

4/12/98 11:30

NIPOMO COMMUNITY SERVICES DISTRICT

AGENDA

BOARD OF DIRECTORS

STUDY SESSION

May 12, 1998 9:00 A.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: *No action will be taken by the Board on any items discussed during the Study Session. The public is welcome at the Study Session, but the Board may not take public comments during the session. The public may comment during the Public Comment period.*

CALL TO ORDER

1. 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.

2. SUBJECTS FOR DISCUSSION

- A. WATER SYSTEM PRESSURE AT LOW AND HIGH ELEVATION AREAS OF THE DISTRICT
- B. ANNEXATION - REVIEW PRESENT POLICY
- C. OTHER ITEMS THE BOARD MAY DISCUSS
 - 1. Boyle Water/Sewer Master Plan
 - 2. Board/Staff Communications
 - 3. Division Operations

ADJOURN

MEMO

SUBJECT: STUDY SESSION

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: FEBRUARY 26, 1998

The Board of Directors at their meeting of February 18, 1998 suggested having a study session to review the District activities. Some suggestions submitted by directors and staff are listed below.

1. Boyle Report Review
 - a. Re-examine and update where necessary
 - b. Should the District set higher standards than the 30 to 40 psi.
Revise District policy
 - c. Review proposed water and sewer improvements
Set priorities and funding
 - d. Evaluate water storage (Surface vs. sub-surface)
2. Summit Station
 - a. Review area pressures
 - b. Is separate pressure zone warranted?
Cost? How funded:
 - c. Proposals presented to solve problem (Snyder, others)
 - d. District proposal to solve problems
3. Annexations
Review existing policy
4. Enhance Board - Staff communications
 - a. Evaluate staff - General Manager, Legal counsel, Engineer, consultants, etc.
 - b. Greater need of Board's knowledge of activities, in and out of District Administration, Operation and Maintenance.
5. Divisions Operations
 - a. Rate schedules, etc.

The Board may wish to prioritize the above items and have more than one Study Session to discuss them.

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: DECEMBER 3, 1997

SUMMIT STATION WATER PRESSURE

At the last Board meeting held on November 19, 1997, the Board received input from residents at the Summit Station area and reviewed the available pressure on Summit Station and Dale Avenue from the District water system. As presented at this meeting, the higher elevations in this area, with the standpipe on line, would have a maximum of 38-40 psi. When the standpipe becomes full and shuts off, the pressure in the higher areas increases approx. 30+ psi due to the well pumps being on line. In Section 64566, Systems Pressure, of the California Safe Drinking Water Act, known as Title 22, (copy enclosed) states that a water system is to be designed with not less than 20 psi pressure during periods of maximum hourly demand and average daily demand plus designed fire flow. The Boyle Master Plan outlines the criteria for the District. The average daily demand for the system would be 40 psi and the maximum hourly demand within the system minimum pressure would be 30 psi. Based on the recent pressure charts received from the Summit Station area, at the present time, the District is meeting the requirements of Title 22.

A number of property owners in the Summit Station area have installed a backflow pressure device so that they may maintain their wells. District staff contacted suppliers of Febco and Wilkins backflow devices to determine the pressure losses when water passes through these devices. The District was informed that the pressure loss is greater than 8 psi at 2 gal./min and at 5 gal/min. the pressure loss is up to 14 psi. These pressure drops across the backflow devices are not advantageous to the higher elevation areas within the Summit Station area.

Staff is planning to record pressures during the summer peak hour demands to check the pressures at the higher elevation areas of Summit Station to determine if the District is in compliance with Title 22.

Staff has also investigated possible means of boosting the pressure in the higher elevation areas within Summit Station. The following are some possible scenarios with advantages and disadvantages of each scenario:

ADVANTAGES

DISADVANTAGES

SCENARIO	DISTRICT	PROPERTY OWNER	DISTRICT	PROPERTY OWNER
1. Each property owner install a pressure booster device to increase the pressure.	No capital or O & M increased costs	Higher pressures	None	Capital outlay to install and maintain facility
2. District install a pressure booster device to increase the pressure. Property owner to operate and maintain.	No O & M costs	No capital outlay Higher pressures	One time capital outlay for installation	Operate and maintain the system
3. District install a booster pressure device to increase the pressure. District to operate and maintain.	None	No responsibility for operation and maintenance. Higher pressures	Capital outlay for installation and operation and maintenance	Possible water surcharge
4. Convert a section (the Summit Station area, approx. 2000 feet and approx. 1700 feet of Dale Ave.) a booster zone. A small hydromatic system would be installed in each of these locations.	None	Increased pressure, no responsibility for operation and maintenance	Capital outlay for installation and operation and maintenance costs Must be designed properly to maintain a minimum 500 gal/min for fire flow through isolation valves at each end of Summit Station Rd. and Dale Ave.	Possible water surcharge for maintaining the hydromatic system.
5. Install a hydromatic system (booster pump station) on Hetrick Ave. prior to Summit Station, thereby boosting the whole area up 5-10 psi.	None	High elevation areas would have adequate water pressure	Capital outlay for hydromatic system and operation and maintenance costs. Fire flow same as No. 4.	Possible water surcharge for higher elevation areas Property owners in lower areas would need to install devices to reduce pressure level.
6. Do Nothing	Maintain status quo if in compliance with Title 22			

If any of the booster hydromatic systems would have to be designed by a consulting engineering firm and go out to bid for construction. The installation of individual booster pumps would be an *off-the-shelf* item and installed based on scenario selected.

After your Honorable Board has reviewed the above scenarios and information received, you may direct staff to proceed. The financial and legal aspects of these scenarios will require additional investigation.

Section 64566. System Pressure

(a) Changes in distribution systems shall be designed to maintain an operating pressure at all service connections of not less than 20 pounds per square inch gauge (psig) (140 kiloPascals gauge (kPag)) under the following demand conditions:

- (1) User maximum hour demand.
- (2) User average day demand plus design fire flow.

