

NIPOMO COMMUNITY SERVICES DISTRICT

AGENDA

AUGUST 5, 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 JULY 15, 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. PUBLIC HEARING-SEWER CONSTRUCTION COST REIMBURSEMENT-TRACT 1901 (JAMES)
Review sewer reimbursement spread for Tract 1901
4. REQUEST FOR SERVICE - TRACT 2299 (KENGEL)
Request for an Intent-to-Serve letter for a 16 parcel development on Orchard near Tefft St
5. STATE REVOLVING FUND LOAN-SOUTHLAND WASTEWATER TREATMENT FACILITY EXPANSION
 - a. Review amended loan agreement
 - b. Award construction bid
6. REPLACEMENT OF POLYBUTYLENE WATER SERVICES
Review bids received and award contract to lowest bidder
7. REQUEST BIDS FOR WATER LINE PROJECT
Request for bids for the Oakglen-Mallagh Water Line Project
8. ENGINEERING DESIGN PROPOSALS
Review proposals to design water transmission and storage facilities
9. SAN LUIS OBISPO COUNTY STATE WATER
Review County letter on selling County's State Water Allocation
10. WATER QUALITY CONTROL PLAN FOR THE CENTRAL COASTAL BASIN
Review correspondence from State RWQCB - priorities on groundwater studies.
11. DRAFT WOODLAND SPECIFIC PLAN
Review water service section of the Specific Plan

FINANCIAL REPORT

12. APPROVAL OF WARRANTS

OTHER BUSINESS

13. MANAGER'S REPORT
 1. ECONOMIC ELEMENT OF SAN LUIS OBISPO COUNTY GENERAL PLAN
 2. REGIONAL WATER QUALITY CONTROL BOARD CORRESPONDENCE
14. DIRECTORS COMMENTS

CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL

Existing litigation GC§ 54956.9

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

Potential Litigation GC§ 54956.8

1. Conference with real property negotiator - Dana-Doty water line/tank easements

Public Employee Performance Evaluation GC § 545957

1. General Manager

ADJOURN

NIPOMO COMMUNITY SERVICES DISTRICT
MINUTES

AGENDA ITEM

AUG 5 1998

1

JULY 15, 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**

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

CALL TO ORDER AND FLAG SALUTE

President Mendoza called the July 15, 1998 Regular Meeting of the Nipomo Community Services District Board of Directors to order at 7:01 p.m. and led the flag salute.

ROLL CALL

At Roll Call, all Board members were present.

APPROVAL OF MINUTES

1. REGULAR MEETING OF JULY 1, 1998

Upon motion of Director Simon and seconded by Director Kaye, the Board approved the Minutes of the July 1, 1998.

PUBLIC COMMENTS PERIOD

2. PUBLIC COMMENTS

President Mendoza opened the meeting to Public comments on matters other than scheduled items.

John Snyder - 662 Eucalyptus Rd. - He presented the Board with a letter from Glen Priddy to the Board of Supervisors. He would like a letter faxed to John McKenzie for request to provide Mr. Snyder with information on the Woodlands Specific Plan EIR dated May 5, 1998. Also, he talked to DWR - Mike Maisner to find out how they did modeling and calculating for the DWR Report. He seemed willing to come to NCSD to talk to the Board.

Orrin Cocks - 1457 Deer Canyon Rd. Arroyo Grande - He informed the Board of several activities being for planned the Oceano CSD (a possible aquarium, a recreation department, etc.) Sheila Boone wants to develop a 400 acre butterfly palace either in Southern San Luis Obispo County or Northern Santa Barbara County. She would like to know if the District supports her in this effort.

MINUTES SUBJECT TO BOARD APPROVAL

5. SUN DALE WELL

Review construction bids and possible award to install pump etc for Sun Dale Well.

Mr. Jones explained that there were only two bids for the installation of a pump and gas engine. The amount bid was \$73,000 over the engineer's estimate and the budgeted amount. The lowest responsible bidder was R. Baker, Inc. Upon motion of Director Simon and seconded by Director Blair, the Board unanimously approved Resolution 98-659 awarding installation of the pump and motor at the Sun Dale Well to R. Baker Inc. and making a budget adjustment from reserves. There were no public comments.

RESOLUTION 98-659

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AWARDING INSTALLATION OF PUMP/MOTOR AT SUN DALE WELL TO R. BAKER, INC.**

6. SOUTHLAND WASTEWATER PLANT EXPANSION

Review amended SRF Loan contract and construction bids. Award construction bid.

Approval of the amended contract has not been received from the State. This item is tabled until approval is received.

7. ACCEPTANCE OF IMPROVEMENTS - TRACT 1805 (SNELLENBERGER)

Resolution accepting water and sewer improvements for Tract 1805

All required items have been completed for Tract 1805. Upon motion of Director Simon and seconded by Director Blair, the Board unanimously approved Resolution 98-660 accepting Tract 1805. There were no public comments.

RESOLUTION NO. 98-660

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS
FOR TRACT 1805 (SNELLENBERGER)**

FINANCIAL REPORT

8. APPROVAL OF WARRANTS

Upon motion of Director Kaye seconded by Director Fairbanks, the Board unanimously approved the Warrants presented at the July 15, 1998 meeting.

9. QUARTERLY INVESTMENT POLICY REPORT

The Finance Officer presented the Quarterly Report of the 1998 Investment Policy for NCSD. According to California Government Code Section 53746, the quarterly report must be filed with the District's auditor and considered by the Board of Directors of the NCSD. Upon motion of Director Kaye and seconded by Director Fairbanks, the Board unanimously accepted the quarterly report into file.

MINUTES SUBJECT TO BOARD APPROVAL

AUG 5 1998

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: AUGUST 5, 1998

PUBLIC HEARING
SEWER CONSTRUCTION COST REIMBURSEMENT
TRACT 1901 (JAMES)

At the June 3, 1998 Regular Meeting, your Honorable Board reviewed the agreement for cost reimbursement requested by Ms. Kathy James for sewer line extension and improvements for Tract No. 1901. A Public Hearing was set for August 5, 1998 to review the proposed reimbursement based on the number of units that can be built on each parcel.

The reimbursement information was sent to the property owners involved, for their review and comments. Correspondence received is enclosed. Now is the time to hold a Public Hearing on the proposed spread of the costs.

After public comments are heard and the Public Hearing is closed, the Board may consider the attached resolution for the reimbursement cost spread associated with Tract 1901.

C:\W:\ TR1901-REimb.DOC

RESOLUTION NO. 98-TR1901

**A RESOLUTION OF THE
BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING THE REIMBURSEMENT AMOUNTS
FOR SEWERLINE IMPROVEMENTS FOR TRACT 1901 (JAMES)**

WHEREAS, Ms. Kathy James, the developer of Tract 1901, has requested a reimbursement agreement for the sewerline improvements installed for Tract 1901; and

WHEREAS, the District has established the overall costs of the proposed improvements at \$46,371.00; and

WHEREAS, the Board of Directors held a Public Hearing on August 5, 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 has accepted the improvements for Tract 1901.
2. The spread of costs for sewer line improvements on Grande Avenue and Jasper Way shall be based on a unit per parcel 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 5th day of August, 1998, on the following roll call vote:

AYES: Directors

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

EXHIBIT A

SEWER REIMBURSEMENT SPREAD GRANDE AVENUE AND JASPER WAY, NIPOMO (FOR TRACT 1901-JAMES)

GRANDE AVENUE PORTION	JASPER WAY PORTION
-----------------------	--------------------

NO.	APN	NO. OF UNITS PER PARCEL	COST PER UNIT	GRANDE AVE TOTAL	ONE-HALF TOTAL COST OF \$12,792	4 LATERALS @ \$500 EACH	TOTAL REIMB SHARE GRANDE AVE & JASPER WAY
1 & 5	092-130-36,37	9	\$350.877	\$3,157.90	\$6,396.00	\$2,000.00	\$11,553.90
2	092-130-038	5	\$350.877	\$1,754.40			1,754.40
3	092-130-039	5	\$350.877	\$1,754.40			1,754.40
4	092-130-040	4	\$350.877	\$1,403.50			1,403.50
6	092-130-033	7	\$350.877	\$2,456.15	\$6,396.00		8,852.15
7	092-130-065	8	\$350.877	\$2,807.00		0	2,807.00
8	092-130-066	7	\$350.877	\$2,456.15			2,456.15
TOTAL		45		\$ 15,789.50	\$12,792.00	\$2,000.00	\$30,581.50

Reimbursement Formula
Distributed upon the estimated number of units, that can be built on each parcel.

