

NIPOMO COMMUNITY SERVICES DISTRICT

AGENDA

April 22, 1998 7:00 P.M.

BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

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3/22
2/24

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 APRIL 1, 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. NEW WELL STATUS REPORT
Report by Jim Garing on the Sun Dale Well
4. WOODLAND PROJECT - EIR
Review of the water and wastewater sections of the EIR
5. PROPOSED PEARLIE/STORY ST SEWER IMPROVEMENTS
Property owner interested in extending the sewer line in Story to Pearlle Lane
6. PARCEL MAP CO 97-0134 - REQUEST FOR SERVICE
Request for Intent-to-Serve letter for a 3 lot parcel on W. Tefft St.
7. TRACT 1912 - ACCEPTANCE OF IMPROVEMENTS (BLACKLAKE)
Tract 1912- Accept water & sewer improvements & Wastewater Treatment Plant improvements

FINANCIAL REPORT

8. APPROVAL OF WARRANTS
9. INVESTMENT POLICY
10. QUARTER FINANCIAL REPORT

OTHER BUSINESS

11. MANAGER'S REPORT
 1. --PROP 224
 2. --SLO-CSDA GENERAL MEMBERSHIP MEETING
12. DIRECTORS COMMENTS
Set date for Study Session

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

April 1, 1998 7:00 P.M.

BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

BOARD MEMBERS

ALEX MENDOZA, **PRESIDENT**
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JON SEITZ, **General Counsel**

CALL TO ORDER AND FLAG SALUTE

President Mendoza called the April 1, 1998 meeting to order at 7:05 p.m. and led the flag salute.

ROLL CALL

At Roll Call the following Board members were present: Directors Kaye, Blair, Simon and Mendoza. Director Fairbanks was absent.

APPROVAL OF MINUTES

1. **REGULAR MEETING OF MARCH 18, 1998**
Upon motion of Director Kaye and seconded by Director Simon, the Board unanimously approved the Minutes of the March 18, 1998 meeting.

SPECIAL PRESENTATION

PROCLAMATION - "MONTH OF THE CHILD"

NCSD Board recognition of April as the Month and April 18th, as the Day of the Child

A Proclamation recognizing April 1998 as "Month of the Child" and April 18, 1998 as "Day of the Child" was read by Jon Seitz. President Mendoza presented the proclamation to Sue Hardy, representative for the Family Child Care Association of SLO County, Nipomo Chapter, Month of the Child Committee. After accepting the Proclamation, Ms. Hardy led many children from the audience for each child the shake the hand of each Board member.

PUBLIC COMMENTS PERIOD

2. **PUBLIC COMMENTS**

President Mendoza opened the meeting to Public Comments.
During this agenda item the following people spoke:

Orrin Cocks, Candidate for Board of Supervisors - read a letter from himself to the Board concerning interests of Nipomo residents to "self-govern" regarding growth, etc. Mr. Jones explained that incorporation is difficult.

Director Simon would like to put the topic of city-hood on a future agenda to discuss the matter further.

Ed Sauer, 363 Hazel Lane, Nipomo - discussed the South County Area Plan and that the County discouraged city-hood for Nipomo.

Celeste Wheeler, 1375 Osage, Nipomo - asked if the agenda was put in the local paper.

Mr. Seitz explained that the agenda is sent to the media.

Director Blair mentioned the meeting April 2 at the library in SLO concerning TDC's.

Istar Holliday- 577 Sheridan - Arroyo Grande - asked if incorporation of Nipomo is the business of Nipomo Community Services District .

Mr. Seitz explained that the District has 26 functions it could activate if desired.

MINUTES SUBJECT TO BOARD APPROVAL

BOARD ADMINISTRATION

3. NCSD SERVICE AREA BOUNDARY
Review service area for the Hazel Lane Area - Annexation Policy - LAFCO

Mr. Jones discussed the existing boundary of the Nipomo Community Services District service area and the area near Hazel Lane currently served by Cal Cities. He described several options the Board could take in this matter.

During this agenda item the following people spoke:

Ed Sauer, 363 Hazel Lane, Nipomo - talked concerning the Urban Reserve Line and the South County Area Plan. He feels annexation should not be piecemeal.

George Layman 2611 Halcyon, Arroyo Grande - Spoke in favor of annexation.

Mr. Seitz explained the process of jurisdiction. He explained the possibilities for Mr. Sauer and the other property owners in the area to detach from Cal Cities and then annex to the District. Director Blair suggested to Mr. Sauer to consider whether he thought the process was worth the money he would make after splitting his land. The Board directed staff to continue discussions with Cal cities, get cost information and discuss Cal cities services within the District.

4. WOODLAND PROJECT - EIR
Review of the water and wastewater sections of the EIR

Mr. Jones explained that portions concerning the water resources/wastewater of the Woodlands Specific Plan Draft Environmental Impact Report prepared by Environmental Science and Associates were reviewed. A letter was drafted to John McKenzie of the Environmental division of the County Planning and Building Department with comments concerning the draft EIR. Director Kaye would like to have a sub-committee meeting before the letter is sent to Mr. McKenzie

During this agenda item the following people spoke:

Istar Holliday- 577 Sheridan - Arroyo Grande - Projects such as these contaminate the groundwater.

George Layman 2611 Halcyon, Arroyo Grande - feels no one at the County will listen concerning the contamination caused by Greenheart Farms and other such projects.

John Snyder 662 Eucalyptus Rd. Nipomo - commented on the water rights of overlying property owners.

Upon motion of Director Kaye and seconded by Director Blair, the Board decided to defer the letter to Mr. McKenzie until after the sub-committee met. An extension of time may be possible to return comments to Mr. McKenzie. If not possible the letter will be sent before April 10.

5. TRACT 2278 - INTENT-TO-SERVE
Request for Intent-to-Serve letter for a 6 lot subdivision at Grande Ave. & Melanie Lane
Mr. Jones explained that the property owner requested an Intent-to-Serve letter for Tract 2278, a proposed 6 lot subdivision on Grande Ave at Melanie.
Upon motion of Direct Simon and seconded by Director Blair, the Board approved the Intent-to-Serve letter. Vote 3-1 with Director Kaye voting no.
6. PARCEL MAP 97-0231 - INTENT-TO-SERVE
Request for Intent to Serve letter for a 4 lot development at Grande Ave & Melanie Lane
Mr. Jones explained that the property owner requested an Intent-to-Serve letter for Parcel Map 97-0123, an proposed 4 parcel project on Grande Ave at Melanie Lane.
Upon motion of Direct Simon and seconded by Director Blair, the Board approved the Intent-to-Serve letter. Vote 3-1 with Director Kaye voting no.
7. TRACT 1912 - ACCEPTANCE OF IMPROVEMENTS (BLACK LAKE)
Tract 1912- Accept water & sewer improvements & Wastewater Treatment Plant improvements
Since the developers for this project were not ready, this item was deferred until a later date.

FINANCIAL REPORT

8. APPROVAL OF WARRANTS
Upon motion of Director Kaye and seconded by Director Blair, the Board unanimously approved the Warrants presented at the April 1, 1998 Regular Meeting.

OTHER BUSINESS

9. MANAGER'S REPORT
Manager Doug Jones presented information on the following:
 1. NEWSLETTER AND ANNUAL WATER QUALITY REPORT
Mailed March 31, 1998
 2. CSDA - SLO BOARD MEETING MINUTES
Tentative meeting, April 24 in Templeton.
Director Blair would like support him to serve on the LAFCO Board.
Director Kaye made a motion to write a letter of support for Bob Blair.
Director Simon seconded. Vote 4-0.
 3. MANAGING CALIFORNIA'S LIQUID GOLD
Any Board member interested in going to seminar needs to contact office.
 4. AWWA CA-NV SPRING CONFERENCE
Any Board member interested in going to seminar needs to contact office.
10. DIRECTORS COMMENTS
Director Kaye said low pressure Wed. morning in the Summit area was reported to him.
Upon motion of Director Blair and seconded by Director Kaye, the Board unanimously approved changing the next meeting from April 15, 1998 to April 22, 1998.

Closed Session was canceled.

CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL

ADJOURN

President Mendoza adjourned the meeting at 9:10 p.m.

MINUTES SUBJECT TO BOARD APPROVAL

AGENDA ITEM

3

APR 22 1998

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: APRIL 22, 1998

NEW WELL STATUS REPORT
Report by Jim Garing on the Sun Dale Well

Mr. Jim Garing of Garing, Taylor and Associates will be reporting on the results of the drilling of the new Sun Dale Well located at Sun Dale Way and Camino Caballo. He will be reporting on the production capabilities, the water quality and the power options (gas or electric) of putting the well on line.