(b) In a public water system supplying users at widely varying elevations, a water supplier may furnish a service to a user which does not comply with (a) if the user is fully advised of the conditions under which minimum service may be expected and the user's agreement is secured in writing. This waiver shall be applicable only to individual service connections.

(c) Water mains shall be designed to have at least five psig (35 kPag) pressure throughout any buried length of the main except when the main is removed from service for repairs or maintenance. This requirement shall not apply to short lengths of water main near reservoir inlets and outlets provided:

- (1) The water main is on premises owned, leased or controlled by the water supplier:

or

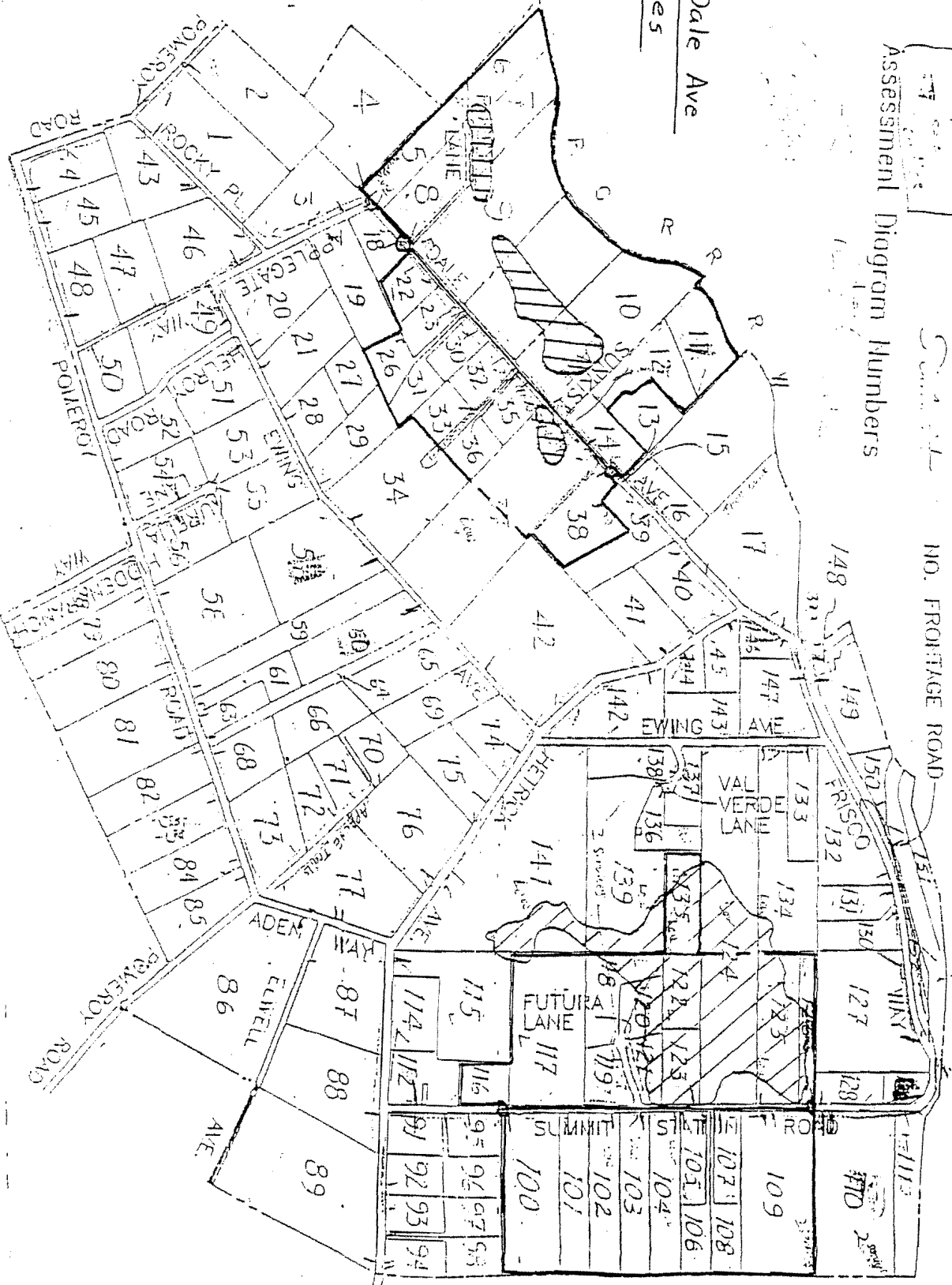
- (2) The prior review and written approval of the Department is obtained.