GRANDE AVE COST

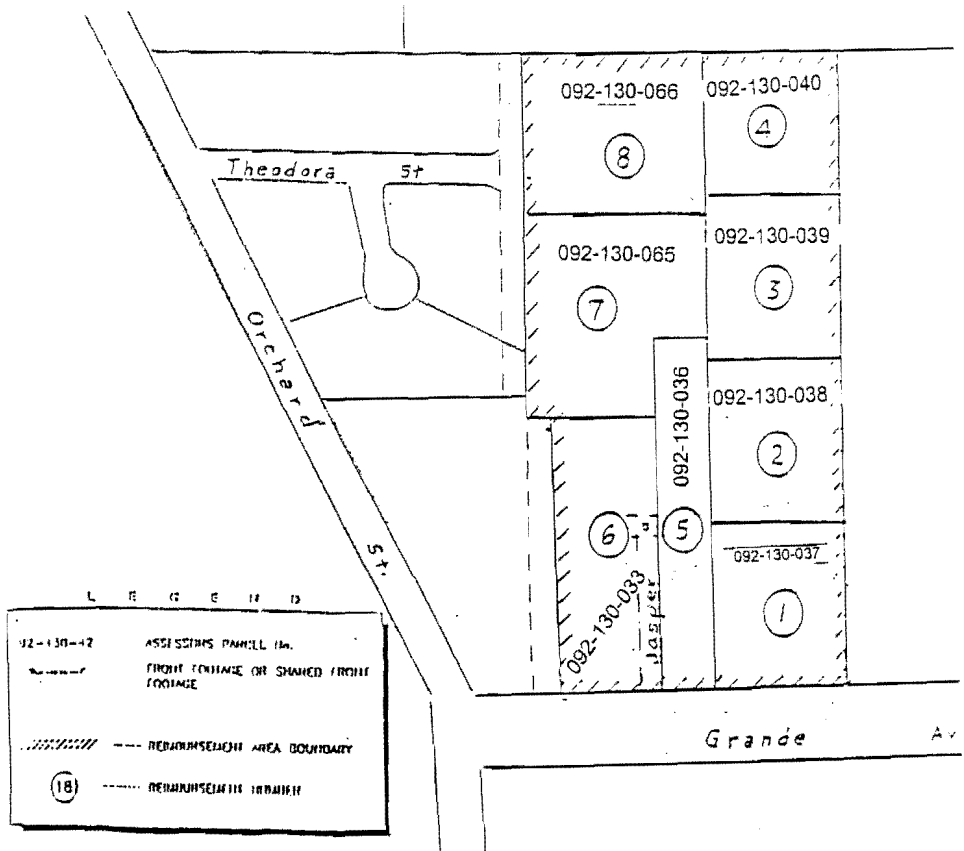
Sewer Line 513' x 35	\$17,955.00
Manholes (3)	9,000.00
Engineering	625.00
Permits	55.00
AC Pavement	3,200.00
Other	744.00
TOTAL	\$31,579.00

JASPER WAY COST

Sewer Line 260'	\$9,100.00
Manholes (1)	3,000.00
Engineering	316.00
Other	376.00
TOTAL	\$12,792.00

Sewer Laterals \$500.00 each

TRACTS/GRANDE2J



AUG 5 1998

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 5, 1998

REQUEST FOR SERVICE
TRACT 2299 (KENGEL)
(INTENT-TO-SERVE)

The District has received a request from Laurie Wildey of Westland Engineering Co. for an Intent-to-Serve letter for Tract 2299 (a proposed 16 lot subdivision) on Orchard Rd. near Tefft St. in Nipomo. It is recommended that an Intent-to-Serve letter be issued to the Developer of Tract 2299 with the following conditions before final approval by the District.

1. Enter into the District's Plan, Check and Inspection Agreement and pay the appropriate fees.
2. Submit improvement plans to the District for approval and be prepared in accordance with the District's Standards and Specifications.
3. Pay all appropriate District water, sewer and other fees that may be associated with this development.
4. Place a 3/4 inch conduit between the meter and the phone jack on the house for future automatic meter reading.
5. The Will-Serve letter to be issued after additional well production is on line.
6. Submit the following:
 - 1) Reproducible as-builts
 - 2) Offer of Dedication
 - 3) Engineer's Certification
 - 4) Summary of costs of water & sewer improvements

A ONE YEAR EXPIRATION DATE IS IN EFFECT.

Upon review of the above items, the Board may approve the Conditional Intent-to-Serve letter for Tract 2299.



75 ZACA LANE, SUITE 100 • SAN LUIS OBISPO, CA 93401

TELEPHONE: (805) 541-2394 • FAX: (805) 541-2439

June 29, 1998

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

RE: REQUEST FOR "INTENT TO SERVE" LETTER FOR TR 2299

To Whom It May Concern:

We are requesting a "Intent to Serve" letter for sewer and water service for a project in Nipomo. Attached are plans for the Tentative Tract Map for TR 2299 (formerly known as TR 2146) which is being submitted to the County of San Luis Obispo. The project is a 16-parcel subdivision off Orchard Road. The APN for the property is 092-130-002. Our client is William Kengel and he will be picking up the letter.

Please send a copy of 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.

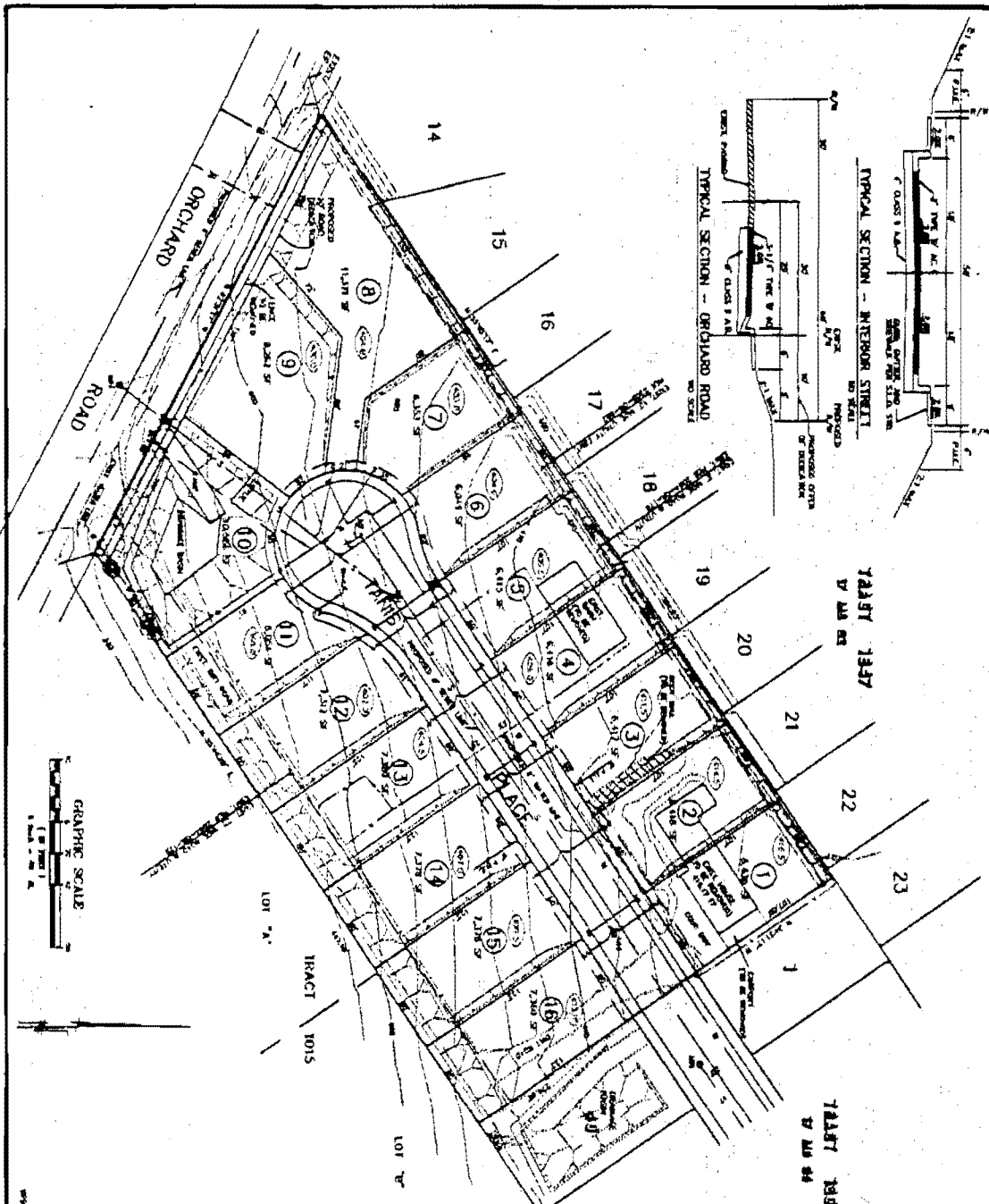
Thank you in advance for your prompt attention to this matter.

