side of the meter of 26 pounds per square inch. After passing through the backflow prevention device, pressure would have dropped another 7 to 15 pounds per square inch, leaving only 19 to 11 pounds per square inch on the customer side of the backflow prevention device. After traveling through several hundred feet of onsite water line, pressure would likely drop further. At the time of this test, Mr. Swanson indicated that he felt he was not receiving enough water. If that is true, then in addition to the customer responsibility of increasing pressure/flow with a pressure increasing device, the customer might consider applying for and paying for a larger service and meter. In the case of a customer who insists upon maintaining an active well on their property, the backflow prevention device is still required and there is essentially no way to avoid the pressure drop caused by the backflow prevention device (7 to 15 pounds per square inch).

### **RECOMMENDATIONS**

Following are staff recommendations in order of preference in order to mitigate low pressure episodes in the Summit Station/Town Division:

1. Continue pressure monitoring program through summer peak demand periods to gain additional understanding of system performance.
2. Commensurate with budgetary and environmental constraints, implement those recommendations contained within the 1995 Boyle Report regarding water system improvements as rapidly as possible.
3. Unless or until it is demonstrated that low pressure excursions or episodes in the Summit Station area are a result of other than infrequent mechanical/electrical failures, accidents or infrequent human error, encourage customers adversely affected (even though flow/pressure provision by the District meets Title 22) to install and maintain their own pressure modifying devices.

Mr. Doug Jones  
February 12, 1998  
Page 9

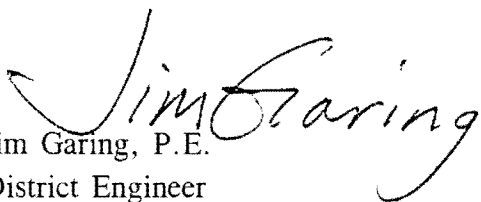
The above responsibilities are based upon currently adopted standards for pressure and flow as well as prudent engineering and economic criteria. The District Board of Directors has the ability to set new higher standards and give staff direction to achieve such standards.

In the event that the Board wishes to participate in achieving a higher standard for water flow and pressure at customer service connections, a study should be conducted to verify the most economical methods of achieving the goals of the Board.

Absent such a study, individual pressure pumps appear to be the most economical method available to achieve such goals.

Very truly yours,

GARING, TAYLOR & ASSOCIATES, INC.

  
Jim Garing, P.E.  
District Engineer

pc: Jon Seitz

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TO: BOARD OF DIRECTORS  
FROM: DOUG JONES  
DATE: FEBRUARY 18, 1998

PROPERTY TAX EXCHANGE  
ANNEXATION NO. 17 (NEWDOLL)

At their meeting of February 3, 1998, the County Board of Supervisors adopted a resolution, beginning a 30-day period, in which to negotiate a property tax exchange for the proposed Annexation No. 17 (Newdoll) to the Nipomo Community Services District.

The proposed property tax exchange from the County to NCSD for the proposed Annexation No. 17 would be 4.1858884%. In the past, the previous tax exchanges for some annexations were approximately 7%. Due to the Education Reserve Augmentation Fund (ERAF) {which allocates approximately 3% to the schools} the remaining amount is approx. 4% of tax transfers.

The approval of the property tax exchange is an administrative procedural item and does not approve or pre-approve of the proposed annexation. The proposed annexation will require the approvals of LAFCO and the District.

Attached is Resolution 98-Tax, a resolution accepting negotiated exchange of property tax revenue and annual tax increment from County of San Luis Obispo to Nipomo Community Services District. If the negotiations and resolution are satisfactory to the Board, a motion would be in order to adopt Res. 98-Tax.

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RESOLUTION NO. 98-TAX EXCHANGE

RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE NIPOMO COMMUNITY SERVICES DISTRICT  
APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF  
PROPERTY TAX REVENUES AND ANNUAL TAX INCREMENT  
FOR ANNEXATION NO. 17 (NEWDOLL) TO THE DISTRICT

WHEREAS, this Board has considered and approved the negotiated amounts for an exchange of property tax revenues and annual tax increment with the County of San Luis Obispo for Annexation No. 17 as required by California Revenue and Taxation Code Section 99.

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

1. That the recital set forth above is true, correct and valid.
2. That the Nipomo Community Services District agrees to accept the following negotiated exchange of property tax revenues and annual tax increment.
  - a. Property tax revenues in the amount of \$0 shall be transferred from the county of San Luis obsipo to the Nipomo Community Services District in the fiscall year 1998-99.
  - b. Annual tax increment in an amount to be determined by the County Auditor, based upon the following percentage agreed to by the negotiating parties, 4.1858884 percent, after the ERAF calculations, shall be transferred from the County of San Luis Obispo to the Nipomo Community Services District in the fiscal year 1999-2000 and each fiscal year thereafter.
3. Upon receipt of a certified copy of this resolution and a copy of the recorded certificate of completion, the County Auditor shall make the appropriate adjustments to property tax revenues and annual tax increment as set forth above.
4. That the Secretary to the Board of Directors is authorized and directed to transmit a certified copy of this resolution to the Executive Officer of the San Luis Obispo Local Agency Formation Commission, who shall then distribute copies thereof in the manner prescribed by law.

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 \_\_\_\_\_ day of \_\_\_\_\_ 1998.

\_\_\_\_\_  
Alex Mendoza, President  
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Donna K. Johnson  
Secretary to the Board  
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\_\_\_\_\_  
Jon S. Seitz  
General Counsel

# County of San Luis Obispo

COUNTY GOVERNMENT CENTER, RM. 370 ■ SAN LUIS OBISPO, CALIFORNIA 93408 ■ (805) 781-5011



OFFICE OF THE  
COUNTY ADMINISTRATOR

**TO: BOARD OF SUPERVISORS**

**DATE: FEBRUARY 3, 1998**

**SUBJECT: SUBMITTAL OF A NOTICE TO COMMENCE NEGOTIATIONS FOR THE EXCHANGE OF PROPERTY TAX REVENUE AND ANNUAL TAX INCREMENT FOR ANNEXATION NO. 17 TO THE NIPOMO COMMUNITY SERVICES DISTRICT (NEWDOLL)**

## Summary

The attached Notice to Commerce Negotiations is required as a prerequisite to any jurisdictional change, pursuant to Revenue and Taxation Code Section 99. The notice commences a 30-day period between the County and the Nipomo Community Services District during which time a resolution accepting the exchange of property tax revenue will be presented to your Board.