P C R R R W U S H I G H W A Y 1 0 1

Assessment Diagram Numbers

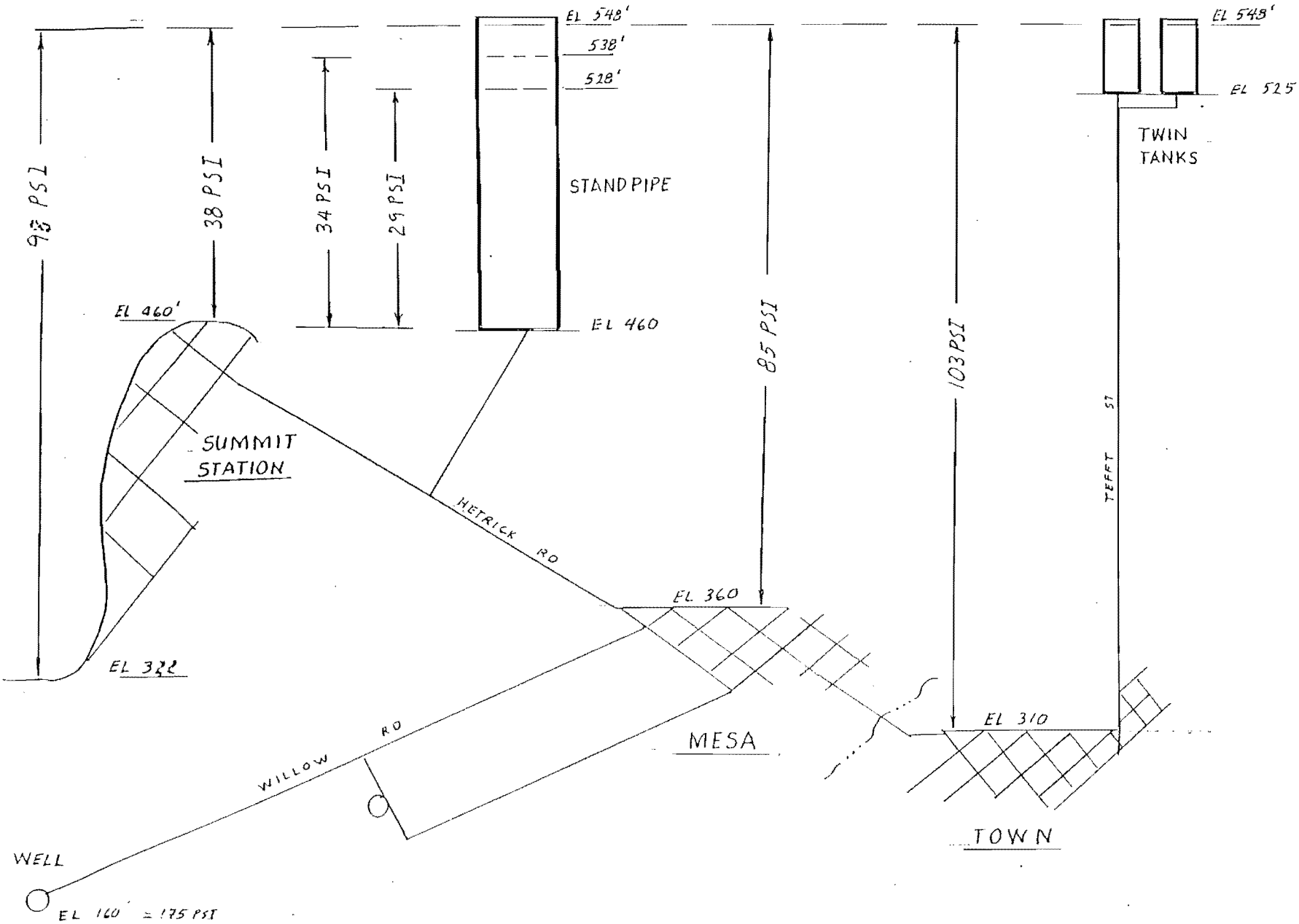
Summit Sta. of Dale Ave
Pressure Zones

High Elev. Areas

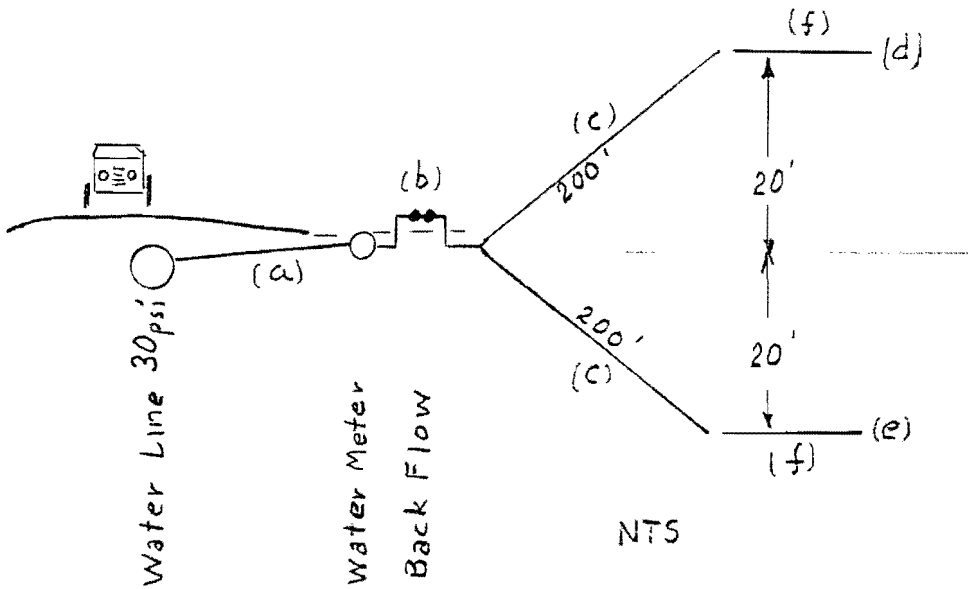