Sincerely,
WESTLAND ENGINEERING COMPANY

A handwritten signature in cursive script that reads 'Laurie A. Wildey'.

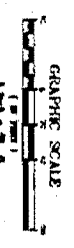
Laurie A. Wildey

enclosures



TRACT 1337
BY MAP 83

TRACT 1334
BY MAP 84



WORKS AND TIME

- NOTES:**
1. ASSUMING PAPER NO. 72-130-008
 2. TOTAL LAND AREA 1.1 ACRES

OWNER:

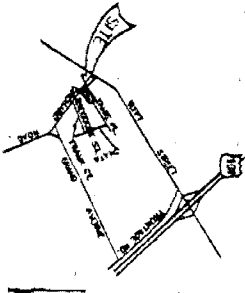
DAVID LINDA
6400 LINDA
SANTA ANA, CA 92705

APPLICANT:

WAL ROBERT
151 DORTCH
PACIFIC PALMS, CA 91068
PHONE: 909-429-5200

LEGEND:

- PAV. ELEVATION (46.5)
- LOT NUMBER (1)



**WESTING
TENTATIVE MAP
TRACT 2299**

A SUBDIVISION OF THE SOLELY-OWNED PROPERTY OF THE WESTING COMPANY, INC. (WESTING) IS HEREBY OFFERED FOR SALE TO THE PUBLIC BY THE WESTING COMPANY, INC. (WESTING) AS APPLICANT. THE TOTAL AREA OF THE TRACT IS 1.1 ACRES. THE TRACT IS LOCATED IN THE CITY OF SANTA ANA, CALIFORNIA. THE TRACT IS BOUND BY ORCHARD ROAD TO THE NORTH, LINDA ROAD TO THE WEST, AND DORTCH ROAD TO THE EAST. THE TRACT IS BOUND BY THE STATE OF CALIFORNIA TO THE SOUTH. THE TRACT IS BOUND BY THE STATE OF CALIFORNIA TO THE SOUTH. THE TRACT IS BOUND BY THE STATE OF CALIFORNIA TO THE SOUTH.

APPROVED BY:
SAL EDINCEL
REGISTERED CIVIL ENGINEER
WESTLAND ENGINEERING COMPANY
21 30th Lane, Suite 100
San Luis Obispo, California 93401
PHONE: (805) 961-7200
FAX: (805) 961-7201
REGISTERED AND SEALED 03/28/84
SHEET 1 OF 1

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: JULY 15, 1998

STATE REVOLVING FUND LOAN
SOUTHLAND WASTEWATER TREATMENT FACILITY EXPANSION

Your Honorable Board reviewed the bids received on the expansion of the Southland Wastewater Treatment Facility at the Board meeting on July 1, 1998. John Madonna Construction Co. was the low bidder in the amount of \$771,171.50. This information was sent to the State. The State has reviewed and amended the existing loan contract to reflect the bid numbers.

The District has received the Approval to Award (ATA) from the State to proceed with the expansion of the Southland Wastewater Treatment Facility.

Staff recommends the following action:

1. A motion to approve the State Revolving Loan (SRF) ATA budget for this project in the amount of \$697,367.00
2. A motion to approve the attached Resolution 98-Madonna awarding the contract for the expansion to John Madonna Construction Co. in the amount of \$771,171.50

**NIPOMO COMMUNITY SERVICES
RESOLUTION NO. 98-MADONNA**

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AWARDING THE CONTRACT TO JOHN MADONNA CONSTRUCTION CO.
TO PERFORM THE SOUTHLAND WASTEWATER TREATMENT FACILITY EXPANSION**

WHEREAS, the Board of Directors of the Nipomo Community Services District ("DISTRICT") is desirous of having sewer capacity to meet its requirements; and

WHEREAS, the DISTRICT has requested bids to expand the Southland Wastewater Treatment Facility and said bids were open on July 29, 1998 at 2:00 p.m.; and

WHEREAS, five bids were received and the apparent responsive and reliable low bid was from John Madonna Construction Company in the amount of \$771,171.50; and

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

- 1) The contract to perform the Southland Wastewater Treatment Facility Expansion be awarded to John Madonna Construction Company, the lowest responsible bidder, in the amount of \$771,171.50.
- 2) The President is instructed to execute the contract in behalf of the District.

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

AYES: Directors _____
NOES:
ABSTAIN:
ABSENT:

the foregoing resolution is hereby adopted this 5th day of August 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



Peter M. Rooney
Secretary for
Environmental
Protection

State Water Resources Control Board

John P. Caffrey, Chairman



Pete Wilson
Governor

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-4400 FAX (916) 227-4349
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
Internet Address: <http://www.swrcb.ca.gov>

JUL 27 1998

CERTIFIED MAIL NO. P 413 976 725
Return Receipt Requested

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

Dear Mr. Jones:

APPROVAL TO AWARD (ATA) -- NIPOMO COMMUNITY SERVICES DISTRICT, SOUTHLAND WASTEWATER TREATMENT PLANT EXPANSION - PHASE I, STATE REVOLVING FUND (SRF) LOAN PROGRAM NO. C-06-4501-110.

We have reviewed the ATA request package submitted with the SRF ATA Form 555-1 executed on July 2, 1998. The approved ATA request is as follows:

CONTRACTOR	AMOUNT BID	APPROVED
John Maddona Const. Co.	\$771,171	\$565,909

The Division of Clean Water Programs established the SRF ATA budget as follows:

	REQUESTED	APPROVED
A. Construction	\$565,902	\$565,909
B. Allowances	132,573	
1. Planning		24,414
2. Design		39,278
3. Construction		56,543
4. Administration		5,093
5. Prime Engineering		6,130
6. Value Engineering		0
TOTAL	\$698,475	\$697,367

Please refer to the enclosed "Form No. 259" with the construction eligibility calculations.

The eligibility decisions contained herein are considered staff decisions. If you are **IN AGREEMENT** with these decisions, please state in writing within thirty (30) days from the date of this letter to:

Mr. Jim Putman, Chief
Division of Clean Water Programs
Loans and Grants Branch
P.O. box 944212
Sacramento, CA 94244-2120

If you are **NOT IN AGREEMENT** with these decisions, then you should request a meeting with and/or a final staff decision from Mr. Putman. If you have not contacted Mr. Putman within thirty(30) days from the date of this letter, we will have no choice but to issue a final staff decision.

DISBURSEMENT SCHEDULE

1. Within thirty (30) days, please submit, to Ms. Ame Mathies, a preliminary disbursement schedule (see enclosed format) which shows the estimated monthly amounts to be requested during the construction period. The total should equal the approved SRF ATA budget amount. This is needed to establish a preliminary disbursement schedule for your proposed loan contract.
2. The binding loan commitment takes approximately three months to process following your **agreement** on the SRF ATA budget, **submission** of the preliminary disbursement schedule, and the completion of any other prerequisites.
3. Please remember that the disbursements for costs incurred prior to the binding loan commitment may be subject to the refinance rules in the SRF Policy.

CONSTRUCTION CONTRACT REQUIREMENTS

1. The enclosed "Notification of Labor Unions or Other Organizations of Workers" must be reproduced in the quantity desired, completed by the contractor, and distributed to all unions and organizations that might represent workers on the job.
2. Mail the following documents to Mr. Al Garbutt as soon as they become available:
 - A. One copy of the executed construction contract .
 - B. One copy of the form (see enclosed format) entitled "Certification of Bond and Insurance Coverage", and
 - C. One copy of the Notice to Proceed.
3. Recipients of SRF loan assistance are required to report MBE/WBE utilization to the Division. Form MBE/WBE UR334 and the associated instructions are enclosed.

When the preconstruction conference is scheduled, please notify Mr. Al Garbutt (916) 227-4440, so we may participate.

If you have any questions, please contact Mr. Ken Gonzales at (916) 227-4434.

Sincerely,



Mike Harper, Chief
Financial and Administration Unit

Enclosure



TO: BOARD OF DIRECTORS
 FROM: DOUG JONES
 DATE: AUGUST 5, 1998

**REPLACEMENT OF POLYBUTYLENE WATER SERVICES
 (Review Bids)**

The District had requested bids to replace approx. 152 polybutylene (PB) pipe services within the District on the replacement program. The following bids were received.