## Recommendation

Approve commencement of negotiations for the exchange of property tax revenue for Annexation No. 17 to the Nipomo Community Services District.

## Discussion

As a prerequisite to any jurisdictional change, Revenue and Taxation Code Section 99 requires affected jurisdictions to negotiate an exchange of property tax revenue. A 30-day negotiation period will commence upon approval of the notice. The notice contains information concerning the amount of revenue generated in the annexation area. County Administrative Office staff and the Nipomo Community Services District will negotiate on behalf of their respective agencies and present a resolution for adoption within the 30-day timeframe.

The Notice to Commence Negotiations is for the following annexation: LAFCO File No. 11-R-97; Annexation No. 17 to the Nipomo Community Services District (Newdoll).


## Other Agency Involvement

The Nipomo Community Services District.

## Financial Considerations

The attached Notice to Commence Negotiations contains information concerning the amount of property tax revenue that is generated from the annexation area.

Sincerely,

  
CLARK G. CHANNING  
County Administrator

**LOCAL AGENCY FORMATION COMMISSION  
NOTICE TO COMMENCE NEGOTIATION  
FOR TRANSFER OF PROPERTY TAX REVENUE**

**Proposed Jurisdictional Change:**

**Annexation No. 17 to the Nipomo Community Services District (Newdoll)**

**LAFCO FILE NO:** 11-R-97

Negotiating Agencies:

Agenda Date for  
Start of Negotiations

Nipomo Community Services District  
The County of San Luis Obispo

February 3, 1998

Subject Property:

<u>Tax Code Area</u>	<u>Parcel No. (s)</u>	<u>Valuation</u>
052-096	092-123-007	\$164,695
052-096	092-123-009	\$110,281
052-096	092-123-014	\$116,984
052-096	092-123-015	\$135,667

**Estimated property tax revenue generated within subject property: \$5,276 in fiscal year 1997-98**

Property Tax attributed to following local agencies:

<u>Agency</u>	<u>Revenue from Proposed Annexation Area</u>
General Fund	\$1,416
Air Pollution Control	4
Special Roads	34
County Library	106
Port San Luis	104
San Luis Flood Control	15
Nacimiento Water Control	16
SLO Community College	411
County School Service	244
Nipomo Light	15
Lucia Mar Unified	2,341
ERAF	570
Totals	\$5,276

Percentage of annual tax increment to be exchanged: Approximately 4.1858884 after ERAF

Negotiation Period: February 3, 1998 through March 3, 1998

Property Tax Exchange effective in fiscal year: 1999-2000

By: Paul L. Hood  
Paul L. Hood, Executive Officer

Date: 1/26/98

(Note: at close of negotiations, each agency shall immediately transmit to the LAFCO Executive Officer a certified copy of the resolution setting forth the amount of property tax revenue to be transferred. For dependent districts, the Clerk of the Board of Supervisors shall transmit a certified copy of the Board's resolution adopted on behalf of both parties. This will allow LAFCO to commence processing of the jurisdictional change.)



AGENDA ITEM  
FEB 18 1998



TO: BOARD OF DIRECTORS  
FROM: DOUG JONES  
DATE: FEBRUARY 18, 1998

#### MINUTES FROM SAFETY MEETING

The Minutes from the Safety Meeting of February 12, 1998 are presented to 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.

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**SAFETY MEETING  
MINUTES  
FEBRUARY 12, 1998**

Present at the Safety Meeting were the following: Lee Douglas, Butch Simmons, Ernest Thompson, Rick Motley, and John Caldon

Maintenance Supervisor Lee Douglas handed out Alternative Worker rules.

There were no comments from the others.

Policy notebooks were handed to each maintenance worker.

Comments:

Butch suggested that all equipment be added to the list, such as tractors, generators, etc.

Ernie would like list of phone numbers in larger type.

We need to update CPR courses

Ernie said that life preservers (round ring with rope type) need to be added at each sewer plant by the ponds.

Video on customer service was watched - "Customer Service for Field Representatives"

It was suggested to coordinate with CDF about hauling sand for sandbags during storm periods.

Watched video on human relations - "Your Job Depends on People"

Lee made a note that the generators have rear lights and plugs. Trucks need to be wired for trailer lights.

Talked about defensive driving course.

Watched video - "Good Driving is an Attitude"

Watched video - "Accident Investigation"

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: FEBRUARY 18, 1998

REQUEST FOR PROPOSALS FOR AUDIT SERVICES

The District is required by law to have an independent auditor perform an audit of the financial statements annually. The District had a three year contract with auditor, Carlos Reynoso, CPA. The contract expired upon the completion of the June 30, 1997 audit.

Staff is requesting authorization from your Honorable Board to request proposals for audit services for a three year period (June 30, 1998, 1999 and 2000). Staff will send the proposal to the local audit firms as well as those firms from outside the area that have requested in writing to be placed on the bidder's list. The proposal will be sent to the following firms (and any others the Board may wish to add):

Leaf and Cole  
4134 Voltaire Street  
San Diego, CA 92107-1815

Carlos Reynoso, CPA  
P.O. Box 70  
Paso Robles, CA 93447-0700

Glenn, Burdette, Phillips & Bryson  
1150 Palm Street  
San Luis Obispo, CA 93401

R.J. Ricciardi  
1000 Fourth Street  
Courthouse Square  
San Rafael, CA 94901

Burkart & Salzgeber  
694 Santa Rosa  
San Luis Obispo, CA 93401

Moss, Levy & Hartzheim  
802 East Main Street  
Santa Maria, CA 93454

Butcher & Chambers  
225 E. Branch  
Arroyo Grande, CA 93420

Hayes & Hayes  
124 W. Carmen Lane Suite A  
Santa Maria, CA 93454

Smith Marion & Co.  
101 E. Redlands Blvd, Suite 298  
Redlands, CA 92373

Board2/audit98.doc

## **NIPOMO COMMUNITY SERVICES DISTRICT**

**P O BOX 326  
148 SOUTH WILSON STREET  
NIPOMO, CA 93444  
(805) 929-1133 FAX (805) 929-1932**

February 19, 1998

### **Request for Proposals AUDITING SERVICES**

Nipomo Community Services District (NCSD) is seeking proposals from qualified accounting firms for auditing services for three consecutive fiscal years (July 1, 1998 to June 30, 2000).