NCSD

STATIC PRESSURE



Elevation Effects On Water Pressure



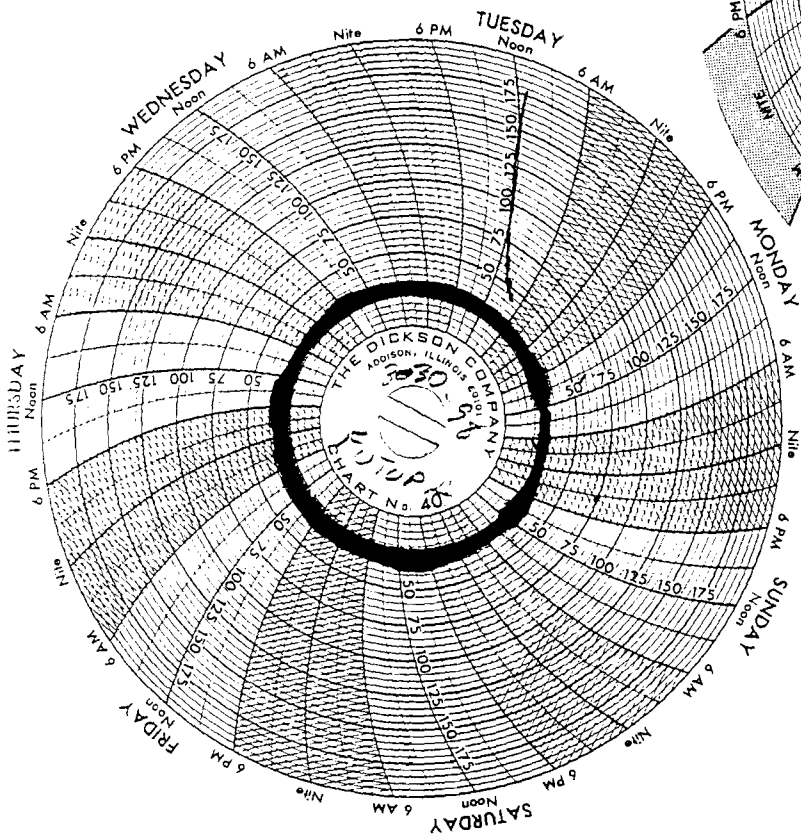
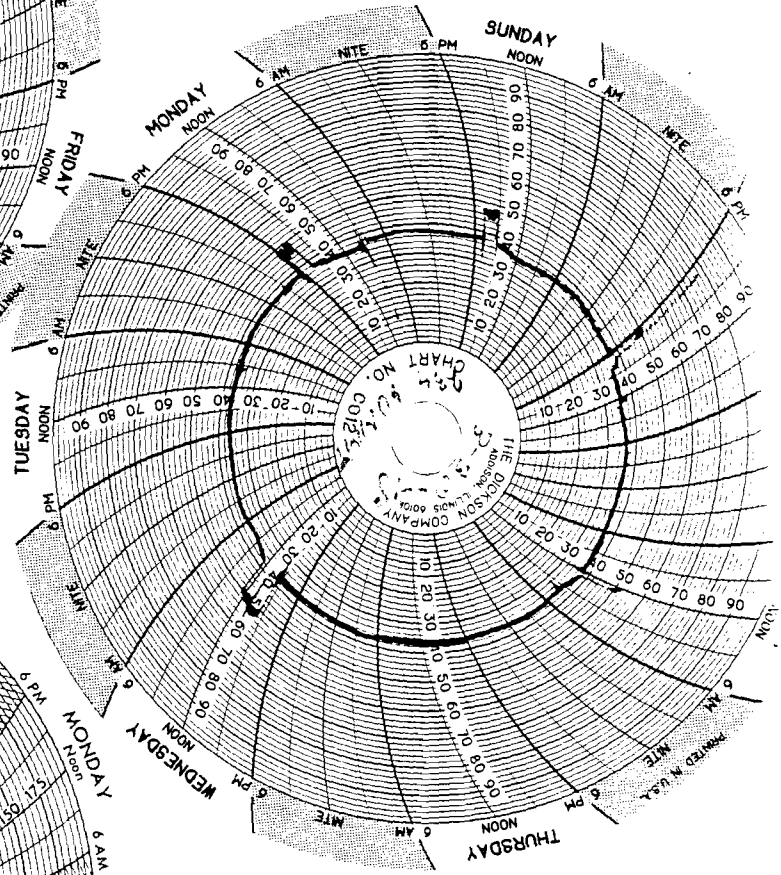
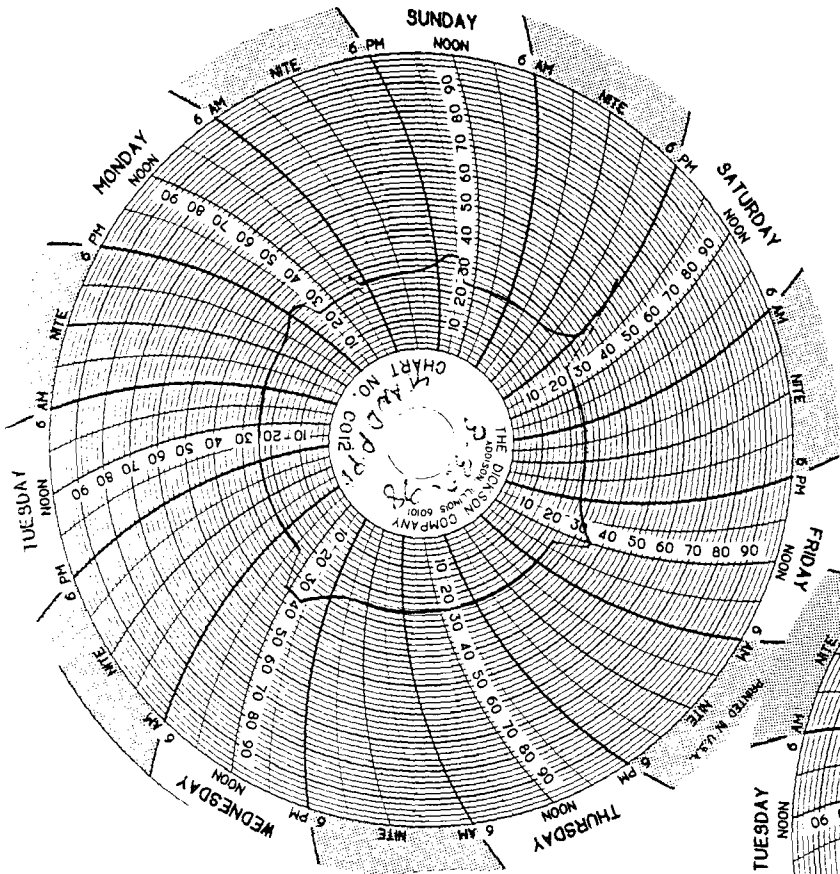
At flow of 10gpm