C:\w:\sundale.DOC



*Civil Engineering
Surveying
Project Development*

April 15, 1998

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

Dear Doug,

SUBJECT: Pumping Equipment for Sun Dale Well

As you are aware, we have successfully test pumped the Sun Dale Well to 1,250 gallons per minute. Review of water level information developed during pump testing indicates that this well can be pumped permanently at 1,250 gallons per minute. Once water quality is verified, I recommend that the well be outfitted with equipment which will pump at this rate and that consideration be made to place the Eureka Well in standby or peaking service. This makes sense from an environmental standpoint, since the Eureka Well is in an area of the Mesa considered to be in a pumping depression. The Sun Dale Well is closer in to the District's service area and is located near a large transmission pipeline.

I believe it would be wise to ask the Board for direction with regard to the type of power plant to be utilized on the Sun Dale Well. If you recall, a natural gas fueled engine driven system was considered for the Via Concha Well at one time, however due to objections by nearby neighbors, the natural gas engine drive concept was abandoned.

There are significant economic advantages to powering the Sun Dale Well with a natural gas fueled engine drive. While the cost of the driving equipment is somewhat higher for a natural gas engine drive, energy cost savings are very substantial. Based upon a computer program provided by the University of California at Davis Cooperative Extension, the total annual cost to operate the Sun Dale Well, 10 hours per day, 365 days per year, will be \$93,586.00, utilizing the normal electric drive system. If we utilize a natural gas fueled engine drive, the total annual cost for the same conditions will be \$42,968.00 per year, for a savings of over \$50,000.00 per year. This savings is so significant, that the natural gas fueled engine drive system should be given very serious consideration.

I am enclosing a copy of the computer printout for the University of California at Davis Cooperative Extension program for engine driven water pumping systems in comparison with electric motor driven water pumping systems. This particular printout is specifically for the Sun Dale Well, 10 hours per day of operation at 1,250 gallons per minute when operating. On the left side of the printout are depicted the costs for operating the well with an electric motor drive and on the right side of the printout are depicted costs for operating the well with a natural gas fueled engine drive. The bottom line analysis is that the engine driven system saves significantly as stated above. Moreover, there is

Mr. Doug Jones

April 15, 1998

Page 2

no reasonably foreseeable reduction in electric power costs which will bring the two systems into equilibrium from an annual cost standpoint. The cost savings available from a natural gas fueled engine drive are so overwhelming that no conceivable reduction in power costs could eliminate the economic advantage of this type of system.


Utilization of a natural gas fueled engine driven well has other advantages, including the ability to pump large amounts of water while the power is out, complete insulation from electric power peak rates and diversification of the District's water production methodology.

The preliminary cost estimate for completing the Sun Dale Well with an electric drive pumping system is approximately \$170,000.00. The preliminary cost estimate for providing a natural gas fueled engine drive system for the Sun Dale Well is approximately \$200,000.00. As you can see, the difference in cost could be repaid in less than one year. After that repayment period, the savings is all net, and will continue over the life of the project (30 years +). At 6% interest, the present worth of this annual savings is \$680,000.00. One of the reasons that the first costs of the two systems is fairly close is that because of the very high pumping capacity of this well, it will be necessary to provide a variable frequency drive for the electric motor driven system in order to prevent surges or water hammer within the District's system. The natural gas fueled engine drive system inherently provides this feature and does not require additional equipment as the electric system does. The natural gas fueled engine drive system can simply be programed to gradually ramp engine speed up and down to prevent surges within the system.

I will attend the Board meeting of April 22nd to help explain these matters further. If you have any questions or need more information please contact me.

Very truly yours,

GARING, TAYLOR & ASSOCIATES, INC.



Jim Garing, P.E.

District Engineer

680 F

Enclosure

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WATER WELL 1998

ANALYSIS FOR SWITCHING FROM AN ELECTRIC MOTOR TO A NATURAL GAS ENGINE

P. EXT/UCD BIO. & AG. ENG. DEPT. -- IRRIGATION POWER PLANT COST V 3.5E

HP= 300

GPM = 1250

HRS/YEAR = 3500

VOLUME PUMPED = 805 AF

IN REST RATE=10.00%

LOAN PERIOD= 3.00 years

INFLATION RATE= 3.00%

ELECTRIC MOTOR		*	NATURAL GAS ENGINE	
=====		*	=====	
ELECT. OR FUEL COST	0.100 \$/KWH	*	0.350 \$/therm	
FIXED ENERGY CHARGES	0.000 \$/YR	*	600.0 \$/YR	
TOTAL ENERGY COST	0.100 \$/KWH	*	0.357 \$/therm	
POWER PLANT HP	300.0 HP	*	300.0 HP	
EFF. or BSFC	92.8 %	*	8000.0 BTU/HP-HR	

POWER PLANT REPAIRS - EQUIP. AGE AND LIFE				
HRS UNTIL REPAIR & COST	HOURS	\$	HOURS	\$
=====		=====	=====	=====
REPAIRS			*OVERHAUL	25000 15643
			*VALVES	12500 4230

	MOTOR	PANEL	*	ENGINE	G. HEAD
	=====	=====	*	=====	=====
EQUIP. AGE (HRS 0=NEW)	0	0	*	0	0
WEAR OUT LIFE (HRS)	30000	30000	*	75000	30000

FIXED COSTS	MOTOR	PANEL	*	ENGINE	G. HEAD
	=====	=====	*	=====	=====
PRICE (\$)	40000	9691	*	65000	4847
PRICE ANNUALIZED (\$/YR)	6309	1528	*	5846	764
TAXES & INSURANCE (\$/YR)	799	193	*	1299	96

MAINT. & SERVICE (\$/YR)	250	100	*	2440	100
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SUMMARY					
TOTAL INVESTMENT	\$ 49691		*	\$ 69847	
ENERGY USAGE PER YEAR	844073 KWH		*	84000 therm	

COST ITEM	\$/AF	\$/YEAR	% TOTAL	*	\$/AF	\$/YEAR	% TOTAL
	=====	=====	=====	*	=====	=====	=====
ENERGY	104.9	84407	90.2	*	37.3	30000	69.8
REPAIRS	0.0	0	0.0	*	3.0	2423	5.6
FIXED	11.0	8829	9.4	*	9.9	8005	18.6
MAINT. & SERVICE	0.4	350	0.4	*	3.2	2540	5.9
TOTAL	116.3	93586	100.0	*	53.4	42968	100.0

ENERGY PRICES RESULTING IN EQUAL YEARLY COSTS

ENERGY PRICE	OWNING & OPERATING	*ENERGY PRICE	OWNING & OPERATING
0.040\$/KWH	42968\$/yr	0.357\$/therm	42968\$/yr
0.100\$/KWH	93586\$/yr	0.960\$/therm	93586\$/yr

FINAL SUMMARY			
	PURCHASE PRICE	OWNING & OPERATING	POWERPLANT LIFE
POWERPLANT ON LEFT =	\$ 49691	\$ 93586 /YEAR	9 yrs
POWERPLANT ON RIGHT =	\$ 69847	\$ 42968 /YEAR	21 yrs
DIFFERENCE	= \$-20156	\$ 50619 /YEAR	

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: APRIL 22, 1998

WOODLAND SPECIFIC PLAN - EIR

The draft EIR for the Woodland Specific Plan Water Resource/Wastewater Section was reviewed at their April 1, 1998 meeting. Comments were due back to the County Planning by April 10, 1998. The District has been informed that the closing date for comments has been extended to April 24, 1998.

Some modifications to the draft letter are as follows:

1. The previous draft letter to Mr. McKenzie on the Woodland Specific Plan Draft EIR has been modified to indicate that the DWR Arroyo Grande/Nipomo Groundwater Study Draft report is available as of April 1, 1998.
2. Some comments concerning degradation of the groundwater basin by fertilizers and pesticides associated with the golf course were added.

Attached is the revised draft letter for the Board's review and approval

C:\W:\McKenzie letter.DOC

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

April

John McKenzie
Environmental Division
County Planning and Building
County Government Center Room 310
San Luis Obispo, CA 93408-2040

DRAFT

SUBJECT: WOODLANDS SPECIFIC PLAN - DRAFT EIR

The Nipomo Community Services District has reviewed the Water Resource/Wastewater Section of the Woodland Project EIR and have the following comments:

- The District believes that Woodland Project would be an asset to the Nipomo area and in general would support the development.
- The District believes that a large project such as this may have a potential effect on the groundwater basin.
- In 1989 the District Board of Directors reviewed a number of groundwater studies and declared that the Nipomo Basin was in overdraft condition. The definitions of overdraft and safe yield in the Woodland Draft EIR may differ from the State Department of Water Resources (Bulletin No. 118) and established by the courts.