If your firm is interested in being considered for such services, please submit your proposal to the District office no later than 4:30 p.m. on Monday, March 9, 1998 (all proposals submitted shall become part of the District's official files without obligation on the part of the District).

Included with your proposal please present your firm's qualifications:

1. Previous auditing work for Special Districts
2. A copy of your most recent Peer Review/Quality Review (including letter of comments)
3. The qualifications and training of all personnel proposed to perform the audit

#### Auditing Standards:

The audit shall be performed in accordance with generally accepted auditing standards set forth by the AICPA. The audit examination shall be made in accordance with generally accepted governmental auditing procedures as prescribed in the AICPA Industry Audit Guide and in GAAFR, and in accordance with the requirements of the Office of the California State Controller of California Special Districts. The CPA in charge of the audit shall meet with District representatives prior to the commencement of the audit to review the audit program, and at the audit's conclusion, a presentation shall be given at a District Board meeting on the audit report and the management letter.

#### Audit Report:

Upon completion of the audit, the auditing firm will present a draft copy of the annual report and management letter to the District General Manager and Assistant Administrator for review no later than August 30 of each year. Twenty (20) copies of the completed audit report shall be submitted to the District no later than September 30 of each year.

#### Compensation and Terms of Payment:

The audit proposal shall include time estimates for conducting the audit and the annual cost for each year of the audit contract. Hourly rates should be noted in the proposal, including travel rates, if any. The total annual audit amount is not to be exceeded unless by written agreement of both parties. Unless otherwise specified and agreed to, the annual payment shall be made within thirty (30) days following delivery of all copies of the final audit report, presentation of the audit at a District Board meeting, and invoicing of the District.



District Information:

NCSD was formed under the authorization of the Community Service District Law of the Government Code of California

NCSD currently services approximately 2800 water and 2200 sewer customers

All funds to be audited are accounted on an accrual basis

All District revenues and expenses are recorded in the accounting records and compared to the budget in a financial report to the District's Board of Directors on a quarterly basis

The District's accounting records are computerized.

District staff responsible for maintaining records and preparing reports is Lisa Bognuda, CPA, Assistant Administrator

NCSD is a member of the Special District Risk Management Authority (SDRMA) insurance pool

Copies of prior years' audited financial statements, management letters, Board meeting minutes, etc. will be made available

Carlos Reynoso, CPA of Paso Robles performed the audit since June 30, 1995

District staff will prepare all schedules requested and will be available to assist in providing additional information and explanations. We will also locate and reproduce documents requested

NCSD legal counsel will be available to respond to auditor's questions and prepare written opinion

Working area will be provided for the audit team within the District's office building and no original documents are to leave the District office

Proposals received by the deadline will be presented to the District Board of Directors on Wednesday, March 18, 1998 at which time award of the contract will most likely occur. NCSD reserves the right to reject any and all proposals submitted and to award the contract to the firm which, in the District's opinion, is best qualified.

If you have any questions, please contact me at 929-1133. Thank you for your anticipated interest in this request.

Sincerely,

NIPOMO COMMUNITY SERVICES DISTRICT

Lisa Bognuda  
Assistant Administrator

TO: BOARD OF DIRECTORS  
FROM: DOUG JONES  
DATE: FEBRUARY 18, 1998

### MANAGER'S REPORT

1. EIR Supplement to Black Lake Specific Plan - Tract 2254

The supplement to the final Environmental Impact Report for the Black Lake Specific Plan is in the office for anyone's review. Enclosed is the cover letter from the County Planning Department along with the water section from the report.

2. AWWA Information on Management and Technology Conference

The brochure on the AWWA conference is in the office if any of the Board members are interested in attending.

3. U. S. Water News article

See attached article about a 22 year drought cycle

4. Southland Street sewer line

The District has received a request from Mr. Bob Newdoll to serve his property on Honey Grove Lane, which is off of Southland Street as shown on the attached map. Mr. Newdoll would be required to extend the sewer line from the Frontage Road to Honey Grove Lane and water and sewer lines in Honey Grove Lane to serve this property. Once all the improvements are installed and the fees paid, the District will provide service to this area.



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

COUNTY OF SAN LUIS OBISPO  
ENVIRONMENTAL DIVISION  
OFFICE MEMORANDUM

ALEX HINDS  
DIRECTOR

BRYCE TINGLE  
ASSISTANT DIRECTOR

ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR

BARNEY MCCAY  
CHIEF BUILDING OFFICIAL

TO: Interested Party

DATE: February 4, 1998

FROM: John McKenzie, Environmental Specialist

SUBJECT: Black Lake Specific Plan Amendment -- Notice of Availability of EIR Supplement

The Environmental Impact Report (EIR) Supplement for the Black Lake Masters Association Specific Plan/General Plan Amendment and Tract Map is complete and available for public review and comment. The applicant is requesting a general plan/ specific plan amendment that would 1) allow for an increase of development potential within the Black Lake Specific Plan from 515 to 559 residential units (44 new units), 2) allow future development of up to 5,000 square feet of an additional use, "Food and Beverage Retail Sales", to allow for a small neighborhood commercial market to conveniently serve the surrounding residential development, 3) establish a Village Reserve Line around the Specific Plan property; and, 4) if the amendment is approved, create 57 residential lots (resubdivision of 13 existing lots totaling about 23 acres), 6 common lots (totaling approximately 15 acres), and a 59 acre open space lot. The subject property is located on Black Lake Canyon Road within the Black Lake Specific Plan area, north of Willow Road, west of the community of Nipomo, in the South County Planning Area. County File Number: ED97-406 (G960025S), TR2264

Copies of the EIR Supplement and all documents referenced in the EIR Supplement are available for review from the County Environmental Coordinator, County Government Center, San Luis Obispo. Copies of the EIR Supplement are also available for review at the: City-County Library in San Luis Obispo, and County Library in Nipomo. A portion of the Supplement (text only) can be found on the Planning Department's web site at: "[www.slonet.org/vv\ipcoplmg](http://www.slonet.org/vv\ipcoplmg)" under "Environmental Review-Summaries of Current EIR/ Appeal Staff Reports/ Other Environmental Documents".