CONTRACTOR	REPLACE WITH COPPER	REPLACE WITH SCH 80 PVC
	OPTION 1	OPTION 2
TLC Backhoe Service	\$59,710.00	\$73,330.00
J B Kies Construction	\$101,580.00	\$99,635.00

The low bidder for Option 1 and 2 for installing copper at \$59,710.00 or PVC at \$73,330.00 is TLC Backhoe Service.

Some of the differences between copper and PVC are as follows:

COPPER	SCH 80 PVC
Electrical conductivity	Non-conductive
May leach copper into the water system depending on the pH of the water	Unaffected in normal water pH range
If supplemental water is obtained in the future, aggressiveness of the water is not known	PVC not affected by water quality
Normally replacement with copper is less expensive than PVC	PVC less expensive in new construction but not necessary in replacement

The last contract the Board awarded was to replace approx. 175 services with PVC pipe. At that time the different in the bids for copper vs. PVC was about 10%. The difference in the current bid is over 22%. The District previously has replaced water services with copper. Due to the cost spread between copper & PVC, staff would recommend using copper.

The amount budgeted this year was \$85,000 for this replacement program.

TLC Backhoe Service has previously replaced services within the District. The District has been satisfied with his work. It is recommended that TLC Backhoe Service be awarded the contract for replacing water services. The attached resolution has been prepared for the Board's consideration.

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 98-TLC**

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AWARDING THE CONTRACT TO TLC BACKHOE SERVICE
FOR REPLACING POLYBUTYLENE (PB) WATER SERVICES**

WHEREAS, the Board of Directors of the Nipomo Community Services District ("DISTRICT") is desirous of replacing PB water service lines in its service area; and

WHEREAS, the DISTRICT has requested bids to replace the water services and said bids were open on July 24, 1998 at 4:30 p.m.; and

WHEREAS, two bids were received and the apparent responsive and reliable low bid for Copper or Sch 80 PVC services was from TLC Backhoe in the amount of \$59,710.00 or \$73,330.00 respectfully; and

WHEREAS, replacement of water services falls into statutory exemption as set forth by Public Resources Code/Division 13 Environmental Quality Chapter 2.6 General / § 21080.21 Pipeline Projects. 1502

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

- 1) Finds the replacement of water services falls into statutory exemption as set forth by Public Resources Code\Division 13 Environmental Quality Chapter 2.6 General / § 21080.21 Pipeline Projects.
- 2) Finds the Staff Report to be in order and attached hereto.
- 3) The contract for replacement of PB water services with _____ services be awarded to TLC Backhoe in the amount of \$_____.
- 4) The President is instructed to execute the contract in behalf of the District.

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

AYES: Directors _____

NOES:

ABSTAIN:

ABSENT:

the foregoing resolution is hereby adopted this 5TH day of August 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

AGENDA ITEM

AUG 5 1998

7

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: AUGUST 5, 1998

REQUEST FOR BIDS FOR WATER LINE PROJECT

The District hired the engineering firm of Cannon & Associates on March 5, 1997 to design the Oakglen-Mallagh water line project, a second water main crossing Nipomo Creek to improve East-West water flow. The engineering design work is now completed and the permits are in the process of being obtained.

It is staff's recommendation that your Honorable Board authorize staff to go to bid to construct the Oakglen-Mallagh water line. The ad, which will be incorporated into the local newspaper, is enclosed for the Board's review.

C:\W:\waterline-bids.DOC

Nipomo Community Services District

STATE OF CALIFORNIA

NOTICE TO CONTRACTORS

For

CONSTRUCTION OF OAKGLEN-MALLAGH, 12 INCH WATER MAIN

Sealed proposals will be received at the office of the Nipomo Community Services District, 148 S. Wilson, P. O. box 326, Nipomo, CA 93444, (805) 929-1133, until 2:00 p.m. on August 25, 1998, at which time they will be publicly opened and read for performing work in accordance with the specifications therefor, to which special reference is made as follows:

CONSTRUCTION OF OAKGLEN-MALLAGH 12 INCH WATER MAIN

Bids are required for the entire work described herein. All bids are to be compared on the basis of the estimated quantities of work to be done contained in the proposal.

Bids will be accepted only from contractors who have been licensed in accordance with the provisions of STATE law to perform the work described in the Special Provisions and shown on the plans. All bids must be made on a proposal form furnished by the District.

One (1) set of plans, specifications and proposal forms for bidding this project may be seen and obtained without charge at the office of Nipomo Community Services District, 148 S. Wilson St., Nipomo, CA 93444. Additional sets are available for twenty-five dollars (\$25.00) each.

The successful bidder shall furnish a payment bond, a performance bond and a Certificate of Liability Insurance as required by these Special Provisions.

Pursuant to Section 1773 of the California Labor Code, the general prevailing rates of wages in the Nipomo Community Services District have been obtained from the Director of Industrial relations of the STATE OF CALIFORNIA. Pursuant to Section 1773.2 of said Code said rates of wages are on file at the office of the Nipomo Community Services District and are available to any interested party on request.

The District reserves the right to reject any and all bids.

A full ten percent (10%) retention will be deducted from all progress payments. The final retention will be authorized for final payment thirty-five (35) days after the date of recordation of the Notice of Completion.

Materials and equipment delivered but not incorporated into the work will not be included in the estimate for progress partial payment.

The Contractor may receive interest on the retention for the time of construction, or receive the retention itself, if surety of equal value is substituted with an escrow holder.

Nipomo Community Services District

STATE OF CALIFORNIA

NOTICE TO CONTRACTORS For
**CONSTRUCTION OF OAKGLEN-MALLAGH,
12 INCH WATER MAIN**
PAGE TWO

At the request and expense of the Contractor, surety equivalent to the retention may be deposited with the State Treasurer or a State of Federally chartered bank as the escrow agent, who shall pay such surety to the Contractor upon satisfactory completion of the contract and expiration of the thirty-five (35) day claim period following recordation of the Notice of Completion.

Surety eligible for investment shall include that listed in Section 16430 of the STATE GOVERNMENT CODE or bank or savings and loan certificates of deposit.

Any escrow agreement entered into shall contain the following provisions:

- (a) The amount of surety to be deposited:
- (b) The terms and conditions of conversion to cash in case of default of the Contractor; and
- (c) The termination of the escrow upon completion of the contract

Nipomo Community Services District
STATE OF CALIFORNIA

Date _____

Doug Jones
General Manager

AUG 5 1998

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: AUGUST 5, 1998

ENGINEERING DESIGN PROPOSALS

The District requested proposals to design a new water transmission main and a storage facility as outlined in the Boyle Master Plan. Three proposals were received from to design these facilities. The proposals were received from Boyle Engineering, Cannon and Associates, and Garing, Taylor and Associates.

Staff recommends that a sub-committee be set up to review the proposals in detail and bring a recommendation back to your Honorable Board at the next regular Board meeting to be held on August 19, 1998.

C:\W:\eng design prop.DOC

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 5, 1998

**SAN LUIS OBISPO COUNTY STATE WATER
(TRANSFER EXCESS STATE WATER ENTITLEMENT)**

At the Regular Meeting held on July 15, 1998, your Honorable Board received correspondence about transferring excess State Water entitlement to San Diego County. The Board directed this item to be put on the next agenda.

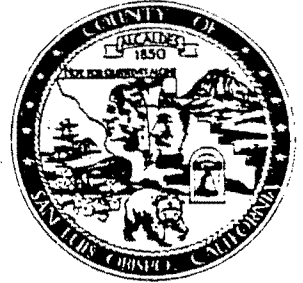
The attached correspondence indicates that the San Luis Obispo County State Water entitlement (18,857 ac/ft/yr) would be transferred to San Diego County on a rotating 5-year term. The San Luis Obispo County could terminate all or a portion of the temporary transfer with a 3 year advance notice.

The proposal is to transfer the unallocated water to another agency in exchange for paying the San Luis Obispo portion of its entitlement. A suggestion to the proposed agreement is that SLO County retain 20% of its allocation (4,830 ac/ft/yr) as a draught buffer for this county's State Water contractors. It is suggested that an advance notice of only 90 days would be required to receive the draught buffer (approx. 960± ac/ft) of water.

After the Board has reviewed the attached correspondence, they may direct staff accordingly.