Overdraft - 'The condition of a groundwater basin where the amount of water withdrawn by pumping exceeds the amount of water replenishing the basin over a period of time'. Los Angeles vs. San Fernando defines overdraft as a point at which "extractions from the basin exceeds its safety yield plus any ... temporary surplus." Temporary surplus is the amount of water that can be pumped from a basin to provide storage space for surface water that would be wasted during wet years if it could not be stored in the basin.

Safe yield: - 'The maximum quantity of water which can be withdrawn annually from a groundwater supply under a given set of conditions without causing an undesirable result.' The phrase "undesirable result" is understood to refer to the gradual lowering of the groundwater levels resulting eventually in the depletion of the supply. It is recommended that these definitions be included in the Woodland EIR.

The State Department of Water Resources has presented a draft report of the Arroyo Grande/Nipomo Mesa Groundwater Study to the County Flood Control District. This report may assist in evaluating the groundwater resources on the Nipomo Mesa.

March 26, 1998
John McKenzie
Woodland Project EIR
Page Two

- On page 82 paragraph 4.1.1.2.5 "Water Rights", the paragraph indicates that the Santa Maria groundwater basin has not been adjudicated. On July 14, 1997, the Santa Maria Valley Water Conservation District filed a complaint against the City of Santa Maria, Southern California Water Company and the City of Guadalupe to adjudicate Santa Maria area groundwater basin. A portion of the Woodland Project may fall in the indicated adjudication boundary and may be affected by such future actions of the court.
- The EIR should address self-generating versus exchange unit type water softeners within this development so that salt build-ups in the groundwater basin are minimized.
- What controls are to be enforced to assure that the reclaimed water, fertilizers and pesticides are properly selected, handled, stored and applied as not to degrade the groundwater quality? Without controls and enforcement, there will be a significant impact on quality.
- Page 116 "Mitigation Measure" ¶4.1-6A indicates that a retrofit program replacing toilet fixtures at a rate of 1:1 should be incorporated into the development. The District supports this concept to mitigate water use. It is felt that the ratio of 1:1 should be defined. It normally takes four (4) retrofits to accumulate sufficient water savings for one new resident. The one to one basis should be clarified indicating whether its one toilet per one house or 4 units per one house. An inventory of available retrofits on the Mesa should be review to see if there are sufficient retrofits available for the proposed project.

Again the District is in support of this project and feels it would be of benefit to the Nipomo area. The Board feels that the above items should be reviewed prior to the final EIR being completed.

If you have any questions, please contact the District office at 929-1133.

Very truly yours,

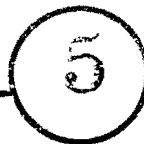
NIPOMO COMMUNITY SERVICES DISTRICT

Alex Mendoza
President of the Board

C:\w\projects\woodlandmckenzie

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: APRIL 22, 1998

AGENDA ITEM
APR 22 1998



PROPOSED SEWER IMPROVEMENTS
PEARLIE LANE/STORY STREET

The District received a request from the property owner in Pearlie Lane to extend the sewer line in Story Street westerly to Pearlie Lane and in Pearlie Lane. It was suggested to the property owners to either hire an engineer to design the improvements or form an improvement district to pay for the engineering costs and capital improvements. The property owner would like to circulate a petition to form a benefit district for engineering services to design the proposed sewer line extension in Story and Pearlie Lane.

The procedure for a benefit would be a two-step process and would be as follows:

First Procedure

1. A petition would be prepared in the designated area to have people volunteer to be in the proposed benefit district for the engineering services.
2. Once the petition is presented to the District, a Public Hearing would be held to establish the benefit district.
3. Since the dollar amount for engineering services are relatively small compared to the construction project, it is suggested that District front the engineering costs and be paid back via the tax roll within one or two years.
4. The District would hire an engineer. Once the engineering is completed, a cost estimate would be established and the pro rata share spread to the property owners for the engineering design.

Second Procedure

1. If the property owners wish to proceed with construction, then a second benefit District would be created to finance of the proposed improvements. The funding for the construction of the improvements would most likely come from a pooled funding source which would be investigated by the District to acquire the optimal funding for the improvements. The associated Public Hearings would be held to fund the program, a contractor would be hired and the project constructed. Once the project is completed, the cost would be spread to the benefited property owners.

This item is being brought to the Board for information and the concept of funding the engineering portion of the proposed Pearlie Lane/Story Street sewer improvements.

If your Honorable Board wishes to proceed with approval of funding the engineering portion of this project, staff will prepare the necessary petitions and notify the property owners for circulation.

Sample petition attached.

PETITION

FOR THE DESIGN OF IMPROVEMENTS TO BE CONSTRUCTED PURSUANT TO THE ESTABLISHMENT OF A ZONE OF BENEFIT

PEARLIE LANE/STORY ROAD SEWER IMPROVEMENT DISTRICT

To the Honorable Board of the Nipomo Community Services District, Nipomo, California

Board Members:

The undersigned respectfully petition and represent to the Board of Directors of the Nipomo Community Services District (District) as follows:

1. That they are owners of the property set opposite their names.
2. That they respectfully petition the District to establish a Zone of Benefit to have an engineering firm design, for construction, the following local public improvements, to wit:
 - a. Sewer lines, manholes, clean-outs and sewer laterals as required and all appendages thereto, for that portion of Story Road between Crystal Place to Pearlle Lane as shown on the map attached hereto.
3. The boundaries of the proposed benefit zone is depicted on the map (Exhibit A) to this petition, which is incorporated herein by reference.
4. That it is estimated that the cost for engineering and design for said improvements is approximately \$14,000 and that the owners of the properties within the Zone of Benefit would pay the cost of the design.
5. That the District assess the appropriate cost of the design of said improvements, together with the expenses incurred thereto, upon all properties within the Zone of Benefit as more particularly shown on the map (Exhibit A).
6. That the tax collector of the County of San Luis Obispo be authorized to collect the charges referenced in paragraphs 4 and 5, above, on the property tax bill, along with such administrative charges allowed by law. Said charges to be collected over a period not to exceed two years at an interest rate of 6%.
7. The improvements shall not be constructed until the design is completed and a cost estimate of constructing such improvements is known. That additional public hearings shall be held to determine whether or not to proceed with the construction of the improvements.

PETITION

FOR THE DESIGN OF IMPROVEMENTS TO BE CONSTRUCTED
PURSUANT TO THE ESTABLISHMENT OF A ZONE OF BENEFIT

STORY SEWER IMPROVEMENT DISTRICT
PAGE TWO

Respectfully submitted,

NAME OF PETITIONER AND SIGNATURE	ADDRESS	ASSESSOR'S PARCEL NO.	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

46

Exhibit "A"