**ENVIRONMENTAL IMPACTS:**

The EIR Supplement identifies potential environmental impacts in the following issue areas: traffic, biological resources, water, schools and air quality.

**HOW TO COMMENT OR GET MORE INFORMATION:**

Anyone interested in commenting on the EIR Supplement should submit a written statement by 5:00 p.m., March 23, 1998 to:

John McKenzie, Environmental Division  
County Planning & Building Dept.  
County Government Center, Rm. 310  
San Luis Obispo, CA 93408-2040

If you need more information about this project, please contact either John McKenzie (e-mail: [jdmckenzie@co.slo.ca.us](mailto:jdmckenzie@co.slo.ca.us)) or Kami Griffin at (805)781-5600.

**PUBLIC HEARING:**

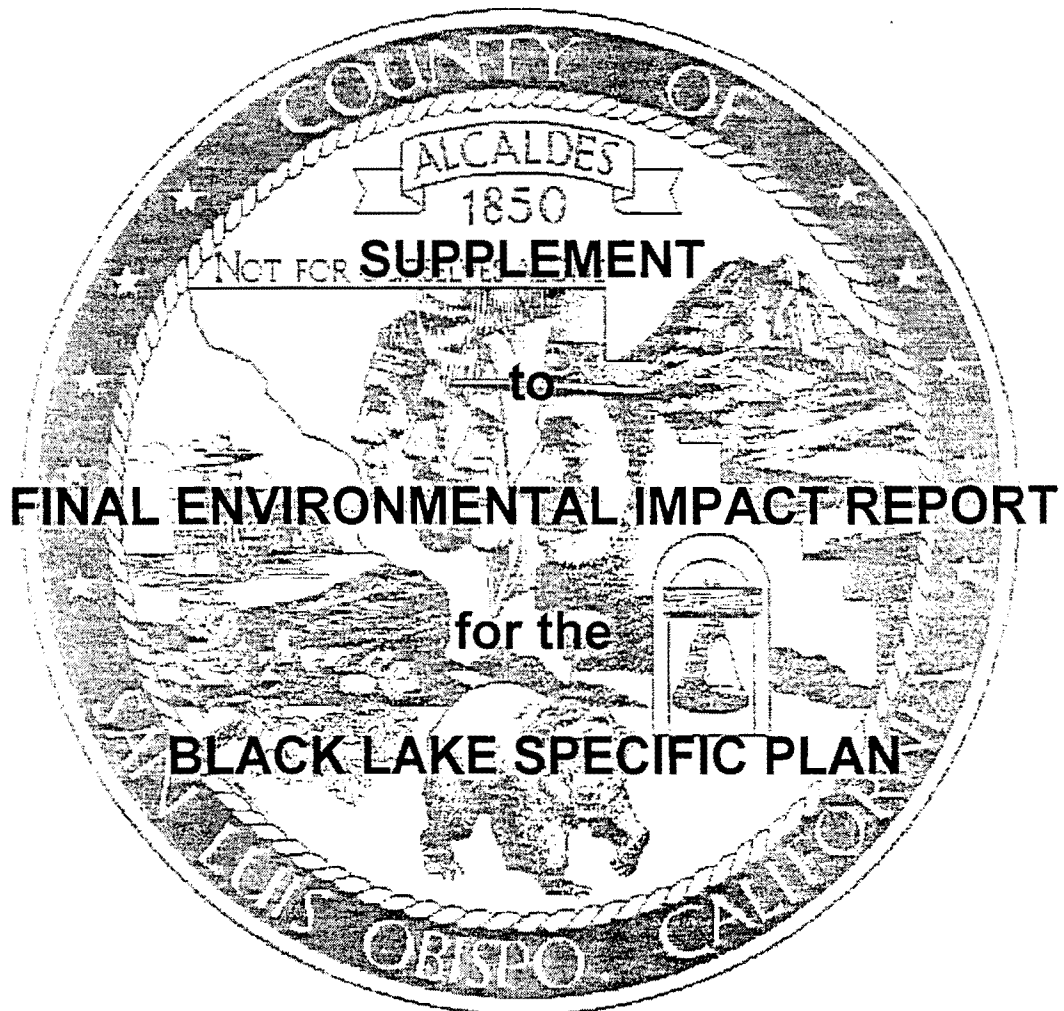
A public hearing before the County Planning Commission has been scheduled for March 12 and March 26, 1998 in the Board of Supervisors Chambers, County Government Center, San Luis Obispo.

C:\OFFICE\WPWIN\WPEDKCS\PRO\BL\CGOLF\SPAN\DM\INT\PARTY.MEM

**COUNTY OF SAN LUIS OBISPO**

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***BLACK LAKE MASTERS ASSOCIATION  
SPECIFIC PLAN/GENERAL PLAN AMENDMENT  
G960025S, ED97-406  
& TRACT MAP  
TR2264***

**February, 1998**

**RECEIVED**

**FEB 05 1998**

**NIPOMO COMMUNITY  
SERVICES DISTRICT**

- a. *A qualified individual or firm familiar with Pismo clarkia (acceptable to the Environmental Coordinator) shall be retained to conduct a late Spring botanical survey to determine the presence of any sensitive plants. The report shall determine what measures would mitigate potential impacts.*

If the above measures are incorporated into the project, no significant impacts will occur to the coast live oaks, coastal scrub/maritime chaparral or Pismo clarkia population(if one exists).