SAN LUIS OBISPO COUNTY ENGINEERING DEPARTMENT

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



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

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

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ROADS
SOLID WASTE
FRANCHISE ADMINISTRATION
WATER RESOURCES
COUNTY SURVEYOR
SPECIAL DISTRICTS

July 14, 1998

The Honorable Board of Supervisors
San Luis Obispo County Flood Control
and Water Conservation District
San Luis Obispo, CA

Subject: Proposal to Transfer Excess State Water Entitlement to the San Diego County Water Authority, San Luis Obispo County Flood Control and Water Conservation District
All Supervisorial Districts

Honorable Board:

Summary

The San Diego County Water Authority has circulated a Request for Proposals for Water Transfers. The attached Proposal offers to transfer the District's excess State Water entitlement to the Authority. Under this Proposal, the Authority would assume the water entitlement, and all the costs associated with the excess entitlement. The Proposal would also give the District the right to have all or part of the entitlement permanently returned for use within the County at a future date.

Recommendation

It is our recommendation that your Honorable Board approve the Proposal and authorize the Chairman to sign it on behalf of the District. Also, direct staff to send the Proposal to the San Diego County Water Authority and to report the Authority's response back to your Board.

Discussion

Introduction

The San Luis Obispo County Flood Control and Water Conservation District is one of the original contractors for Water Supply from the State Water Project. The District has held an entitlement in the Project since 1963. The District's contractual entitlement in the

B-14
7-14-98

project built up over time to a maximum of 25,000 acre-feet per year, which the District has held since 1990.

In 1992, the District entered into subcontracts with various agencies within the District, for delivery of 4,830 acre-feet per year of State Water. Beginning in 1993, the Coastal Branch of the State Water Project was constructed to deliver State Water to San Luis Obispo and Santa Barbara Counties. Deliveries of the State Water began in San Luis Obispo County in August of 1997.

One of the Districts' subcontractors, the City of Morro Bay, needs to use State Water as its primary water supply. To enhance the reliability of delivery, Morro Bay has asked the District to make available 1,313 AFY in addition to their deliverable entitlement so that, in drought years, the city will have a larger base entitlement from which delivery reductions will be made. This leaves the District with 18,857 AFY of reserve State Water entitlement.

The District has delivery capacity for 25,000 AFY in the State Water Project main aqueduct to the turnout of the Coastal Branch and in the Coastal Branch, Phase I, to the Devil's Den pumping plant. In the Coastal Branch, Phase II, though San Luis Obispo County, the District has delivery capacity for 4,830 AFY.

Request for Proposals

On June 12, 1998 the Engineering department received the attached unsolicited Request for Proposals for Water Transfers from the San Diego County Water Authority. The RFP indicates that the Authority is interested in increasing its water supply through whatever type of transfers may be available. They are currently experiencing problems with both the quantity and the quality of their water supply and are especially interested in State Water because of its high quality.

The RFP requests that proposals be submitted before July 27, 1998. Proposals will be evaluated and a short list of proposing agencies will be contacted within 30 to 60 days.

Proposal

The District proposes to assign 18,857 AFY of State Water Project entitlement to the Authority for a minimum term of five years and continuing annually thereafter until such time as the District provides the Authority with at least three years advance notice that the District intends to terminate the temporary transfer. The Authority would take over all of the contractual obligations of the District for future payments associated with the transferred entitlement during the period of the assignment. This includes costs associated with all State Water facilities, both on the main system and on the Coastal Branch Phase I, to the Devil's Den pumping plant.

This transfer would be one of the first in the State and would be the first which contains a clause that gives the option to return the entitlement in the future. It is believed that this type of transfer is possible under the State Water Supply Contract. However, it is also

B-14
B-2

believed that sensitive negotiations with the State Department of Water Resources and the other State Water Contractors will be necessary for the transfer to take place.

Other Agency Involvement

The normal procedure for State Water Project issues is to take them to both the State Water Project Subcontractors Advisory Committee and the Water Resources Advisory Committee before bringing them to your Board. In this case, the Proposal is due in San Diego on July 27, 1998. The short time allowed by the RFP made it impossible to take the Proposal to the Committees beforehand.

It is anticipated that there will be ample time to discuss the Proposal with the Committees, and transmit their recommendations to your Board during the time that the District is negotiating the agreements that will be necessary to implement the entitlement transfer.

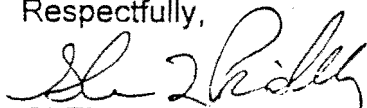
The District will need to enter into agreements with the State Department of Water Resources, and the San Diego Water Authority to implement the entitlement transfer. The District will most likely also need to enter discussions with other State Water Contractors.

Financial Considerations

The Proposal envisions the Authority taking over all financial obligations associated with the Districts' excess entitlement. The current annual carrying cost of the excess entitlement is approximately \$52 per acre foot, or just over \$1 million per year.

County-wide taxpayers have been paying for this obligation. The obligation has been temporarily reduced by about \$460,000 per year to a net amount of about \$590,000, since the excess entitlement was temporarily reduced pursuant to a separate agreement with the State Department of Water Resources. That agreement expires December 31, 1998. It may be renewed in the future subject to approval by the Department of Water Resources.

Respectfully,



GLEN L. PRIDDY

Deputy County Engineer - Engineering Services

Attachments: Proposal for Water Transfer
 Request for Proposal, San Diego County Water Authority

File: W/SWP/Sale of Unused Water

L:\MANAGMNT\JUL98\SWPTRANB.BLT.DS

B-14
B-3

AUG 5 1998

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 5, 1998

WATER QUALITY CONTROL PLAN
CENTRAL COASTAL BASIN

The District has received notice that the Central Coast Regional Water Quality Control Board will develop a *Water Quality Control Plan for the Central Coastal Basin*, called the Basin Plan. They have developed a tentative priority list which include three items related to the Santa Maria Groundwater Basin. They include Items No. 28, 51 and 124 on the attached Priority List.

The Board meeting of July 15, 1998, your Honorable Board requested that this item be placed on the agenda for review and comments. Based on some concerns the Board members had, the attached draft letter has been prepared for the Board's review and consideration.

After the Board has reviewed the draft letter, they may direct staff accordingly.

C:\w\Basin Plan.DOC

NIPOMO COMMUNITY SERVICES DISTRICT

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

August 6, 1998

DRAFT

Roger Briggs
Central Coast Regional Water Quality Control Board
81 Higuera Street, Suite 200
San Luis Obispo, CA 93401-5428

SUBJECT: WATER QUALITY CONTROL PLAN -CENTRAL COASTAL BASIN (BASIN PLAN)

At their regular meeting of August 5, 1998, the District Board of Directors reviewed the proposed "Water Quality Control Plan- Central Coastal Basin" (Basin Plan) and the priority items listed below.

28. Develop Nitrogen Management Plan for Santa Maria Ground Water Basin
51. Develop Nitrogen Management Plan for Arroyo Grande Ground Water Basin
124. Develop Greenhouse Policy

Based on the Department of Water Resources DWR Bulletin 118, the Santa Maria Ground Water Basin extends from Santa Maria to the Arroyo Grande, Five Cities Area and includes the Nipomo Mesa Sub-Area. It is the Board's opinion that the three priority items are related and should be included in one basin report. In 1987, based on a number of groundwater reports published at that time, the District Board of Directors passed an ordinance declaring that the ground water basin of the Nipomo Sub-Area of the Santa Maria ground water basin is in a state of overdraft. Because the sole water supply for all users on the Nipomo Mesa, including the District, comes from the ground water basin, it is felt that development of the management plan for this area is critical. The plan should not only address nitrogen management, but also should consider other items, i.e. fertilizers, herbicides and fungicides which involve the agriculture and greenhouse operations on the Nipomo Mesa.

The District Board of Directors requests that a basin plan be developed with these three items combined with a higher priority. This will assist in for protecting the Mesa water supply for all users.

Thank you for your consideration in this matter. If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT

Alex Mendoza
President, Board of Directors

Copy of document found at www.NoNewWipTax.com

C:\w\gma\basin plan



June 25, 1998



Pete Wilson
Governor

Central Coast
Regional Water
Quality Control
Board

To: Interested Persons

REVIEW OF "WATER QUALITY CONTROL PLAN - CENTRAL COASTAL BASIN" (BASIN PLAN)

81 Higuera Street
Suite 200
San Luis Obispo, CA
93401-5427
(805) 549-3147
FAX (805) 543-0397

The Regional Water Quality Control Board (Regional Board) is beginning the process of reviewing its *Water Quality Control Plan - Central Coastal Basin* (Basin Plan). This Basin Plan serves as the cornerstone water quality protection policy for the Central Coast. It identifies beneficial uses of surface and ground waters, establishes water quality objectives to protect beneficial uses, and provides an implementation plan to achieve those objectives.

Tentative water quality issues have been identified. These items are included in the attached "Preliminary 1998 Triennial Review Priority List."