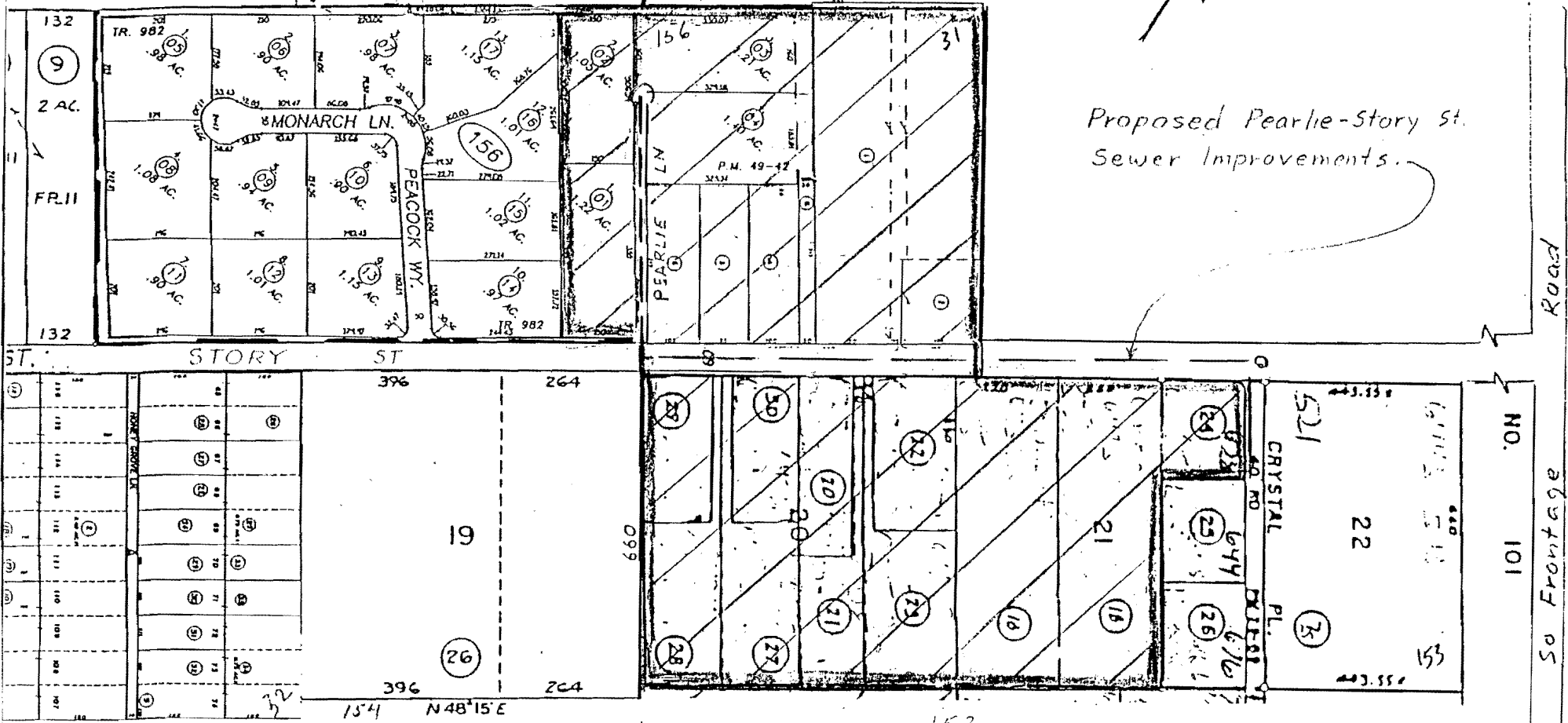


Proposed Pearlle-Story St. Sewer Improvements.

Road

NO. 101

So Frontage



35

PART OF LT.26, WARD'S SUB. OF RHO. NIPOMO, R.M. BK. A, PG. 14.

69.

3 - 16.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: APRIL 22, 1998

PARCEL MAP CO 97-0134 (GHORMLEY)
REQUEST FOR SERVICE

The District has received a request from Westland Engineering Co. for Parcel Map CO 97-0134 (Ghormley) a three (3) lot development on West Tefft Street. The attached parcel map indicates that Parcel 1 is 2.3 acres, while Parcel 2 and 3 are 0.8 acres. Parcel 2 & 3 will require sewer service, whereas Parcel 1 will not. It will be a District recommendation that a sewer lateral be installed to Parcel 1 at the time Parcel 2 & 3 are installed. Water and sewer service presently fronts the proposed parcel map with one existing water service. It will be staff's recommendation that an Intent-to-Serve letter be issued to Parcel Map CO-97-0134 with the following conditions.

1. Install a sewer lateral to each parcel.
2. Install water services to the two parcels without service.
3. Submit a plan to the District showing the location of the water and sewer services and pay District inspection fees.
4. Pay all appropriate District water and sewer fees.
5. The Will-Serve letter to be issued after additional well production is on line.
6. Place a 3/4 inch conduit between the meter and the phone jack on the house for future automatic meter reading.

It would be in order for a motion to provide an Intent-to-Serve letter for Parcel Map CO-0134 with the above conditions.

March 30, 1998

Nipomo Community Services District
261 W. Dana
Nipomo, CA 93444

RE: REQUEST FOR WILL SERVE LETTER

To Whom It May Concern:

We are requesting a "Will Serve" letter for sewer and water service for a project in Nipomo. Attached are plans for a Tentative Parcel Map and a Minor Use Permit which are being submitted to the County of San Luis Obispo. The project is a three parcel subdivision off Tefft Street. The APN for the property is 092-130-011.

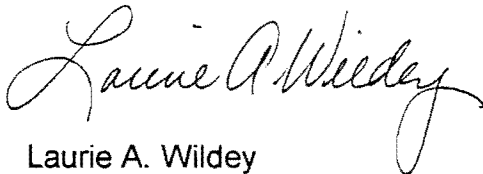
Please send the letter to the following address:

Westland Engineering Company
75 Zaca Lane, #100
San Luis Obispo, CA 93401
Attn: Ms. Laurie Wildey

If you have any questions, don't hesitate to call (805) 541-2394.

Thank you in advance for your prompt attention to this matter.

Sincerely,
WESTLAND ENGINEERING COMPANY


Laurie A. Wildey

enclosures

RECEIVED

APR 1 1998

NIPOMO COMMUNITY
SERVICES DISTRICT

LOT 5

LOT 6

LOT 12

ASSESSORS PARCEL NUMBERS
APN 92-130-011

OWNER'S STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND STATE THAT I AM THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

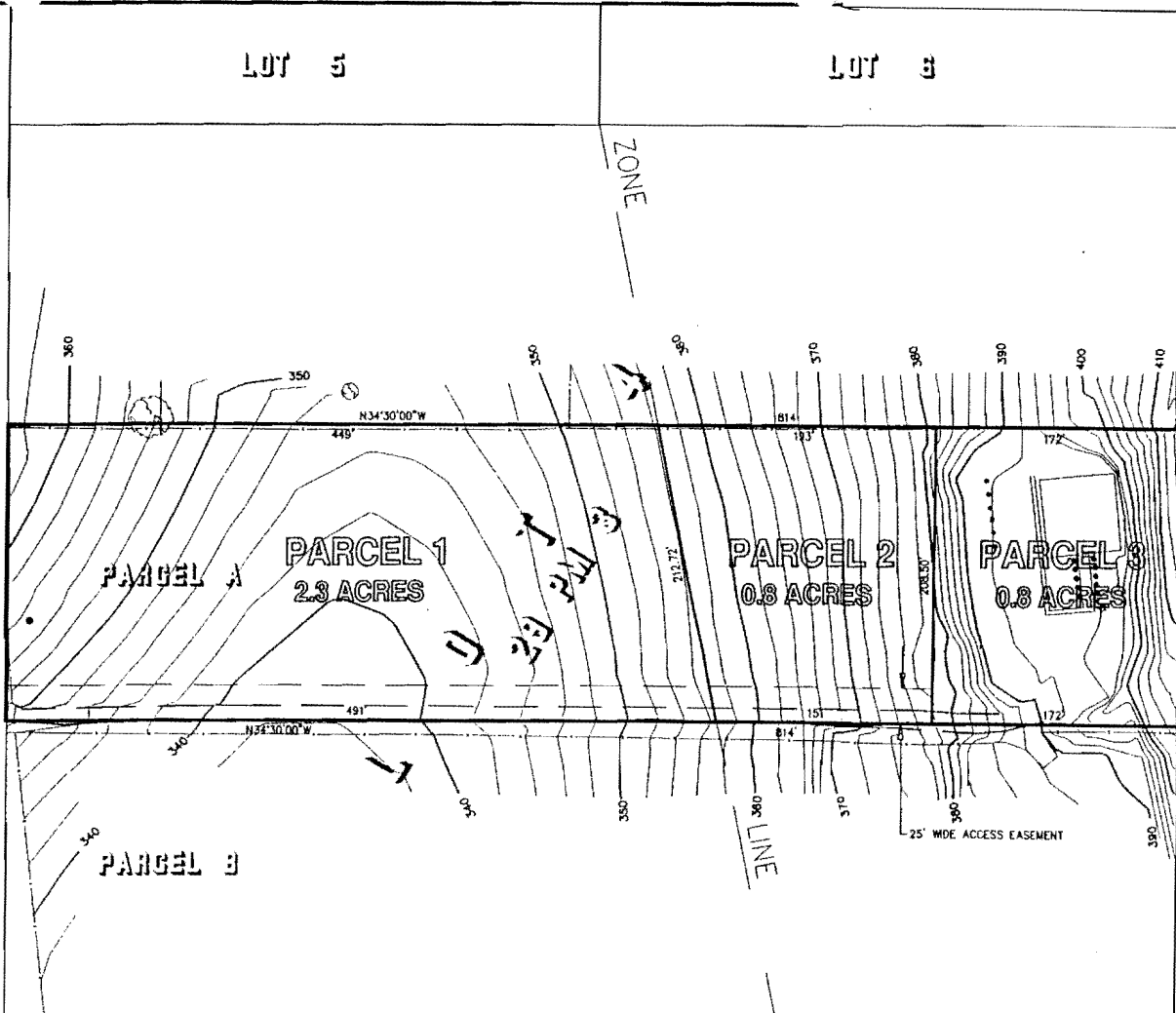
WESTLAND ENGINEERING COMPANY
75 ZACA LANE, SUITE 100, SAN LUIS OBISPO, CA 93401
(805)-541-2394

RECORD OWNER: JACK GHORMLEY
P.O. BOX 1540, ARROYO GRANDE, CA 93111

ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIED WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

TERENCE K. ORTON, P.E. 21807, EXPIRES 9-30-97
WESTLAND ENGINEERING COMPANY
75 ZACA LANE, SUITE 100, SAN LUIS OBISPO, CA 93401
(805)-541-2394



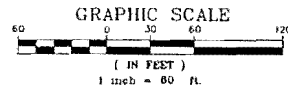
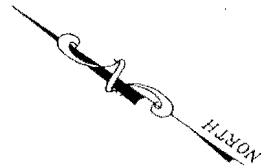
LOT 11

PARCEL 3

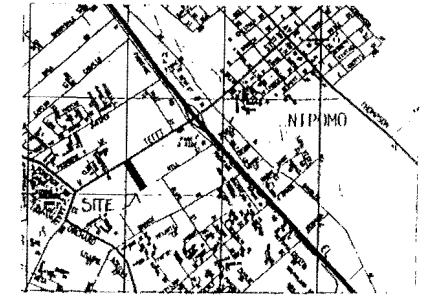
TRACT 1700

TEFFT ST.