## C. WATER

### Background

The wells that would provide water to the subject property are located within the Black Lake Specific Plan area, which is over the Nipomo Mesa "subarea" of the Santa Maria groundwater basin. The following excerpts from the South County Area Plan Update EIR (1991) makes characterizations and conclusions about the Nipomo Mesa "subarea" as follows:

*The Nipomo Mesa subarea is distinguished from other areas of the Santa Maria Groundwater Basin by the thick dune sands that overlie the water bearing Paso Robles Formation. These dune sands infiltrate essentially all rain that falls on the mesa, and the only losses are to evaporation and uptake by vegetation.*

*Groundwater levels beneath the Nipomo Mesa subarea are in the form of a large "high" that has developed apparently because of the higher rates of recharge and the lower rates of extraction as compared to adjacent agricultural areas in the Santa Maria and Arroyo Grande Valleys.*

*...Nipomo Mesa has a unique set of geologic conditions that result in an unusually high rate of recharge and the potential for even higher rates of recharge should increased development occur.*

*...The groundwater regime beneath the mesa is now approximately in balance with an outflow to adjacent portions of the basin...*

While much of these characterizations remain true today, additional pumpage since the time of this EIR's completion have resulted in localized changes to the Mesa subarea. Specifically, as is excerpted below from the cumulative water discussion in the Cypress Ridge EIR (1996), western portions of the Nipomo Mesa's groundwater subarea may now be "below" the adjacent Santa Maria subarea, where groundwater is now flowing towards the mesa in isolated areas where large amounts of groundwater pumping are occurring:

*The groundwater resources of the west mesa (i.e. approximately the study area of Cleath & Assoc.) are being affected by a relatively large number of high- and medium-volume pumpers....To the south of the project site, pumping by three entities (Unocal, NCSD, and Black Lake Farms) is placing an above-average demand on the groundwater resource, and a large depression has developed in this area. One third of Unocal's pumping is assigned to the project study area; all of NCSD's pumping is considered consumptive.*

*Based on existing information, it appears that groundwater levels for portions of the southerly*

section of the west mesa are approaching the limits of providing long-term water. The project would place an additional consumptive demand on this groundwater resource. Because the project is "up-gradient" to the large pumping depression discussed above, the project is expected to add to the cumulative effects on this depression. Although the project only contributes incrementally towards these cumulative impacts, the overall effect is considered cumulatively significant. Mitigations are therefore recommended.

From a groundwater gradient perspective, the Black Lake Specific Plan area could be considered slightly "up-gradient" from the Cypress Ridge development (see Figure V-10, excerpted from the Cypress Ridge EIR). However, the cumulative effects are considered comparable.

Project Impacts

As a part of the Tract 1912 approval, thirteen 1+ acre lots now exist where the proposed 57 lots would go. Based on the City of Santa Barbara's water study, the thirteen 1+ acre lots, at 1.26 acre-feet/year (AFY), would use 16.4 AFY of water. This is assuming that the standard ultra low-flow water fixtures are installed during construction. The following shows the proposed sizes of the 57 lots and how much interior water is expected to be used (based on the City of Santa Barbara's water study):

<u>Lot Size</u>	<u>Water Consumption</u>	<u>Total(AFY)</u>
33 residential lots <10,000 sq. ft.	0.27 AFY/unit	8.91
19 res. lots between 10,000 & 22,000 sq. ft.	0.43 AFY/unit	8.17
5 residential lots >22,000 sq. ft.	0.74 AFY/unit	<u>3.70</u>
	<b>TOTAL</b>	<b>20.8</b>

When the increased density amount of water consumption (20.8 AFY) is compared to the existing 13-lot consumption estimate (16.4 AFY), it is estimated that an additional 4.4 AFY would be consumed as a result of the proposed density increase.

The following Specific Plan amendment standard is proposed relating to this issue, with the intent that there would be no net increase above what is currently expected from the approved 13 lots:

**(SPA mitigation #4) Land Division Requirements.** *Prior to approval of any subdivision:*

- d. *A water conservation plan shall be prepared to show how the water needs of any new residential development will not result in any net increase above what would have been previously estimated for use by 13 one-acre parcels (i.e., not to exceed 16.4 acre-feet per year).*

The applicant has provided additional information on how this can be specifically accomplished within the Black Lake Specific Plan. The Black Lake Masters Association has an existing unfunded water conservation program, which includes the acquisition of four programmable controllers that will more efficiently control the irrigation of common landscaping. It is estimated that the installation of these new controllers will result in a water savings of between 8.55 and 9.4 AFY. *To achieve the 4.4 AFY reduction from the proposed project, the applicant would need to purchase and install two of these controllers (Tract mitigation #d).* If included as a condition of approval of the tract map and installed prior to map recordation, there would be no additional water consumption and the impact is considered insignificant.