The Regional Board will hold a hearing to identify and prioritize water quality issues. The public hearing is scheduled as follows:

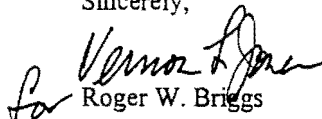
Date: December 11, 1998
Time: 8:30 A.M.
Place: Conference Room
Regional Water Quality Control Board
81 Higuera Street
Suite 200
San Luis Obispo, CA 93401-5427

Please review the attached list of water quality issues and provide additions and/or comments by August 12, 1998. Your expedient submittal will allow the Regional Board to thoroughly analyze your comments before the Board finalizes the priority list.

Water quality issues raised may or may not result in an amendment to the Basin Plan. The need for a Basin Plan amendment will be determined by the Regional Board placement on the Triennial Review Priority List. In general, the issues identified will be addressed as staff resources become available.

Comments or questions regarding this matter should be directed to Angela G. Carpenter at (805) 542-4624, or Vern Jones at (805) 542-4629.

Sincerely,


Roger W. Briggs
Executive Officer

ATTACHMENT: Preliminary 1998 Triennial Review Priority List

AGCH:\WINWORD\ANGELA\BASINPLN\TRI(B)98.DOC
Task: 401-01
File: Basin Plan

RECEIVED

JUN 29 1998

WPC



1998 TRIENNIAL REVIEW PRIORITY LIST
(Highest Priority Issues are Ranked First)

TASK	ESTIMATED TIME (Staff years and Duration)
1. Develop Region-Wide Nonpoint Source Management Measures (in progress)	3 months/6 months
2. Determine Objective Compliance for Ground Water Basins/Propose Monitoring Plan and Remedial Measures	6 months/1.5 years
3. Develop Chorro Creek, Los Osos Creek, and Morro Bay Siltation Total Maximum Daily Load (TMDL)	3 months/4 years
27. Develop Watsonville Slough Siltation TMDL	3 months/3 years
→ 28. Develop Nitrogen Management Plan for Santa Maria Ground Water Basin	6 months/2 years
29. Develop Nitrogen Management Plan for Prunedale Ground Water Basin	6 months/2 years
30. Develop Nitrogen Management Plan for Pajaro Ground Water Basin	6 months/2 years
31. Develop San Luis Obispo Creek Priority Pollutant TMDL	6 months/2 years
32. Develop Old Salinas River Estuary, Salinas River, Salinas River Lagoon (North), and Salinas River Lagoon (South) Nutrient TMDL	1 year/7 years
33. Develop Espinosa Slough and Tembladero Slough Nutrient TMDL	4 months/7 years
34. Develop Old Salinas River Estuary, Salinas River, Salinas River Lagoon (North), and Salinas River Lagoon (South) Pesticides/Priority Organics TMDL	4 months/7 years
1	
49. Revise Turbidity Objective	3 months
50. Develop Nitrogen Management Plan for Paso Robles Ground Water Basin	6 months/2 years
→ 51. Develop Nitrogen Management Plan for Arroyo Grande Ground Water Basin	6 months/2 years
52. Develop Santa Ynez River Nutrient TMDL	1 year/7 years
53. Develop Santa Ynez River Salinity/TDS/Chlorides TMDL	1 year/7 years
Duration)	
123. Develop Auto Wrecking Yard Policy	4 months
→ 124. Develop Greenhouse Policy	4 months
125. Develop Low Threat to Water Quality Policy for Surface Water	2 months
126. Evaluate Need for Bacteria Objective for Ocean Waters Used for Desalination Water Supply/Consider Appropriateness or MUN designation	6 months
127. Assess Problems at Shooting Ranges and Develop Management Measures	3 months/2 years
128. Develop Aquaculture Management Plan	3 months

AUG 5 1998

TO: BOARD OF DIRECTORS

FROM: DOUG JONES

DATE: AUGUST 5, 1998

MANAGER'S REPORT

1. COUNTY DRAFT ENVIRONMENTAL ELEMENT

The District has received a copy of the Economic Element of the San Luis Obispo County General Plan. It is in the office for the Board's review. Enclosed is the cover letter and the Table of Contents.

2. REGIONAL WATER QUALITY CONTROL BOARD CORRESPONDENCE

The RWQCB has issued a letter in association with MTBE (methyl tertiary-butyl ether) in groundwater within the Central Coast Region. MTBE is a product in gasoline and is associated with service stations. The Regional Board did not identify any such contaminants in the Nipomo area. The closest contamination would be in Arroyo Grande which should not affect this area.

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

ALEX HINDS
DIRECTOR

BRYCE TINGLE
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

BARNEY MCCAY
CHIEF BUILDING OFFICIAL

RECEIVED

JUL 17 1998

MIPOMO COMMUNITY
SERVICES DISTRICT

July 10, 1998

TO: Interested Agencies and Individuals

FROM: John Busselle, Associate Planner

VIA: Alex Hinds, Director, Department of Planning and Building

SUBJECT: Release of the Public Review Draft of the Economic Element of the San Luis Obispo County General Plan

The public review draft of the proposed Economic Element of the San Luis Obispo County General Plan is now available for your review and comment.

The Economic Element contains goals, policies and programs that establish a context and priorities for economic development in the unincorporated area of San Luis Obispo county. The goals contained in the document recognize the importance of economic activity in enabling the county's residents to find employment and pursue the lifestyles that they value. The policies and programs for each goal describe principles that will guide decision making and actions that will be taken to achieve those goals.

The Economic Element represents a new addition to the county General Plan. It is considered an optional element since it is not required by state general plan law. Its development was spearheaded by the county Economic Advisory Committee with funds allocated by the Board of Supervisors.

Prior to public hearings, the element will be the subject of at least three workshops held throughout the county. These are tentatively scheduled for the evenings of September 10th, 23rd and October 1st. The exact time and location of these workshops will be announced soon. If you wish to comment on this public review draft, you may do so by attending the workshops or providing written comments by October 2, 1998.

After the workshops, comments received will be used to prepare the public hearing draft of the Economic Element. An environmental determination will also be prepared. The element will then be heard by the county Planning Commission followed in 60+ days by a hearing(s) before the county Board of Supervisors. A hearing schedule will be announced. However, we anticipate the first Planning Commission hearing to be held in late October or early November of this year.

You are invited to review and comment on this proposed Economic Element. If you have any questions about the draft document, please contact John Busselle, Associate Planner, by one of the following methods:

Copy of document found at www.NoNewWipTax.com



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	Chapter	Page
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	Process of Formulating the Economic Element	2
	Organization of This Economic Element	3
2	Overview of Goals	5
3	The Context of Economic Development	7
4	Balancing Economic Environmental, and Social Considerations	11
5	Types of Economic Activity: Industries and Occupations	19
6	Locations for Economic Development	27
7	Support for Economic Development	35
	Appendix: A Implementation	A-1
	Appendix: B Vocabulary for the Economic Element	B-1



California Regional Water Quality Control Board

Central Coast Region



Peter M. Rooney
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
81 Higuera Street, Suite 200, San Luis Obispo, California 93401-5427
Phone (805) 549-3147 • FAX (805) 543-0397

Pete Wilson
Governor

July 15, 1998

Douglas Jones
NIPOMO COMM SERVICES DIST
P.O. Box 326
Nipomo, CA 93444

Dear Douglas Jones:

Pursuant to Water Code Section 13272.1, we are transmitting the enclosed report to all public water system operators within the region of the Central Coast Regional Water Quality Control Board. The report lists discharges of MTBE (methyl tertiary-butyl ether) and locations where MTBE was detected in the ground water prior to July 1, 1998. The report, which is organized by county, includes the name and address of the site. The column entitled "MTBE Discharge Date" applies to reported discharges of MTBE and the column entitled "MTBE Ground Water Detection" applies to locations where MTBE has been detected in the ground water.

This report only contains information that we have currently in our database. We update the MTBE data as we receive MTBE information.

On a quarterly basis, you will be provided with an updated list of reported MTBE discharges and of locations where MTBE was detected in the ground water. Ground water detections since the April 15, 1998 mailing are indicated by concentrations in parts per billion (ppb). For more information regarding sites on the enclosed report, please telephone John Robertson at (805) 542-4630.

Sincerely,

ORIGINAL SIGNED BY

Roger W. Briggs
Executive Officer
Central Coast Regional Water Quality Control Board

Enclosure

RECEIVED

JUL 16 1998

NIPOMO COMMUNITY
SERVICE DISTRICT

California Environmental Protection Agency

Copy of document found at www.NoNewWipFax.com
Recycled Paper

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: AUGUST 5, 1998

AGENDA ITEM
AUG 5 1998



DRAFT WOODLAND SPECIFIC PLAN

The District has received a draft Woodland Specific Plan from Mr. Jay Johnson of the San Luis Obispo County Planning Department. The Specific Plan is how the project is to develop.