LOT 4
14 PM 74



20	25'	25'	1905	21
19	TANIS PLACE			22
18	VALLEY			23
17				24



CO-97-0134
VESTING TENTATIVE
PARCEL MAP
OF PARCEL A OF CO-88-97 BEING A PORTION OF LOT 4
OF H.C. WARDS SUBDIVISION OF RANCHO NIPOMO
IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

RECEIVED

APR 0 1 1998

NIPOMO COMMUNITY
SERVICES DISTRICT

REQUESTED BY:
JACK GHORMLEY

PREPARED BY:
WESTLAND ENGINEERING COMPANY
75 ZACA LANE, SUITE 100, SAN LUIS OBISPO, CA 93401
(805)-541-2394

JULY 1997 SHEET 1 OF 1
JOB NO. 97.040

AGENDA ITEM

APR 22 1998



TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: APRIL 22, 1998

ACCEPTING WATER AND SEWER IMPROVEMENTS
TRACT 1912

This item was continued from the April 1, 1998 Board meeting due to a number of the punch list/warranty repairs were not completed at that time. It is hoped that all the items on the punch list and warranty agreement can be completed prior to the April 22, 1998 Board meeting.

It would be staff's recommendation that the attached Resolution 98-Tract 1912 be approved if all the items are completed.

C:\W:\8d2\tr1912.DOC

AGENDA ITEM
APR 01 1998



TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: APRIL 1, 1998

ACCEPTING WATER and SEWER IMPROVEMENTS FOR
TRACT 1912 (BLACK LAKE)

Upon completion of a developer's project, the District accepts improvements of the project after all requirements have been met. The developer for Tract 1912, an eighty (80) lot development at Black Lake, has installed water and sewer improvements and has met the District's conditions of installing the improvements, paid associated fees and providing the necessary paperwork, including the Offer of Dedication and the Engineer's Certification. Attached is a resolution accepting the water and sewer improvements for Tract 1912.

It is staff's recommendation that if the attached Punch List/Warranty items are completed that your Honorable Board approve Resolution 98-Tract 1912. If the items are not completed by the Board meeting, it is recommended that this item be continued until such items are completed.

C:\W:\BD\tr1912acceptance.DOC

RESOLUTION NO. 98-TRACT 1912

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS FOR
TRACT 1912 (BLACK LAKE)**

WHEREAS, May 3, 1995, the District Board of Directors did conditionally approve water and sewer improvements including expansion of the Wastewater Treatment Plant for Tract 1912 (Black Lake), and

WHEREAS, the District approved and signed the construction plans on April 27, 1995 for the improvements to be constructed, and

WHEREAS, the improvements have been constructed and said improvements are substantially complete, and

WHEREAS, on January 29, 1998, the Owner offered the water, sewer and treatment plant improvements to the Nipomo Community Services District, and

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

WHEREAS, all water fees for service, required in conformance with District Ordinances, have been paid in full for Tract 1912, and

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

That the water, sewer and wastewater treatment plant improvements constructed to serve the Black Lake Development and the lots created by Tract 1912 are accepted by this District.

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 1st day April 1998.

Alex Mendoza, President
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

Donna K. Johnson
Secretary to the Board

Jon S. Seitz
General Counsel



Surveying
Project Development

March 24, 1998

Robert Miller
John L. Wallace and Associates
4115 Broad Street, Suite B-5
San Luis Obispo, CA 93401

RECEIVED

MAR - 6 1998

NIPONIA WATER & POWER
SERVICES DIVISION

Dear Rob:

SUBJECT: PUNCH-LIST / WARRANTY REPAIRS FOR NCSD BLACK LAKE WASTEWATER TREATMENT PLANT

This is a follow-up to recent site inspections and communications to you regarding punch-list / warranty work at the Black Lake Wastewater Treatment Plant. As of yesterday, March 23, 1998, the following items still needed to be corrected or repaired to insure a fully operational facility:

1. The sample feed pump was not working while the plant was discharging at about 120 gpm. This is the second time during the last week that I have observed the pump not running and no water in the pump stand-pipe. As a result no chlorine residuals were being sampled or recorded on the Monarch Recorder (the Hach analyzer and Monarch recorder both reported 0.00 mg/l chlorine even though 20 pounds per day of chlorine gas was being fed into the discharge stream).
2. There is a consistent discrepancy between water levels in the trapezoidal flumes and levels reported on the Magnetrol displays. For example, both flumes were showing about 0.4' of head, as measured on the slope of the flumes, while the Magnetrol displays indicated 4" of head. A head 0.4' is equivalent to 4.8", not 4", which means the Magnetrol calibration is off by about 17%.
3. This discrepancy also appears to be causing a miscalculation of the total flows indicated on the Monarch recorder. The trapezoidal flume chart (XL 60 V) indicates a head of 0.40' is equivalent to a flow rate of 62.053 gpm. With two flumes this is about 124 gpm. The Monarch reports the same flows as 44 gpm and 44 gpm for a total of 88 gpm. The 88 gpm Monarch flow is about a 30% lower than flume chart flow of 124 gpm.
4. There are a number of leaky fittings on the chlorine metering pump schedule 80 PVC piping. For example, on the right hand pump there are visible leaks at the tee that branches to the discharge by-pass and on the elbow in front of the ball valve at the injection location. I understand that other leaks are evident when the pumps are operating (the District is using their old gas chlorination system until these leaks are fixed).
5. The Contract requires that instruction and training be provided "as to the operation and location of all equipment necessary to allow them to operate the facility upon final acceptance" (3.01 J). This should be arranged with Lee Douglas regarding equipment such as the sample feed pump system, chlorine feed system, aeration system, electrical system and the Magnetrol, Monarch, Zetron and Hach units.

Some of these punch-list items (calibration problems) date back to my October 24 and November 24, 1997, letters regarding warranty repair work. If the Contractor is unable to make these repairs you may need to consider hiring someone else to finish the project.

Please notify the Developer and Contractor so that these warranty items can be corrected.

Sincerely,

GARING, TAYLOR & ASSOCIATES, INC

Copy of document found at www.NoNewWipTax.com

Robert Miller

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: APRIL 22, 1998

INVESTMENT POLICY - QUARTERLY REPORT

The Board of Directors adopted the 1998 Investment Policy for NCSD on January 21, 1998. The Policy states that the Finance Officer shall file a quarterly report that identifies the District's investments and their compliance with the District's Investment Policy. The quarterly report must be filed with the District's auditor and considered by the Board of Directors within thirty (30) days after the end of each quarter (i.e., by May 1, August 1, November 1, and February 1) (California Government Code Section 53646).

Below is the March 31, 1998 Quarterly Report for your review. The Finance Officer is pleased to report to the Board of Directors that the District is in compliance with the 1998 Investment Policy.

After Board consideration and public comment, it is recommended that your Honorable Board accept the quarterly report by motion and minute order.

NIPOMO COMMUNITY SERVICES DISTRICT
INVESTMENT POLICY - QUARTERLY REPORT 3/31/98

The District's investments are as follows:

TYPE OF INVESTMENT	INSTITUTION	DATE OF MATURITY	AMOUNT OF DEPOSIT 3/31/98	RATE OF INTEREST	ACCRUED INTEREST 3/31/98
Money Market Checking	Mid-State Bank	n/a	\$8,932.65	1.00%	\$0.00
Savings	Mid-State Bank	n/a	\$7,530.28	2.53%	\$0.00
Pooled Money Investment	Local Agency Investment Fund	n/a	\$5,024,424.93	5.70%	\$71,817.56

n/a = not applicable

As District Finance Officer and Treasurer, I am pleased to inform the Board of Directors that the District is in compliance with the 1998 Investment Policy and that the objectives of safety, liquidity, and yield have been met. The District has the ability to meet cash flow requirements for the next six months.

Respectfully submitted,

Doug Jones
General Manager and
Finance Officer/Treasurer

APR 22 1998

TO: BOARD OF DIRECTORS

FROM: LISA BOGNUDA

DATE: APRIL 22, 1998

THIRD QUARTER FINANCIAL STATEMENTS

Attached is the Balance Sheet as of March 31, 1998 and the Income Statement for the nine months ended March 31, 1998 for each Fund.