# Cypress Ridge Project

## Ground Water Elevations - 1992

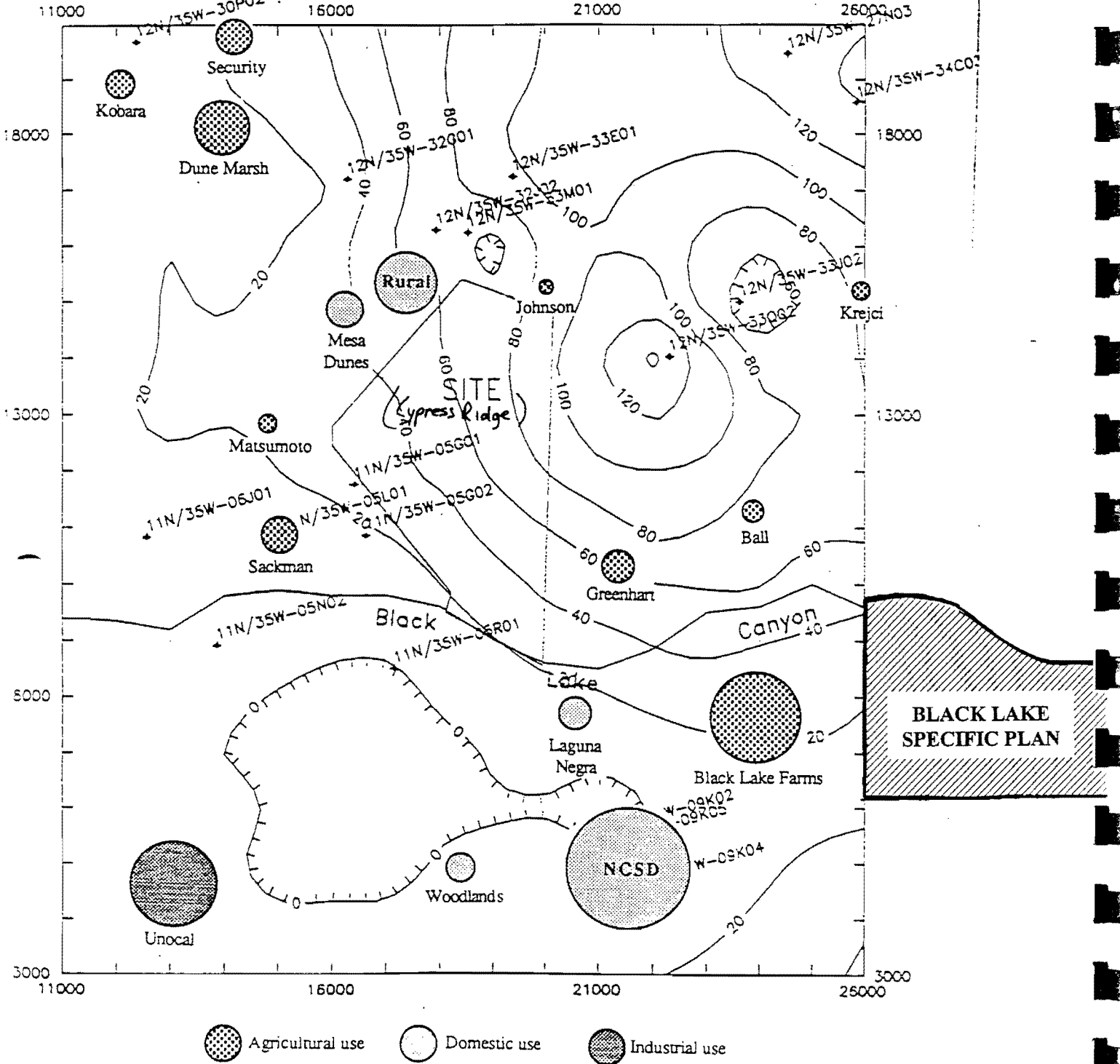
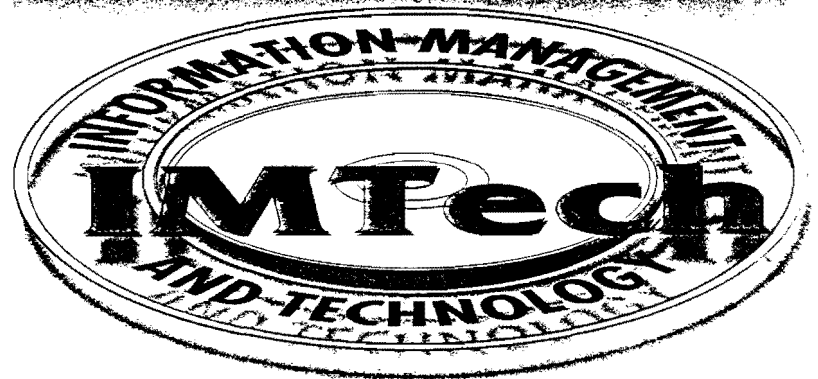


Figure V-10. Locations of the larger pumpers in the study area of Cleath & Associates. The areas of the circles are proportional to 1992 pumping. Groundwater contours are from Cleath & Associates (1994). Scale: 1"=2,500".



# INFORMATION MANAGEMENT & TECHNOLOGY CONFERENCE

(Formerly the AWWA Computer Conference)

April 5 - 8, 1998

John Ascuaga's Nugget Hotel  
Reno-Sparks, Nevada

Same Great  
Conference  
Great New  
Name!

**TECHNICAL PROGRAM & REGISTRATION INFORMATION**



American Water Works Association  
*Dedicated to Safe Drinking Water*



## The expected "the 22-year western drought" of 1998 right on schedule

In ski resorts in the Sierra, Wasatch, and Rocky Mountains, business people, resort managers, and employees talk anxiously about the coming dump. The conversation typically goes like this: "It's started slow before, but always by January we get dumped on and dumped on and dumped on. The snow will come. Don't worry. It always does."

But as the season wears on, the

Park City, which is 3,000 feet higher than Salt Lake City. Typically a storm that drops six inches of snow in the Valley will drop up to 30 in the mountains.

So far this winter the culprit has been a more or less permanent high sitting over the Rocky Mountain Plateau. This year the high is consistently splitting storm systems into two, a southern and a northern storm,

western drought beginning in 1955, and the less severe drought beginning in 1976 that, nevertheless kept much of the Rocky Mountains bone dry for three long summers.

Although the pattern has been consistent for more than 200 years, there is little scientific consensus about what causes the dry conditions. One idea offered by Charles Perry of the U.S. Geological Survey in Lawrence, Kan., is that gradually, after a peak of solar irradiance, waters cool in the Gulf of Alaska. Cooler waters mean less evaporation of the water vapor so crucial in the generation of large storms. Thus, even though storms continue to penetrate California and the Northwest, they lack the energy to sustain themselves.

Another idea that has been around for more than 20 years addresses another aspect of solar variation, solar winds. Solar winds are composed of magnetically charged particles, hydrogen and helium protons stripped of their electrons. Because these particles have a negative magnetic signature, it is suggested that they are attracted to the magnetic north pole. And because they are matter, not radiation, they burn up in the high reaches of the atmosphere. This may cause heating very high in the atmosphere, heating that causes lifting. This in turn may cause a deepening of the Aleutian and Icelandic low pressure systems, and due to the fact that when lows deepen, high pressure systems tend to intensify, it likely causes the blocking high in the West.

Beyond the very high historical probability of the onset of western drought, little can be predicted about where its effects will be most severe. In the words of Charles Perry, "No two droughts are the same. Although

the entire Midwest was dry during the Dust Bowl, the most severe drought conditions occurred from Kansas north, and during the 1950s, the most severe conditions occurred from Kansas south."

And although the coming 11-year sunspot is being forecast to be something of a twin of the cycle that started in 1976, the circulation pattern we are seeing is a bit different. This year's high pressure system tends to split storms. The high in 1976 was located a bit further south and shunted storms north onto the cold Canadian plains. The result, as the storms moved southeast of the Rockies, was one of the most bitter winters in the heartland and the East Coast. Pipes froze as far south as Little Rock, AK. Temperatures were zero on the inauguration day in Charleston, W.V. But recently elected Gov. Jay Rockefeller refused to have the ceremony moved inside, and 25 people suffered frostbite. This prompted local wags to comment, "We always knew it would be a cold day in Hell when a New Yorker got elected Governor of West Virginia." And because of fuel shortages in 1976, factory closings and loss of pay led to even more general misery.