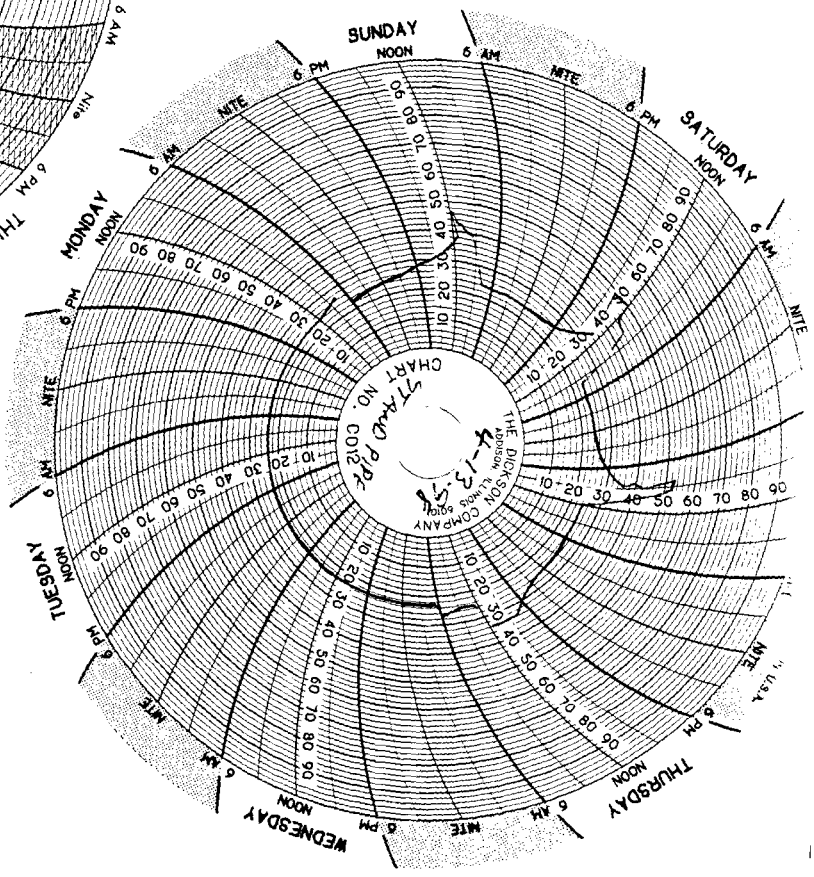
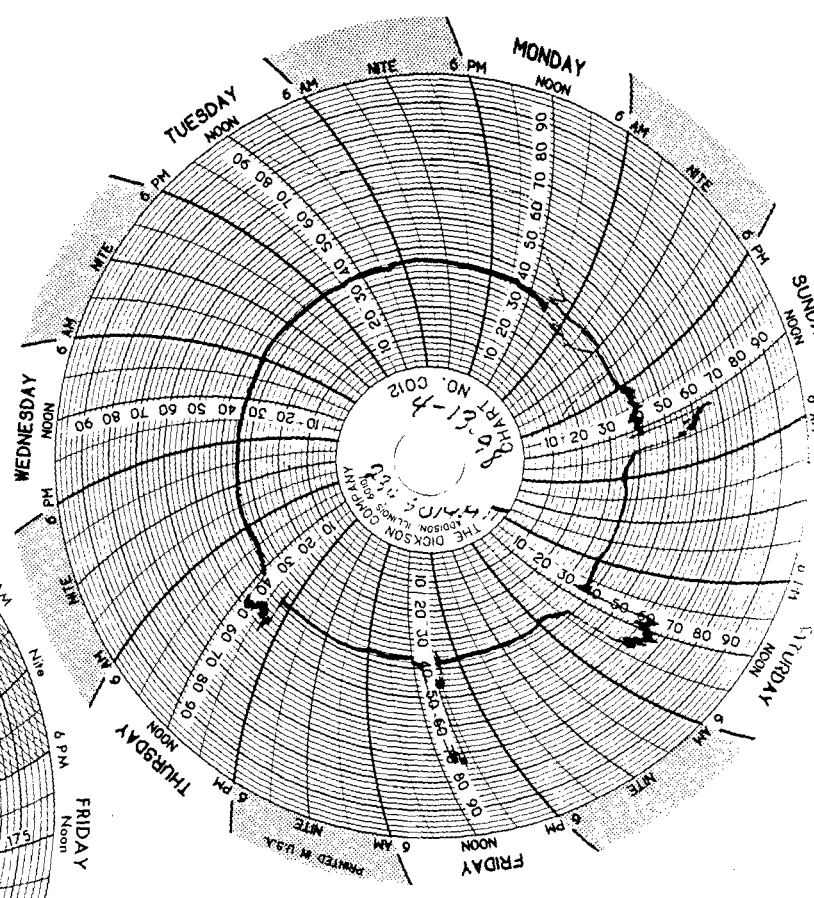
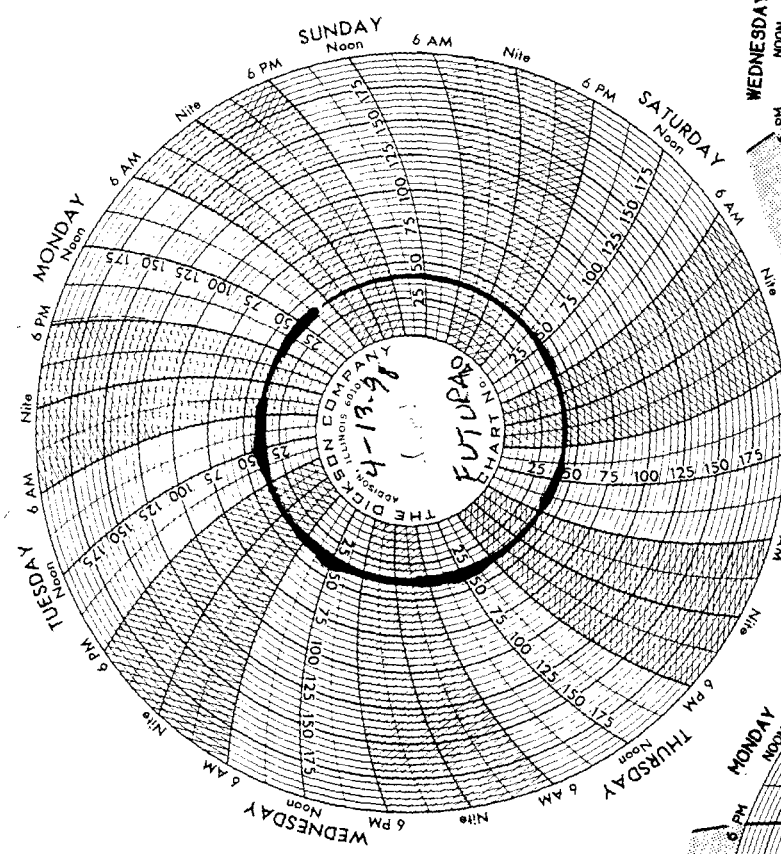
Pressure Loss