Mr. Johnson indicates the major issues are:

1. Residents units
2. Off-side roads and traffic
3. Balance between jobs and housing
4. A village setting

It is believed another major issue of this development is the water supply.

Attached for the Board's review is the Specific Plan's Public Utilities and Service Section, Page 84-86 and Appendix E listing mitigation with respect to water supply. This project will use approx. 1600 acre feet of water per year or about three-fourths (3/4) of the District's present usage. The mitigation measures as outlined in Appendix E may not be adequate to compensate for this amount of usage. The District has declared that the Nipomo Mesa Sub-Unit of the Santa Maria Ground Water Basin is in a state of overdraft. The Department of Water Resources recently published draft/preliminary report of the "Water Resources of the Arroyo Grande-Nipomo Mesa Area" dated May 1998 does not specifically address the overdraft conditions but does note that " loss in storage occurred in the Nipomo Mesa and the Santa Maria Valley that has reflected in a significant declining trend that were found in the ground water levels in the wells in this area." This condition is consistent with previous reports that an overdraft condition exists.

If your Honorable Board wishes to respond to the draft Woodland's Specific Plan, the attached draft letter has been prepared for the Board's review, comments, modification and consideration.

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

August 6, 1998

Jay Johnson
Associate Planner
San Luis Obispo County
Planning Department
County Government Center
San Luis Obispo, CA 93408

DRAFT

SUBJECT: DRAFT WOODLAND'S SPECIFIC PLAN

The Board of Directors of the Nipomo Community Services District reviewed the draft Woodland's Specific Plan at their regular meeting held on August 5, 1998. The Board supports the project but has concerns about the water resources for the development. The District, after reviewing a number of published groundwater studies, has declared that the Nipomo Mesa Sub-Unit of the Santa Maria Ground Water Basin to be in a state of overdraft. The recent DWR draft report on the "Water Resources of the Arroyo Grande-Nipomo Mesa Area" dated May 1998 indicates a declining trend in ground water levels on the Mesa which is consistent with the District's position.

The Specific Plan indicates that the Woodland Project would use approx. 1600 acre feet per year when developed. The District supports the mitigation measures of retrofitting and water conservation aspects but feels they are insufficient to adequately offset the water supply for this project. The mitigation measures often are not enforced satisfactorily to make a difference in water conservation. This project over time will diminish the water supply for all existing water users on the Mesa, i.e. homeowners, agriculture, greenhouses, and other water purveyors, including the District water supply.

The District would like to re-emphasize that it supports the project but feels that a supplemental water supply is needed for its water resources.

If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT

Alex Mendoza
President of the Board



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

ALEX HINDS
DIRECTOR

BRYCE TINGLE
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

BARNEY MCCAY
CHIEF BUILDING OFFICIAL

DATE: JUNE 29, 1998

TO: INTERESTED PARTIES

FROM: JAY JOHNSON, ASSOCIATE PLANNER *Jay Johnson*

SUBJECT: DRAFT WOODLANDS SPECIFIC PLAN (ATTACHED)

Thank you for taking the time to review this document; your concerns are vitally important to us and your comments are greatly appreciated. This letter gives you a brief history of how this document came about, what major issues need to be resolved, and what will happen next.

In 1994 the South County Area Plan was amended by the County Board of Supervisors. The area plan changed the land use category (zoning) of the Woodlands property, formerly known as the Flintkote property, from Industrial to Recreation. In addition, planning area standards were created to guide the future development of the property. The planning area standards allow the property owner the option to develop the 957 acre site with a 190 parcel cluster subdivision (five acre density) or prepare a specific plan for a mixed-use project. The property owner, PH Property Development Company, elected to prepare a specific plan. The specific plan will eventually supersede the planning area standards and will guide the future development of the Woodlands property.

An initial specific plan site layout and design were prepared based on a constraints analysis for the property. The specific plan's major features at that time included: 1,320 residential units; 22 acres of business park; a village center for retail and office uses; 300 acres for 36 holes of golf; and a resort hotel. An Environmental Impact Report (EIR) was then prepared for the project. The EIR focused on water resources and wastewater, traffic, noise, air pollution, public services, biological resources, archaeology, agricultural compatibility, hazardous materials, aesthetics, and drainage and erosion control. The EIR also evaluated four different project alternatives. The draft EIR was released for public review in February 1998 with the comment period ending May 8, 1998.

The applicant revised the specific plan layout and project description in response to the draft EIR. The revised plan differs from the initial plan mostly in the location of the project features. The golf courses were reconfigured to allow up to 45 holes of golf in 300 acres, and the project will be developed in four phases instead of two.

The attached document was prepared to address the applicant's revised project rather than the applicant's initial proposal or the environmentally preferred alternative identified in the EIR. It was a cooperative effort by the applicant and county staff with input from the community that was obtained from the public workshops held for this project. Although the revised plan may reduce some of the project environmental impacts identified in the EIR, there are remaining issues to be resolved. The major issues are:

- What is the appropriate number of residential units?
- What is the best way to distribute traffic through off-site roads?
- What off-site roads should be improved?
- Does the project contain a proper balance between jobs and housing?
- What is the best way to transition from a rural neighborhood setting to a village setting?

This item is tentatively scheduled for the County Planning Commission on **August 13, 1998**. Written comments should be addressed to:

The County Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

The letters may be sent to my attention or to the attention of the Planning Commission Secretary. For a letter to be included in the staff report it should be received by **July 24, 1998**. Letters received after that date will be forwarded to the Planning Commission under a separate cover. The Planning Commission's action will be in the form of a recommendation to the County Board of Supervisors. The date of the Board of Supervisor's hearing is yet to be determined. Thank you again for your participation. If you have any questions, please call me at (805) 781-4573.

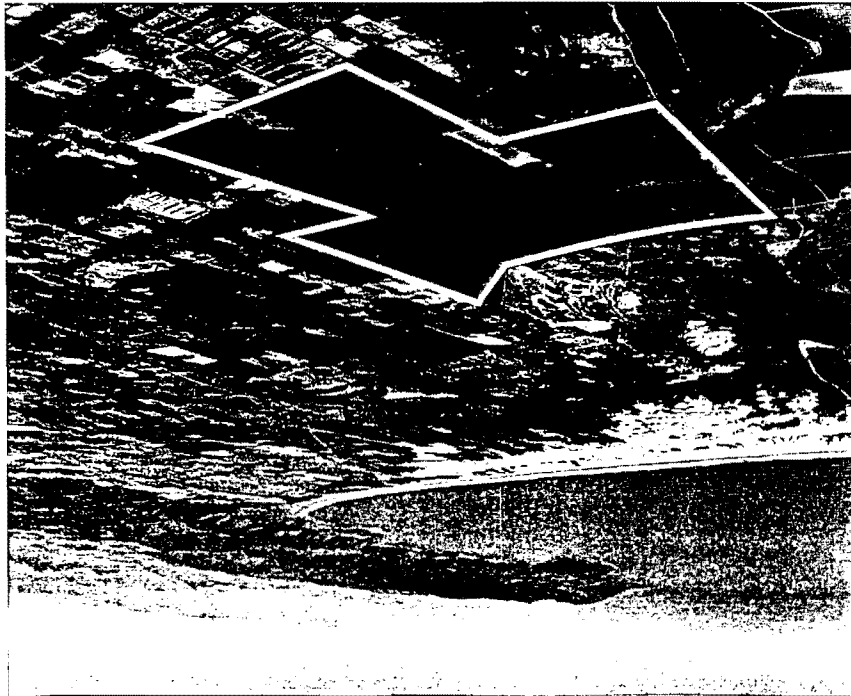


June 1998

PUBLIC REVIEW & HEARING DRAFT

Specific Plan

THE WOODLANDS





4.0 PUBLIC UTILITIES AND SERVICES

The public utilities and services section of this Specific Plan discusses infrastructure requirements for water, sewer, and drainage. Public services for the project including police, fire, and utilities are also discussed. The EIR contains a detailed description of existing services in the area.

PUS Goal-1 Provide state of the art utilities and services to serve the Woodlands.

PUS Policy-1 Phase utilities accordingly to allow for ready extension of services to subsequent phases and accommodate tenant improvements.