Given the fact that this apparent drought has begun with its own unique circulation pattern, it will likely evolve differently. After the 1976/1977 winter, snows returned to the western mountains in near normal amount. But all three summers were extremely dry, and the summer of 1979 was the driest ever recorded in portions of the Rockies. Still, given what we know of history and the 22-year cycle, it seems unlikely there will be many major dumps in the western mountains during the coming few months.

## The Weather Observer

By Cliff Nielsen

pulses of storm energy coming on shore on the west coast are tending to lose energy and are supplying the mountains with much less snow than normal. At times, it even seems as if God is violating God's laws. Take the storm that moved through Salt Lake City on December 3. When the disturbance first appeared on the West Coast two days earlier, local forecasters were predicting a good snowfall in the mountains. Then when it crossed the Sierras without dropping much snow, the forecasts became less optimistic about heavy snowfall but still predicted up to 12 inches in the Utah mountains.

When the storm finally reached the Wasatch Mountains, it dropped up to six inches in the Salt Lake Valley, probably as a result of picking up a spurt of water vapor energy over the Great Salt Lake. But as it moved over the mountains, it petered out. Not even a dusting of snow was visible in

each of which lacks the size and cyclonic energy to generate much precipitation. This winter, in fact, is eerily reminiscent of the winter of 1976 and 1977 and may be a good indication that we are entering what a climate researcher named J. Murray Mitchell described as "the 22-year western drought cycle."

This cycle is associated with rising sunspot activity when the northern hemisphere is positively charged. It is primarily a western U.S. phenomenon, and is confirmed by fossil evidence from tree-ring studies since 1700 at 40 sites west of the Mississippi River.

Although the droughts have varied in their severity, some drought conditions have been associated with the phenomenon every time it has occurred since 1730. The most severe have been in our own century and include the "Dust Bowl" drought beginning in 1934, another severe Mid-

# R. H. Newdoll Construction, Inc.

POST OFFICE BOX 364  
GROVER BEACH, CALIFORNIA 93483  
LICENSE #289870

February 9, 1998

TELEPHONE (805) 489-4457

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

Attention: Doug Jones

Dear Doug:

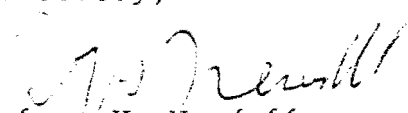
This letter is a request for water and sewer service to our lots at the corner of Honey Grove Lane and Southland in Nipomo, CA.

The projects includes 22 lots, APN 092-341-014. The lots are marked on the enclosed Assessor's Map showing the lots and location.

The first four houses will be built on Lots 84, 86, 88 & 96.

Thank you for your attention in this matter.