The fiscal year is 75% complete with three months remaining. The consolidated Income Statement (page 3, 4 and 5) summarizes the District's operations for the first nine months of the fiscal year. The total operating revenues are 78% of the budgeted amount and the total operating expenditures are 61% of the budgeted amount. Below is a summary of the information attached.

**SUMMARY OF REVENUES AND EXPENSES BY FUND
NINE MONTHS ENDING MARCH 31, 1998**

FUND	FUND #	YTD REVENUES	YTD EXPENSES	FUNDED REPLACEMENT	YTD NET INC/ (NET LOSS)
Administration	110	76,594	(76,594)	0	0
Town Water	120	693,572	(516,538)	(77,310)	99,724
Town Sewer	130	323,166	(150,711)	(70,317)	102,138
Blacklake Water	140	150,564	(70,820)	(7,497)	72,247
Blacklake Sewer	150	70,414	(75,366)	(4,880)	(9,832)
Blacklake Streetlighting	160	12,314	(11,371)	0	943
Drainage Maintenance	170	8,330	0	0	8,330
Sewer Maint Dist (Folkert Oaks)	180	14,923	(1,390)	0	13,533
Montecito Verde II	190	6,784	(328)	0	6,456
Property Taxes	210	96,306	(252)	0	96,054
Town Water Capacity Fees	220	28,887	(127)	0	28,760
Town Sewer Capacity Fees	230	82,417	(63,683)	0	18,734
Blacklake Water Capacity Fees	240	7,296	(52)	0	7,244
Funded Replacement-Town Water	800	9,359	0	77,310	86,669
Funded Replacement-Town Sewer	801	13,228	0	70,317	83,545
Funded Replacement-BL Water	802	1,117	0	7,497	8,614
Funded Replacement-BL Sewer	803	681	0	4,880	5,561
TOTAL		1,595,952	(967,232)	0	628,720

**NIPOMO COMMUNITY SERVICES DISTRICT
CASH BALANCE OF EACH FUND
AS OF MARCH 31, 1998**

FUND	FUND #	CASH BALANCE 03/31/98
Administration	110	(11,378)
Town Water	120	292,306
Town Sewer	130	338,649
Blacklake Water	140	490,974
Blacklake Sewer	150	(2,563)
Blacklake Streetlighting	160	50,666
Drainage Maintenance	170	106,866
Sewer Maint Dist (Folkert Oaks)	180	143,159
Montecito Verde II	190	40,144
Property Tax	210	0
Town Water Capacity Fees	220	643,321
Town Sewer Capacity Fees	230	1,922,515
Blacklake Water Capacity Fees	240	126,846
Funded Replacement-Town Water	800	262,448
Funded Replacement-Town Sewer	801	351,559
Funded Replacement-BL Water	802	30,470
Funded Replacement-BL Sewer	803	18,719
SUBTOTAL		4,804,701

CUSTODIAL FUNDS-A/D #93-1

A/D-Redemption Fund	820	130,872
A/D-Reserve Fund	820	105,526
SUBTOTAL		236,398

GRAND TOTAL 5,041,099

*sheet
1/2/98*

*transferred
from town water
on schedule*

CONSOLIDATED-ALL FUNDS

Period Ending: 03/31/98
Fiscal Year 98

BALANCE SHEET
NIPOMO COMMUNITY SERVICES DIST

09:21:41 Page 1
Report Date: 04/15/98
(Consolidated) 100 - 803

	Current Balance	Year's Beg. Bal.	Change	Cur Month Last Year	Change	% of Change
ASSETS						
CURRENT ASSETS						
Cash on Hand	350	350	0	350	0	0
1040 Cash-Checking	-420	-19,871	19,451	-3,056	2,636	-87
1045 Cash-Savings	7,530	38,215	-30,684	3,103	4,427	142
1080 Cash in L.A.I.F.	5,024,425	4,620,292	404,133	4,438,435	585,990	13
1081 Cash-Fiscal Agent	9,215	14,728	-5,513	-115	9,329	%-8146
1082 C.D.-Held by SLO Cty	0	22,000	-22,000	22,000	-22,000	%-100
Due To/From Cash Pool	-236,398	-292,382	55,984	-239,066	2,668	-2
1210 Accounts Receivable-Water/Sewer	44,811	58,251	-13,441	49,224	-4,414	-9
1220 Unbilled Water Sales Receivable	172,000	172,000	0	158,000	14,000	8
1221 Unbilled Sewer Sales Receivable	44,000	44,000	0	40,000	4,000	10
1260 Prepaid Insurance	6,594	0	6,594	10,515	-3,921	-38
1270 Prepaid Rent	0	1,980	-1,980	1,980	-1,980	%-100
TOTAL CURRENT ASSETS	5,072,107	4,659,562	412,545	4,481,370	590,736	13
FIXED ASSETS						
Property, Plant and Equipment	19,434,737	18,986,736	448,002	18,566,049	868,688	4
Accumulated Depreciation	4,518,354	4,518,354	0	3,962,277	556,077	-14
NET FIXED ASSETS	14,916,383	14,468,382	448,002	14,603,772	312,611	2
OTHER ASSETS						
1800 Accrued Interest Receivable	68,257	59,716	8,540	58,384	9,872	16
1810 Receivable-Other	0	2,275	-2,275	1,500	-1,500	%-100
1833 Deposit-W/C Insurance	2,700	2,700	0	2,700	0	0
1835 Notes Receivable-M.V. I	91,454	99,431	-7,977	104,571	-13,117	-13
TOTAL OTHER ASSETS	162,410	164,122	-1,712	167,155	-4,745	-3
TOTAL ASSETS	20,150,900	19,292,066	858,835	19,252,297	898,603	4

LIABILITIES AND FUND EQUITY

CURRENT LIABILITIES

2100 Accounts Payable	37,214	136,047	-98,833	46,632	-9,419	-21
2101 Compensated Absences Payable	32,805	32,805	0	26,692	6,113	22
2115 Construction Meter Deposits	3,000	2,500	500	5,057	-2,057	-41
2116 PCI Deposit	672	-2,280	2,952	3,817	-3,145	-83
2117 Deposit-Pomeroy Rd Lowering	24,170	0	24,170	0	24,170	0
2118 Maintenance Guarantee Deposit	5,000	5,000	0	5,000	0	0
2121 Retainage Payable	23,717	52,078	-28,361	0	23,717	0

CONSOLIDATED-ALL FUNDS

Period Ending: 03/31/98
 FISCAL YR 98

BALANCE SHEET
 NIPOMO COMMUNITY SERVICES DIST

09:21:41 Page 2
 Report Date: 04/15/98
 (Consolidated) 100 - 803

	Current Balance	Year's Beg. Bal.	Change	Cur Month Last Year	Change	% of Change
2160 Deferred Revenues	6,300	6,300	0	6,300	0	0
2170 Bonds Payable-Current Portion	6,000	6,000	0	6,000	0	0
TOTAL CURRENT LIABILITIES	138,877	238,450	-99,572	99,498	39,380	39
LONG TERM LIABILITIES, LESS CURRENT PORT						
2220 Water Revenue Bonds Payable-1978	195,000	195,000	0	201,000	-6,000	-3
2230 Note Payable-Walsh/Shiffrar	50,000	0	50,000	0	50,000	0
TOTAL LONG TERM LIABILITIES	245,000	195,000	50,000	201,000	44,000	21
TOTAL LIABILITIES	383,877	433,450	-49,572	300,498	83,380	27
FUND EQUITY						
3100 Contributed Capital-Assets	4,166,212	4,166,212	0	4,327,448	-161,236	-4
3101 Contrib Cap-Capacity Fees (CY)	279,685	612,730	-333,045	6,471,991	-6,192,306	-96
3102 Contrib Cap-Capacity Fees (PY)	6,703,066	6,090,336	612,730	1,699,743	5,003,323	294
3103 Contributed Capital-Right of Way	31,600	31,600	0	31,600	0	0
3104 Contributed Capital-Assess Dist	1,665,670	1,665,670	0	0	1,665,670	0
3110 Capital Grants-Federal and State	3,437,607	3,437,607	0	3,524,031	-86,424	-3
3120 R/E-Reserved	337,723	337,723	0	2,405,628	-2,067,905	-86
3121 R/E-Reserved (Debt Service)	15,600	15,600	0	15,600	0	0
3122 R/E-Reserved (Emergencies)	50,000	50,000	0	50,000	0	0
3123 R/E-Reserved (Sewer Grant)	150,000	150,000	0	135,000	15,000	11
R/E-Unreserved	2,301,137	2,301,137	0	-405,825	2,706,962	8-668
NET INCOME/LOSS	628,722	0	628,722	696,584	-67,862	-10
TOTAL FUND EQUITY	19,767,023	18,858,616	908,407	18,951,801	815,222	4
TOTAL LIABILITIES AND FUND EQUITY	20,150,900	19,292,066	858,835	19,252,298	898,602	4