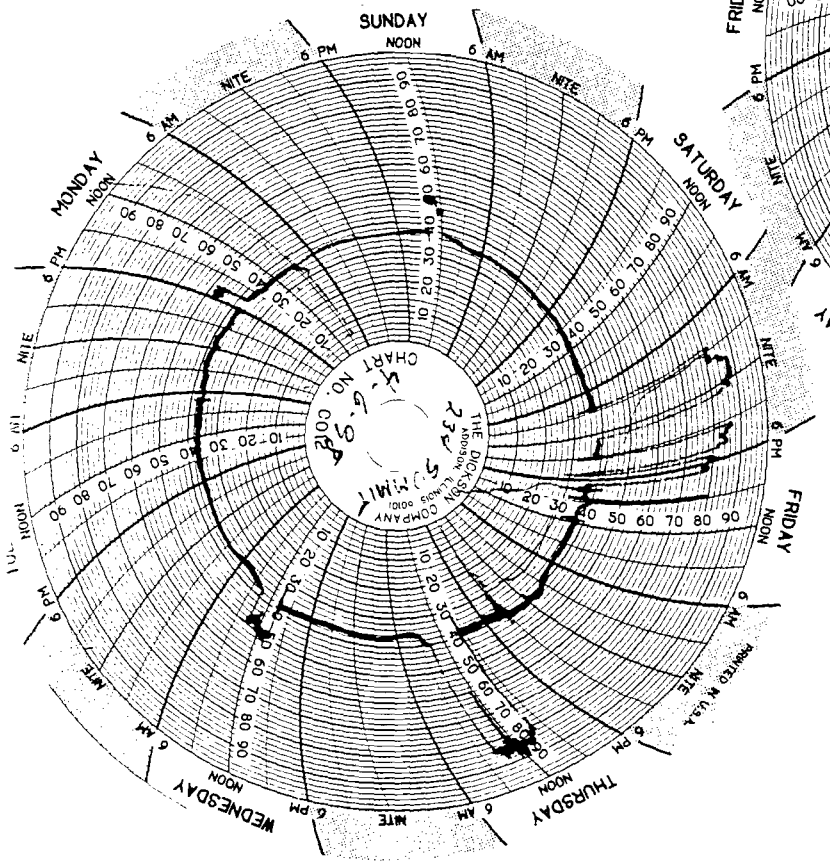
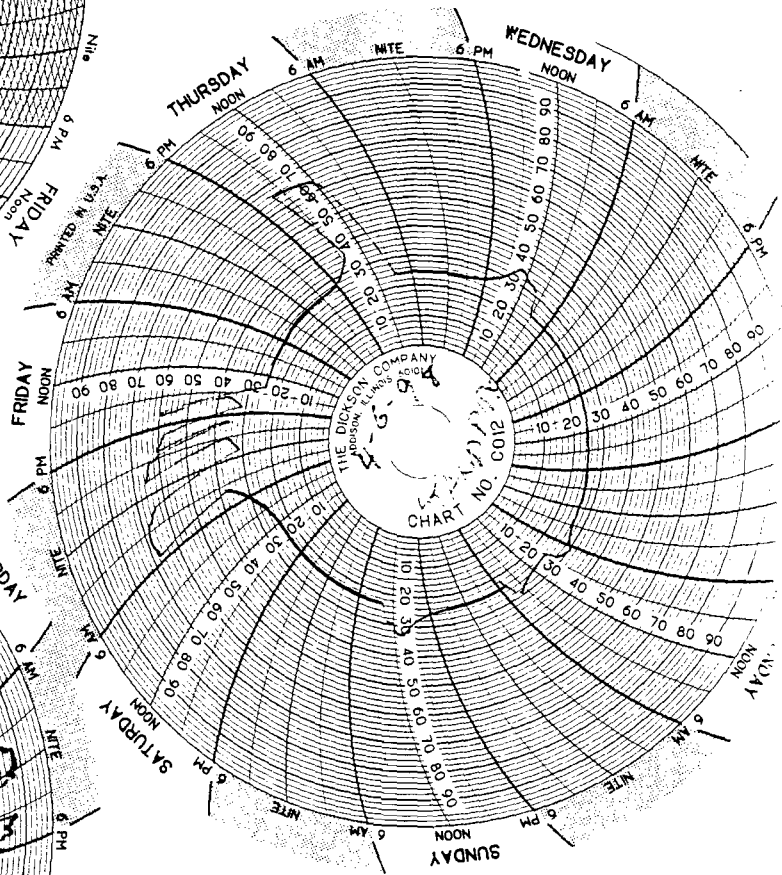
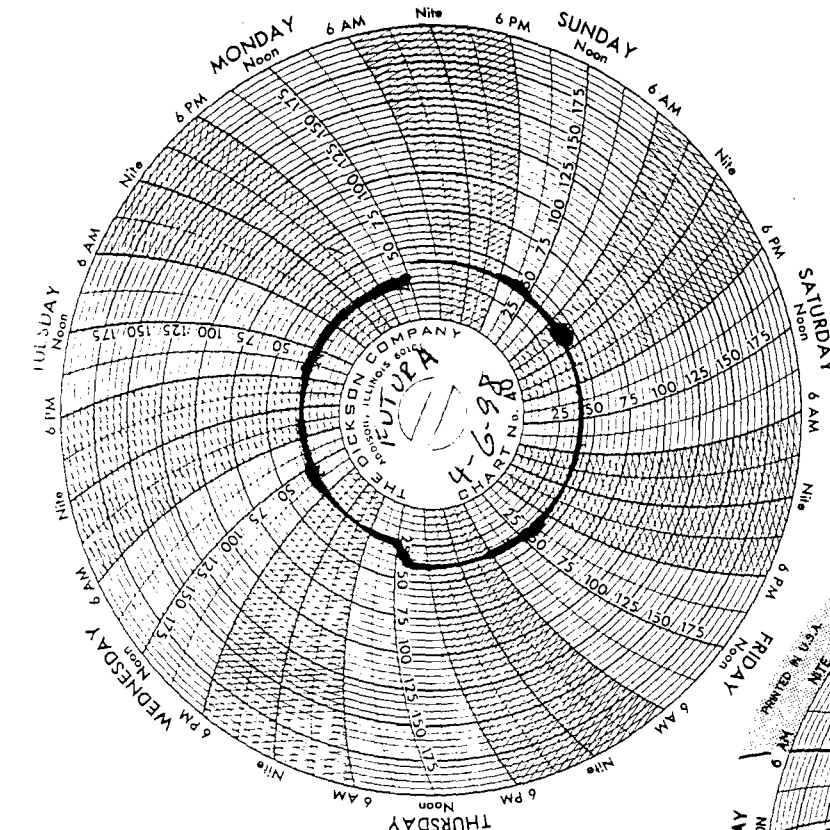
(a) 1" Service & Meter	2 psi
(b) 1½" Back Flow	11 psi
(c) 200' 1½" PVC Pipe	1 psi
(d) 20' Above Meter	9 psi
(e) 20' Below Meter	+ 9 psi
(f) On site plumbing	Unknown