Sincerely,

  
Robert H. Newdoll

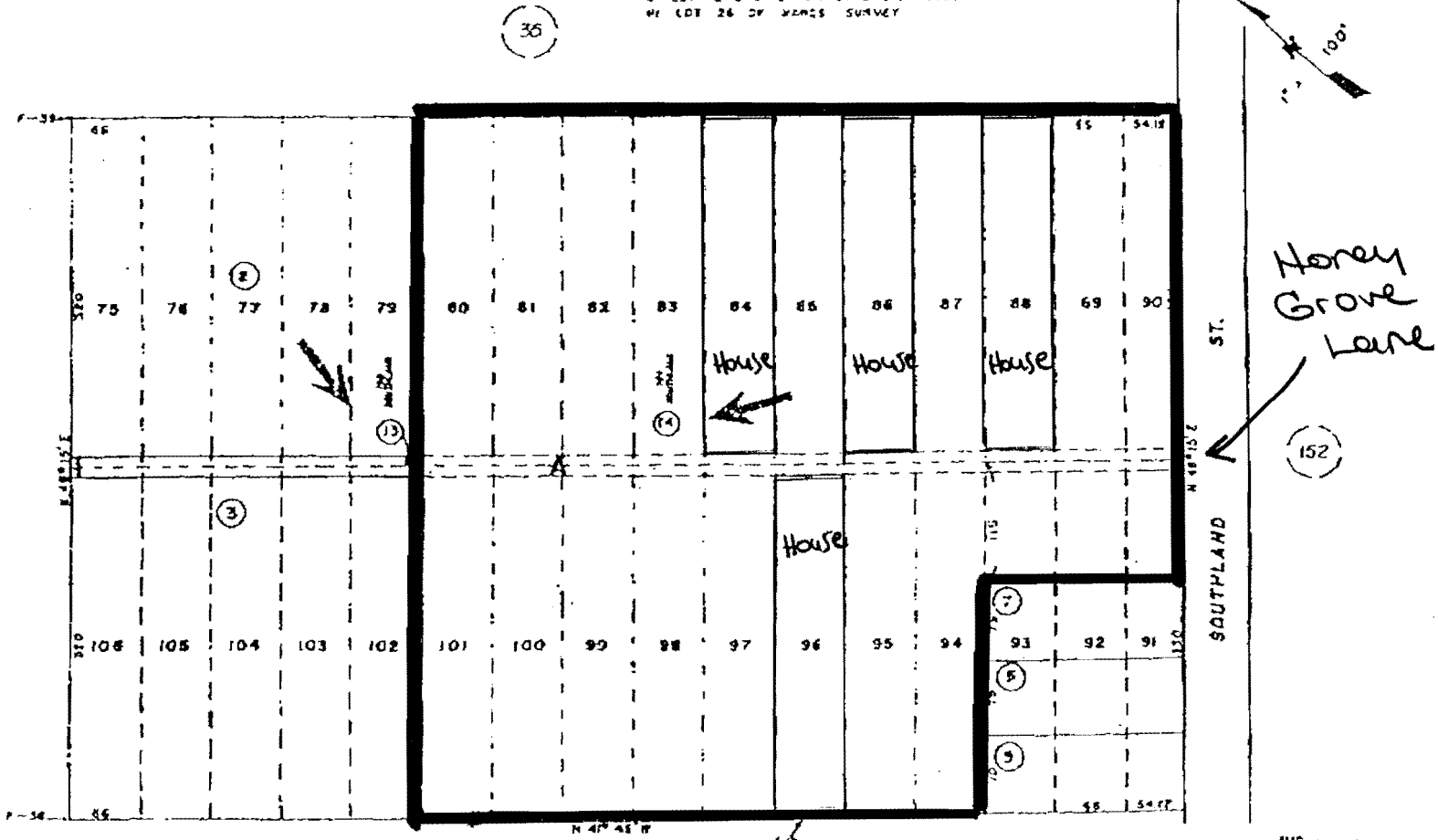
RHN:lln

RECEIVED

FEB 10 1998

NIPOMO COMMUNITY  
SERVICES DISTRICT

RESUB. OF LOT 78 OF STORY'S SUB  
 OF LOT 2 & 3 OF ARMSTRONG'S SUB.  
 OF LOT 26 OF WARD'S SURVEY



AUG 16 1871

SOUTHLAND TRACT  
 RANCHO NIPOMO  
 SAN LUIS OBISPO COUNTY  
 CALIFORNIA

THIS MAP IS FOR ASSESSMENT  
 PURPOSES ONLY.

REV. OF A 1/2  
 2-1-03  
 12-28-74

# BOUNDARY MAP

Date : 29 JUL 93

NCSD



SACRAMENTO OFFICE  
STATE CAPITOL, ROOM 5035  
SACRAMENTO, CA 95814  
(916) 445-5405

SAN LUIS OBISPO OFFICE  
1260 CHORRO STREET, SUITE A  
SAN LUIS OBISPO, CA 93401  
(805) 547-1800

SANTA BARBARA OFFICE  
228 WEST CARRILLO, SUITE F  
SANTA BARBARA, CA 93101  
(805) 966-2296

VENTURA OFFICE  
89 S. CALIFORNIA STREET, SUITE E  
VENTURA, CA 93001  
(805) 641-1500

## California State Senate

SENATOR  
JACK O'CONNELL  
EIGHTEENTH SENATORIAL DISTRICT

FEB 11 1998

MONTEZUMA COMMUNITY  
SERVICES DISTRICT



CHAIR  
BUDGET & FISCAL REVIEW  
SUBCOMMITTEE ON EDUCATION  
COASTAL CAUCUS  
MAJORITY CAUCUS  
MEMBER  
BUDGET AND FISCAL REVIEW  
BUSINESS AND PROFESSIONS  
CONSTITUTIONAL AMENDMENTS  
EDUCATION  
ENVIRONMENTAL QUALITY  
JUDICIARY  
NATURAL RESOURCES

# CAPITOL SEMINAR 1998

There's nothing like Sacramento in the springtime. Intense policy debates, deliberative committee hearings - it's a wonderful time to observe California's government in action.

The 1998 Capitol Seminar Program is coming! For the sixth year, residents of the Central Coast will have the opportunity to partake of two very full days of education and insight into the California Legislature. Every year, participants travel, by bus, up to Sacramento to observe lawmakers, lobbyists, committee members, and other policy actors in the business of shaping California for the future.

This year's program will be held May 3-5, an especially busy time in the Legislature. Two days will be full of seminars and opportunities to hear from Legislators representing all areas of California. Some of last year's seminar topics included: The Legislature and the Media, Lobbyists and the Legislative Process, The Governor's Office, The Committee Process, and more. Tours of the historical Capitol and grounds will be offered, as well as informal question and answer periods with lobbyists, media representatives, and legislative leadership.

Each year, the number of participants in Capitol Seminar grows, so seats will go fast. Sign up for your place on the bus soon, and share this information with family, friends, colleagues, community groups, and anyone with an interest in how their government works.

For more information, please contact the district office in San Luis Obispo (547-1800), Santa Barbara (966-2296), or Ventura (641-1500).

**WARRANTS FEBRUARY 18, 1998**

**HAND WRITTEN CHECKS**

17967	CHP	6.00
17968	MID STATE BANK	168.14
17970	MID STATE BANK	4,021.38
17971	PROCUREMENT	36.00
17972	AG PROP MGMT	81.14
17973	JO MILLER	419.40

**VOIDS**

17969  
 9738  
 2393

**NET PAYROLL**

CK# 2394-2402 **\$13,042.06**

**COMPUTER GENERATED CHECKS**

9739	02/18/98	AMERICAN WATER WORKS ASSOCIATION	\$90.00
9740	02/18/98	ROBERT BLAIF	\$100.00
9741	02/18/98	BOGUDA, ROY	\$170.00
9742	02/18/98	CALIFORNIA APPLIED TECHNOLOGIES	\$60.00
9743	02/18/98	CALIFORNIA ELECTRIC SUPPLY	\$96.98
9744	02/18/98	CAL-MARIA ENGINES	\$1,419.56
9745	02/18/98	CHEVRON	\$445.81
9746	02/18/98	CLANIN & ASSOCIATES, INC.	\$2,641.17
9747	02/18/98	DEWAR, INC.	\$194.20
9748	02/18/98	FGL ENVIRONMENTAL ANALYTICAL CHEMIST	\$681.60
9749	02/18/98	KATHLEEN FAIRBANKS	\$100.00
9750	02/18/98	GARING, TAYLOR & ASSOCIATE, INC.	\$9,125.06
9751	02/18/98	GTE CALIFORNIA INCORPORATED	\$25.80
9752	02/18/98	HAYES & SONS PAVING	\$150.00
9753	02/18/98	IKON	\$146.09
9754	02/18/98	JIM'S DUPLICATING & COPY MACHINE REP	\$21.45
9755	02/18/98	GENE HAYE	\$100.00
9756	02/18/98	ALEX MENDOZA	\$100.00
9757	02/18/98	NICKSON'S MACHINE SHOP	\$130.60
9758	02/18/98	NIPONG CHEVROL	\$399.10
9759	02/18/98	PERRY'S ELECTRIC MOTORS & CONTROLS	\$1,267.44
9760	02/18/98	SAN LUIS OBISPO COUNTY HEALTH DEPART	\$627.00
9761	02/18/98	ALBERT SIMON	\$100.00
9762	02/18/98	TIMES PRESS RECORDER	\$55.00
9763	02/18/98	USA BLUE BODY	\$494.40
9764	02/18/98	WIRSING GRAPHICS & TYPESETTING	\$93.71