UNAUDITED REPORT

CONSOLIDATED-ALL FUNDS

Period Ending: 03/31/98
FISCAL YR 98

INCOME STATEMENT
NIPOMO COMMUNITY SERVICES DIST

09:35:26 Page 3
Report Date: 04/15/98
(Consolidated) 100 - 803

	Total Budget	Cur Month Last Year	Current Month	YTD Total	% of Budget	Last Year YTD
REVENUES						
Water Sales	975,000	52,429	44,780	764,347	78	736,262
Sewer Revenues	484,856	27,786	33,742	371,048	76	312,568
Fees and Penalties	17,400	2,554	1,835	18,425	105	16,403
4220 Meter Fees	23,800	210	1,870	18,700	79	15,160
4240 Water Connection Fees	0	380	0	760	0	760
4250 Plan, Check and Inspection Fees	0	0	100	12,417	0	550
4265 Sewer Lift Station	0	0	0	4,500	0	13,000
Miscellaneous Income	9,897	1,110	75	4,999	50	4,757
4292 Administrative Fee	5,000	0	1,305	8,013	160	12,597
4295 Streetlighting Income	14,586	936	1,566	10,192	70	8,190
4310 Annexation Fees	4,500	0	0	3,400	76	1,000
4320 Backflow Test	0	0	0	0	0	130
4330 Reimb of Fees by Tracts	0	0	0	10,618	0	0
4700 Settlement Income	0	0	0	0	0	110,000
4800 Oper Trans In-Admin	101,112	10,058	6,651	63,908	63	58,268
4810 Oper Trans In-Funded Replace	213,360	17,780	17,780	160,004	75	160,020
TOTAL REVENUES	1,849,511	113,243	109,703	1,451,330	78	1,449,666
EXPENSES						
50 Accounting	2,675	0	0	2,675	100	2,675
5020 Advertising	0	0	0	113	0	417
5030 Bank Charges	160	9	37	149	93	42
5035 BL Advisory Committee	500	0	0	0	0	853
5060 Chemicals	10,000	1,135	480	4,495	45	4,733
5070 Computer Expense	5,500	0	57	5,793	105	3,402
5080 Consulting	15,000	0	0	0	0	0
5090 Director Fees	15,000	1,000	1,000	8,800	59	8,550
5100 Dues and Subscriptions	3,000	188	442	3,309	110	2,565
5110 Education and Training	3,000	495	451	2,522	84	1,362
5112 Engineering	15,000	1,335	3,504	5,807	39	13,261
5115 Elections	0	0	0	0	0	1,964
5120 Equipment Rental	500	0	0	24	5	0
5123 Fire Alarm	850	35	60	478	56	315
5125 Fuel	7,200	990	37	4,232	59	4,431
5130 Insurance-Liability	28,000	2,623	2,198	20,617	74	21,050
5140 Insurance-Medical/Dental	52,050	3,114	3,970	36,050	69	30,679
5150 Insurance-Workman's Compensation	10,100	2,530	2,340	7,432	74	7,644
5160 Lab Tests and Supplies	24,450	1,652	884	13,536	55	12,491
5165 Landscape and Janitorial	3,600	0	135	743	21	0
5170 Legal	35,500	6,373	0	12,997	37	23,392
5171 Legal-Litigation	105,000	9,860	8,063	84,193	80	78,200
5172 Legal-Water Counsel	6,500	0	0	0	0	0
5190 Meters-New	6,600	203	0	3,040	46	2,039
5195 Meters-Replacement Program	15,750	6,486	0	11,296	72	14,932
Miscellaneous	2,500	202	78	524	21	466
5210 Newsletter	500	225	225	225	45	225
5220 Office Supplies	6,000	421	153	3,841	64	2,242
5230 Outside Services	14,100	977	1,543	13,092	93	3,720
5235 Outside Service-PB Repairs	90,000	0	0	0	0	0
5240 Operating Supplies	1,500	5,802	1,201	18,104	57	16,607

CONSOLIDATED-ALL FUNDS

Ending: 03/31/98
 FISCAL YR 98

INCOME STATEMENT
 NIPOMO COMMUNITY SERVICES DIST

09:35:26 Page 4
 Report Date: 04/15/98
 (Consolidated) 100 - 803

	Total Budget	Cur Month Last Year	Current Month	YTD Total	% of Budget	Last Year YTD
5250 Paging Expense	1,565	193	98	948	61	1,145
5280 Permits and Operating Fees	9,125	0	3,639	7,359	81	8,296
5290 Postage	8,800	985	1,232	4,022	46	4,332
5300 Printing	2,500	570	541	1,517	61	1,207
5310 Public and Legal Notices	2,050	0	0	596	29	30
5320 Rent	4,510	2,186	206	5,813	129	19,527
5330 Repairs & Maintenance-Vehicles	4,620	1,039	3,224	5,825	126	2,806
5340 Repairs & Maintenance-Building	1,500	0	0	155	10	0
5345 Repairs & Maintenance-Office	500	38	45	519	104	335
5350 Repairs & Maintenance-Water	13,000	6,332	4,449	10,658	82	25,570
5360 Repairs & Maintenance-Sewer	79,500	150	0	22,296	28	11,873
5365 Repairs & Maintenance-Misc.	0	658	0	0	0	941
5370 Retirement Benefits	23,000	0	1,897	16,998	74	0
5400 Taxes-Payroll	13,000	3,638	4,045	9,483	73	9,455
5405 Property Taxes	690	0	0	223	32	1,708
5410 Telephone	4,300	419	273	3,651	85	2,748
5420 Travel and Mileage	6,000	332	553	4,055	68	3,615
5430 Underground Notification	800	152	106	548	68	419
5440 Uniforms	3,000	353	0	1,646	55	1,421
5450 Utilities-Electricity	278,000	26,670	16,406	195,022	70	188,739
5455 Utilities-Electricity(StLight)	14,300	1,622	1,136	10,238	72	7,297
5460 Utilities-Gas	1,000	261	86	572	57	571
5465 Utilities-Trash Collection	700	53	55	465	66	475
5470 Wages-Office and Management	173,500	14,244	14,386	129,478	75	126,522
5475 Wages-O.T.-Office and Management	2,000	97	49	1,111	56	815
5500 Wages-Maintenance	152,000	12,413	12,720	113,353	75	98,723
5510 Wages-O.T.-Maintenance	39,595	2,575	2,363	23,782	60	24,600
TOTAL EXPENSES	1,350,090	120,636	94,367	834,418	61	801,425
EXCESS REV. OVER EXP.	499,421	-7,394	15,336	616,913	123	648,240
OTHER INCOME AND EXPENSES						
OTHER INCOME						
Interest Income	243,210	59,277	68,353	199,838	82	173,640
6175 Tax Revenues	167,200	7,307	8,839	104,787	63	98,167
TOTAL OTHER INCOME	410,410	66,584	77,192	304,625	74	271,807
OTHER EXPENSES						
6500 Interest Expense	10,350	0	0	7,251	-70	5,175
6600 Other Expense	0	0	0	61,652	0	0
6800 Contingency-Budgeted	5,000	0	0	0	0	0
6901 Oper Trans Out-Admin	101,112	10,058	6,651	63,908	-63	58,268
6950 Oper Trans Out-Funded Replace	213,360	17,780	17,780	160,004	-75	160,020
8000 Debt Service-Principal Portion	6,000	0	0	0	0	0
8 Budgeted Capital Outlay	40,470	0	0	0	0	0
TOTAL OTHER EXPENSES	-376,292	-27,838	-24,431	-292,816	77	-223,463

Period Ending: 03/31/98
 FISCAL YR 98

INCOME STATEMENT
 NIPOMO COMMUNITY SERVICES DIST

CONSOLIDATED-ALL FUNDS

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 Report Date: 04/15/98
 (Consolidated) 100 - 803

	Total Budget	Cur Month Last Year	Current Month	YTD Total	% of Budget	Last Year YTD
TOTAL OTHER INCOME AND EXPENSES	34,118	38,746	52,762	11,809	34	48,343
<u>EXCESS REV. & OTHER OVER EXP.</u>	533,539	31,352	68,098	628,722	117	696,584

UNAUDITED REPORT

AGENDA ITEM

APR 22 1998



TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: APRIL 22, 1998

MANAGER'S REPORT

1. PROPOSITION 224

Enclosed is a letter written to Dave Phillips, of the Cayucos Sanitation District, with respect to Prop 224 which will be presented to the voters at the primary election on June 2, 1998.