$$\text{Approx. Pressure 20' above Meter} = 30 \text{ psi} - (a + b + c + d + f) = < 7 \text{ psi}$$

$$\text{Approx. Pressure 20' below Meter} = 30 \text{ psi} - (a + b + c + f) + e \approx < 25 \text{ psi}$$







THE ANNEXATION POLICY
OF THE
NIPOMO COMMUNITY SERVICES DISTRICT

FEBRUARY 2, 1983

I. PURPOSE In order to promote efficient processing of all requests for annexation to the Nipomo Community Services District, this policy documents the present basis upon which this Board of Directors will evaluate such requests and provides notice thereof to the owners of the property which is the subject of such requests.

II. INTENT This Board of Directors intends to review all annexation requests with the aim of supporting the viability of the Nipomo Community Services District in providing essential services. The Nipomo Community Services District must be operated so as to best provide:

low cost water, sewerage and other authorized services for the residents of the Nipomo Community Services District.

efficient governmental services for orderly land use development within the District, conservation of natural and environmental resources, including local water resources; its availability and quality, growth consistent with the General Plan of San Luis Obispo County and the established policies of the Local Agency Formation Commission, including specifically the Commission's adopted spheres of service and influence for Nipomo.

III. GENERAL POLICIES

A. In order to provide for the orderly development of public service facilities, only those properties will be considered for annexation for which the owners are willing to accept all conditions for service required by the Nipomo Community Services District. More specifically, but without limitation, requests for annexation solely for sewerage services to the exclusion of water service will not be considered by this Board of Directors.

Further, the District will not attempt to require the annexation of territory over the objections of the owners of the property to be annexed.

B. In order to evaluate the impacts of a potential annexation upon the Nipomo Community Services District, this Board of Directors will consider only annexation requests which include the submittal of a comprehensive use or development plan for the subject property in sufficient detail to provide a complete picture of the full impact of the annexation in the foreseeable future upon the District's long term water resources, water distribution facilities, sewerage services, financial program and other services required.

If any such use or development plan requires future county approvals (for example, zoning or subdivision), the district's approval of the annexation shall be conditioned upon the owners obtaining such County approvals before the annexation becomes effective.

- C. After review of the use or development plan, this Board of Directors will consider only annexation requests where it can be demonstrated that:

There is a bona fide need for Nipomo Community Services District services at the site of the proposed annexation in the immediate future or in conformance with a phased plan of development approved by San Luis Obispo County.

The proposed annexation will provide identified benefits to: (1) the future residents and property owners within the annexed area; and (2) the residents and property owners of the remainder of the Nipomo Community Services District.

IV. ANNEXATIONS OF DEVELOPED PROPERTIES—SPECIFIC POLICIES

- A. "Developed properties" are lands which are already developed to the maximum land use intensity permitted by the County's General Plan.
- B. In order to be considered for annexation:

The lands must be located within those portions of the sphere of influence zone as approved by both the Local Agency Formation Commission and this District.

The lands must be immediately adjacent to Nipomo Community Services District facilities or the land owners must be willing to extend adequate facilities at no cost to Nipomo Community Services District.

The lands must be capable of service from current excess Nipomo Community Services District capacity without unreasonably reducing the potential for service to lands already inside of Nipomo Community Services District.

The proponents of such annexations must pay all applicable fees.

V. ANNEXATIONS OF UNDEVELOPED PROPERTIES—SPECIFIC POLICIES

- A. "Undeveloped properties" are lands which are not already developed to the maximum land use intensity permitted by the County's General Plan.

- B. In order to be considered for annexation:

The lands must be located within those portions of the sphere of influence zone as approved by both the Local Agency Formation Commission and this District.