2. SLO-CSDA GENERAL MEMBERSHIP MEETING

Enclosed is a flyer from the California Special District Association of San Luis Obispo Chapter for the general meeting to be held Friday, April 24, 1998 at Templeton Community Center.

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WHY CALIFORNIA SPECIAL DISTRICTS ASSOCIATION OPPOSES THE COMPETITION KILLER INITIATIVE

Special districts are facing a loss of local control over important infrastructure projects and enormous construction delays if an initiative, sponsored by a state engineers group, passes. PECG has spent more than \$2 million to place an initiative on the next statewide ballot (June, 1998) that they claim helps taxpayers. But it's really a Competition Killer. Every local government agency will be impacted including, mosquito abatement districts, water districts, sanitary districts, sewer districts, community services districts, recreation and park districts.

ELIMINATES LOCAL CONTROL:

The core issue with this initiative is a simple one: Should virtually all design and engineering project development work be done by state employees instead of consultants hired and managed by local officials?

The Competition Killer Initiative applies to all local architecture and engineering contracts if the project involves the expenditure of any amount of state funds or if the state has any form of ownership, responsibility or liability.

Specifically, it requires each and every state, local and private projects to submit A/E contracts to the State Controller's Office to conduct a cost-analysis comparing private sector and state civil service costs to perform that project. With some minor exceptions, contracts cannot be awarded to private A/E firms if this cost comparison shows that civil service costs might be lower than private costs for performing these contracts.

Here's the rub: Initiative promoters rigged the cost-analysis against private firms by making bureaucratic costs appear artificially low by ignoring important items such as employee salaries and other overhead.

That means, in almost all cases, your agency won't be able to award an A/E contract to the firm you choose. What are your options? The initiative provides only one explicit alternative: State employees must do the A/E work instead of contractors chosen by and accountable to local officials.

"This section shall also apply to contracts for services specified in subsection (a) awarded by private entities or local public entities when the contract awarded by the public or private entity involves expenditure of state funds or involves a program, project, facility or public work for which the state or any state agency has or will have ownership, liability or responsibility for construction, operation or maintenance." Section 3(b)

PROJECT DELAYS:

Faced with reviewing tens of thousands of projects, the State Controller's Office would become a project bottleneck for state, local and private projects. Moreover, the initiative specifies no deadline by which the State Controller must act. And currently, this office has no engineering or architectural expertise. And what's more, local agencies would have no say in the process.

"The proposed PECG Initiative will add to state bureaucracy and generate significant additional opportunity for project delay."

PRESIDENT'S PERSPECTIVE

This month seemed to be a bits & pieces month, as my passion for the mundane seemed to have again been somewhat extinguished by the "tail flailing" wetness of El Nino.

However, I am pleased to congratulate Cal Poly student Scott Beck who was awarded a \$2,000 ASCE Tapman scholarship. This is only one of many which are presented for academic and extra-curricular excellence from approximately \$1 million of scholarship endowments.

Proposition 224

Ah, but passion commeth! How many of you have/haven't heard about the impending Proposition 224 vote coming up on June 2nd? This is the State Constitutional Amendment proposed to prohibit contracting where performance of work by civil service employees is less costly unless there is an urgent need for contracting out. Could this be a "brotherhood buster", pitting the public employee civil engineering sector against the consulting engineering community? Thomas Maddock, Chairman of the Board of Directors of Boyle Engineering, accomplished and honored member of many engineering Associations, noted in a 1992 award acceptance speech that engineers need a unified voice to have an impact on public policy issues. This voice is only heard when it first VERBALIZED, and then reinforced with horsepower. i.e. numbers & money. I challenge two of our Branch members(Yes You!) to submit an article to our editor by May 1 giving an opinion on this Proposition! I believe this may be one of the major benefits of being associated with ASCE, an association comprised of more than 120,000 civil engineers worldwide, with a 93% retention rate, with revenues of more than \$34 million this year. We can and do have an impact upon our engineering environment, but we must share our opinion. I find it very interesting that the proposition does not in any way address qualifications based selection. Should it, could it, if so, how could it? Our "professional" profession has fought long and hard for many years to instill the need for qualification based services, and here we are pitting government engineer against private consulting engineer solely on the basis of cost. It does not seem to reinforce our primary banner we wave to the public proclaiming that the best qualified engineer will perform the highly specialized technical efforts required by our fields! And so it seems the "winner" will be the loudest voice, or masses of voices, or those with the most money to advertise, or those who can sling the... I am already reading words line "rigged bidding", "gravy train", "competition killer", "wolf in sheep's clothing", "political cronies", ad nauseam! So where does this leave you? It seems that the deeper we get into our profession, there seems to be a "Paula Jones" of sorts. Is it power, or money, or security, big contracts, notoriety? I hope that qualifications, responsibility, commitment, attention, and community service are somewhere in the running. Maybe it is as simple as a Far Side cartoon showing the master at the Shaolin School of Plumbing holding his hand out to his student, saying "When you can snatch this crescent wrench from my hand, Little Flusher, it will be time for you to go." Time for me to go!

TIME

50 cents ■ Wednesday, April 8, 1998 ■ Our 116th

■ NIPOMO MESA

Focus on water and Woodlands

Reports will influence growth in South County

By Tom Murphy
Times Staff Writer

NIPOMO — Two reports now circulating on the Nipomo Mesa could prove vital to the area's growth. The first concerns a large subdivision on the southwest corner of the mesa and the second addresses the underground water supply.

The Woodlands specific plan draft environmental impact report addresses the ramifications of developing a new 1,300-home subdivision, with a 500-room resort, two golf courses, a retail center, business park, a recreational park and possibly a school site. The proposed site is two miles west of Nipomo, adjacent to Highway 1. The draft EIR was released in February and could be circulated until July, according to San Luis Obispo County Environmental Planner John McKenzie.

Another report that could have ramifications for Woodlands and all future development on the Nipomo Mesa is the State Division of Water Resources Draft Water Resources of the Arroyo Grande and Nipomo Mesa Area, according to Susan Litteral of the county engineering department.

"It's going to have a major influence on development and water availability from Pismo Beach down to the Santa Maria River," according to Jon Seitz, legal counsel for the Nipomo Community Services District. "This study could give reasons to limit growth, to promote it or to keep it where it is."

The San Luis Obispo County Planning Department will host a public workshop on the Woodlands project EIR from

■ See MESA, back page

Continued from page A-1

4 p.m. to 6 p.m. Monday at the Nipomo Public Library, 918 W. Tefft St. The Nipomo Community Network and the Nipomo Community Services District also plan to host workshops on what appears will be the next major development in the area.

The draft EIR states the major impacts will be the area's air quality, noise and law enforcement resources. Impacts on water can be mitigated by a toilet retrofit program.

"The Woodlands will have its own village reserve line and the project's density will exceed the one-acre threshold for the area," McKenzie said.

Typically, one home per acre in the Nipomo area is the most common density. But that will change since PH Properties of Atlanta, Ga., is asking for its own specific plan, McKenzie said.

A vocal critic of high-density development in Nipomo has been the Coalition for Rural Preservation. Primarily formed to oppose the county's Transfer of Development Credit program, the coalition generally likes the plan for the Woodlands.

"With the golf courses, this will have a great deal of green space surrounding it instead of a lot of buildings facing the street and blocking public views," said Jacqueline Frederick, a Nipomo attorney representing the coalition. The project's layout will resemble that of the Black Lake development or the proposed Cyprus Ridge project for the northern mesa.

To maximize open space, many of the homes will be clustered into tight-knit groups instead of each home being situated on a one-acre lot, McKenzie said. The plan also calls for its own residential serving vil-

lage center and a business park designed to reduce traffic generation.

At one point, Woodlands generated strife with the city of Santa Maria and the Santa Maria Water Conservation District. The city was interested in selling some of its surplus state water supply in the form of waste water return flows to the new development using the Santa Maria groundwater basin as a means of conveyance.

However, said Dwayne Chisam, the city's utilities manager, the project's developers have not shown any further interest in that water supply.

"They have found other sources of water and aren't seeking an agreement with the city," he said.

The DWR report will address what many consider a subsection of the Santa Maria basin that stretches from Pismo Beach to Orcutt, Seitz said. While the report was issued last week, not many have been able to digest the entire 150-page document and determine the significant findings, Litteral said.

The DWR's findings are supposed to be the most neutral of any of the various studies conducted on the hydrology of the Nipomo Mesa subsection, Seitz said. He cautions it might not definitively determine if the basin will be in overdraft, since that term is more subjective and political than scientific. Either way, the report could be used by decision makers on whether to limit or promote more development in the basin based on the perception of the water supply.

Another result expected of the DWR report is a measure of the basin's water quality, which could determine if the many new agricultural uses to sprout up on the mesa in recent years have had an impact, Seitz said.