The lands must be immediately adjacent to Nipomo Community Services District facilities or the

land owners must be willing to extend adequate facilities at no cost to Nipomo Community Services District.

In addition the land owners shall pay for, or provide on site, facilities approved by the district to satisfy estimated demands for services to the proposed annexation without reducing the ability of the Nipomo Community Services District to service properties already inside of the District. For example,

The Nipomo Community Services District may require that sufficient proven water well capacity to meet project needs be available at the development site or other approved location, and dedicated to the Nipomo Community Services District.

The land owners must pay all applicable fees; provided that the land owners and the District may agree to the exchange of other assets (for example, a proven water well with excess capacity), in lieu of at least a portion of the applicable fees.

VI. SUBMITTAL OF ANNEXATION REPORT

Prior to consideration by this Board of Directors, the proponents of any annexation request must prepare a comprehensive written report for submission to the District to demonstrate that the annexation would conform to this Annexation Policy.

ANNEXATION — ASSESSMENT OF FEE.

- A. All property hereafter annexed to the district shall be assessed a fee to be paid by the developer to the district at the time of application for annexation.
 - B. The fee shall be five hundred dollars per acre, or, per parcel less than one acre.
 - C. If the board fails to adopt an annexation resolution within a reasonable time after payment of the fees, the fee shall be returned to the person or persons paying the same, less an amount necessary in preparing the necessary forms of the district, not to exceed fifty dollars.
 - D. All other provisions of this chapter shall be in full force and effect from the time of acceptance of the annexation by the board.
- (Ord. 79-35 § 14, 1979; Ord. 78-27 § 18, 1978)

RESOLUTION NO. 94-519
A RESOLUTION OF THE BOARD
OF DIRECTORS OF THE NIPOMO COM-
MUNITY SERVICES DISTRICT REVIS-
ING THE ANNEXATION FEE FOR AN-
NEXATION NO. 6 THE SUMMIT STA-
TION AREA

WHEREAS, the Board of Directors of
the Nipomo Community Services District
does hereby resolve as follows, that

WHEREAS, the District annexed the
Summit Station area on June 30, 1993
known as Annexation No. 6, and

WHEREAS, the South San Luis
Obispo County General Plan, as adopted by
the County, limits buildable parcels in the
Summit Station area to five acres, and

WHEREAS, additional land use
restrictions were placed on the Summit
Station Area which inhibits further subdivi-
sion of land parcels, therefore, property
owners cannot spread the annexation fee
over additional buildable sites, and

WHEREAS, because of the above
County restrictions demand on District
resources will be substantially less than
expected to serve the Summit Station an-
nexation area, and

WHEREAS, the transmission facilities
for District water service are being con-
structed by the property owners of the Sum-
mit Station area,

NOW, THEREFORE, BE IT RE-
SOLVED by the Board of Directors of the
Nipomo Community Services District as
follows:

1. That the aforementioned recitals
are true which creates inequities
with respect to the present annex-
ation fee as would apply to the
Summit Station Area,
2. That the Board of Directors
makes a determination under (1)
above, apply a \$500 per parcel
annexation fee based upon
buildable parcels, as currently
authorized by San Luis Obispo
County, for that area in Annex-
ation No. 6,
3. That in the event a property own-
er in Annexation No. 6 is autho-
rized to further subdivide a parcel
during the next 10 years, District
services will be conditioned on
the payment of an additional \$500
for each new or created buildable
parcel.

(Res. 94-519, 1995)

RESOLUTION NO. 96 - 576

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING THE EXISTING ANNEXATION POLICY**

WHEREAS, the Nipomo Community Services District receives most of its water from the Groundwater basin underlying the Nipomo Mesa, and

WHEREAS, District acknowledges a number of reliable engineering reports indicating that the Nipomo Mesa ground water area is in state of overdraft, and

WHEREAS, the District wishes to maintain a water supply for its existing users and potential use within its boundaries, and

WHEREAS, the District wishes to modify its annexation ordinance recognizing the potential limited water supply from the Nipomo Mesa groundwater basin.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors of the Nipomo Community Services District: as follows:

Sections IV (B) and V (B) of its present annexation policy is repealed in its entirety and replaced with the following:

- B. In order to be considered for annexation:
- (1) the lands must be located within those portions of the sphere of influence zone as approved by both the Local Agency Formation Commission and this District; and
 - (2) the lands must be immediately adjacent to Nipomo Community Services District facilities or the land owners must be willing to extend adequate facilities at no cost to Nipomo Community Services District; and
 - (3) the proponents of such annexations must pay all applicable fees.

RESOLUTION NO. 96-576
PAGE TWO

C. The District will not consider the annexation of land that is not capable of providing a water supply and related facilities, approved by the District, to meet the estimated demand for service to the proposed annexation. The District will consider the following in approving a water supply:

- (1) A well (s) with a historical 5 year pumping record; or
- (2) A reduction of District water usage by retrofitting on a 2:1 basis; or
- (3) A supplemental water supply.

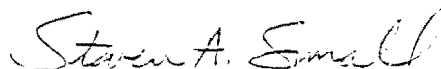
PASSED AND ADOPTED by the Board of Directors of the Nipomo Community Services District this 1st day of May, 1996, on the following roll call vote:

AYES: Directors Mendoza, Simon, Blair, Fairbanks and Small

NOES: None

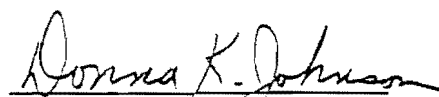
ABSTAIN: None

ABSENT: None



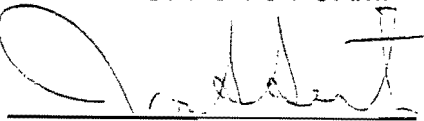
Steven Small
President of the Board
Nipomo Community Services District

ATTEST:



Donna K. Johnson
Secretary to the Board

APPROVED AS TO FORM:



Jenn Seitz
District Legal Counsel