4.1 Water Service

4.1.1 Water Supply and Distribution

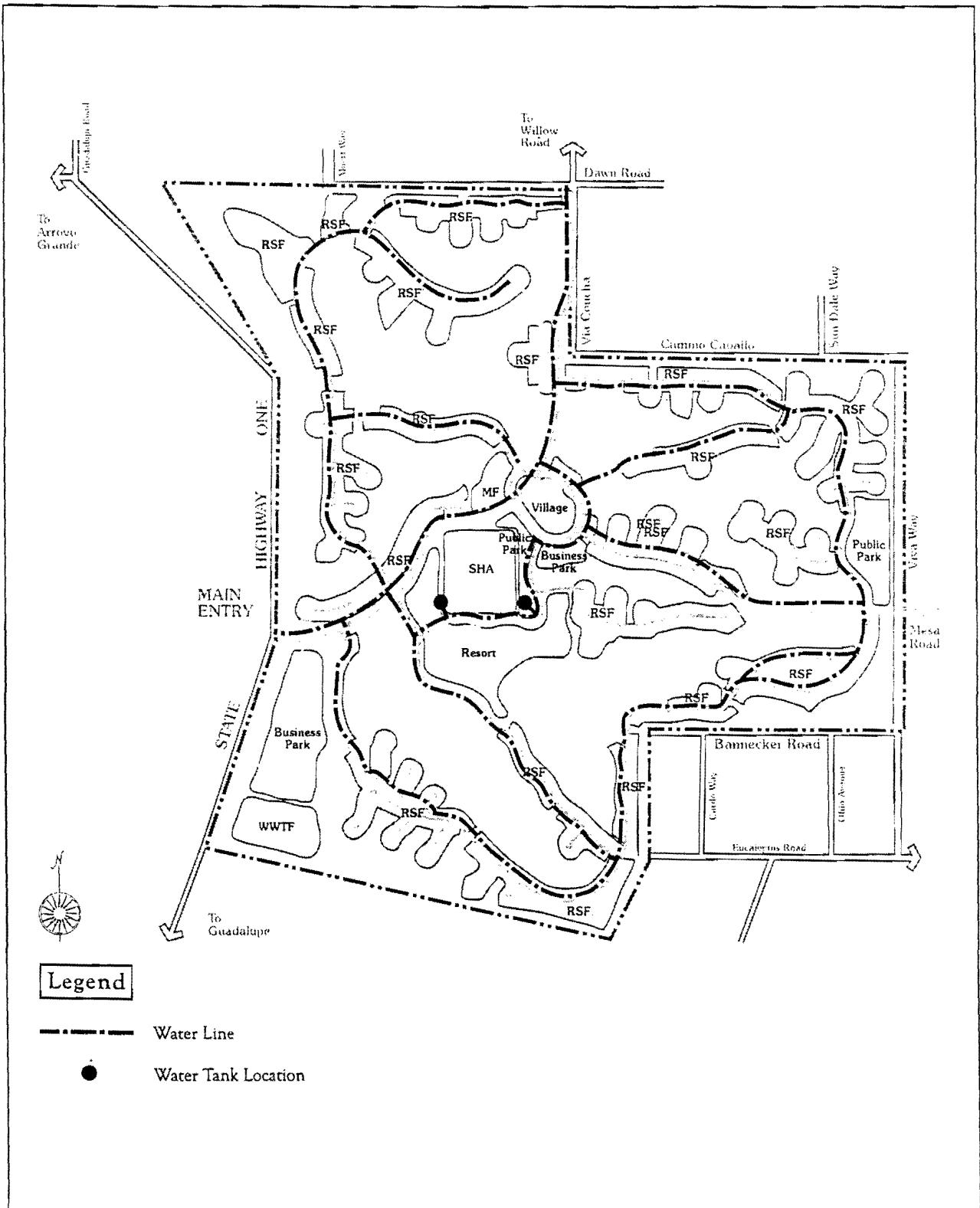
The water supply is to be provided primarily by four existing wells on The Woodlands site. Data on these wells is described in section 4.1.1.4 of the EIR.

The potable water system routing will cover the entire development with one connected pipe network. The wells and the above-ground storage tanks shall connect to this network so that they may be utilized as needed.

4.1.2 Irrigation and Storage

Water for the golf course irrigation and landscaped areas shall come from two sources: one of the existing onsite wells and the onsite reclaimed treated sewage. The use of reclaimed water for irrigation shall be phased. As a usable amount of effluent becomes available, this availability will be determined by the amount of discharge generated by occupied uses in the project. The irrigation system for the site shall have its own pipe network independent of the potable water lines.

Water storage facilities will be provided to ensure that a constant supply of water is available for both ordinary use, as well as for fire protection capabilities. Three, 500,000 gallon tanks will be required to meet the project's water needs located as shown in Exhibit 17. The calculated capacity is broken down as follows: 1.1 million gallons for normal daily use, which is based on one average day's demand; plus 45,000 gallons for the business park and the commercial sites; and, finally, fire storage for the business park at an average demand of 1,500 gpm based on a need of three hours, which calculates out to be 270,000 gallons. The actual total water storage required is 1,583,000 gallons (4.9 AF). Please refer to Table 5 below for the project water use by land use.



Water Service Map

Exhibit 18



Project Water Demand

Table 5

Land Use	Type Unit	Number Units	Water Demand Total AFY
Residential 4K - 6,999 sf	D.U.	762.0	282.0
Residential 8,000 sf	D.U.	374.0	187.0
Residential 10K - 14,000 sf	D.U.	85.0	67.1
Residential 0.3-1 acre	D.U.	19.0	28.5
Multi-family	D.U.	80.0	17.6
Village: Mixed Use	acre	3.0	6.3
Village: Landscaping	acre	5.0	7.5
Resort: Hotel	room	500.0	75.0
Resort: Mixed-use	acre	2.0	4.2
Business Park	acre	22.0	35.2
Golf	acre	275.0	687.5
Ponds (lined)	acre	20.0	94.0
Golf Clubhouse	facility	2.0	12.8
Maintenance / WWTP	lump	1.0	7.3
Parks: Neighborhood	acre	30.0	51.0
TOTAL			1,583.0

APPENDIX E

WOODLANDS SPECIFIC PLAN - LIST OF MITIGATION MEASURES

The following is a list of mitigation measures being proposed in the Draft EIR. Some of the proposed measures have been modified to work better as implementable conditions of approval or to provide better consistency in terminology. While the EIR consultant and staff has tried to make their best efforts in identifying the mitigation measures and the associated completion time frames, these measures or peripherally-related items could be modified in the future as a part of the Final EIR, as revisions are made to the project, or through the decision-making process.

4.1 WATER RESOURCES/WASTEWATER

Mitigation Measure 4.1-6a. To reduce consumptive use, prior to approval of discretionary development (e.g. recordation of the final map, Development Plan approval), or at such time that a comprehensive program is developed by the water supplier (whichever occurs first), the applicant shall participate in a toilet retrofit program that would replace existing non-low-flow residential and commercial toilets at a 1:1 basis with new development. This retrofit program shall be limited to existing development over the Santa María Groundwater Basin. Should it be shown to the county that there are insufficient fixtures available for this replacement program, a comparable water savings program may be substituted. Prior to occupancy or final inspection of new development, it must be shown to the satisfaction of the county that the comparable retrofit (or other off-site water saving method) has been completed.

Mitigation Measure 4.1-6b. Prior to approval of the first discretionary development (e.g. recordation of the final map, Development Plan approval), the applicant shall develop a "master" water conservation education program for all future Specific Plan residents and commercial operators/employees, which must receive county approval before implementation. Such a program shall be developed by appropriate experts (e.g. for landscape watering, use a landscape architect or contractor familiar with the area's vegetation, who would prepare: (1) guidelines for residents covering water conservation techniques; and (2) lists of ornamental drought-tolerant plants that would do well in sandy soils). The program shall address all consumer-controlled water uses (e.g. landscaping, washing, showers, etc.). Prior to approval of subsequent development, the applicant shall incorporate, or modify as needed, this program into the specific development. Any modifications must receive county approval prior to approving subsequent development.

Mitigation Measure 4.1-6c. Prior to approval of discretionary development (e.g. prior to recordation of the final map, Development Plan approval), the applicant shall show how the initial landscaping will have low-water requirements. As applicable, at a minimum the following shall be used: (1) all residential irrigation shall employ low water use techniques (e.g., drip irrigation); (2) residential landscaping shall not exceed 50 percent lawn surface with remaining landscaping being drought-tolerant and low water requirements; (3) golf course turf shall be of varieties that have reduced water requirements; (4) all other golf course landscaping shall be drought-tolerant, have low water requirements, utilize drip-irrigation where possible, and be composed of at least 50 percent natives.

Mitigation Measure 4.1-6d. Prior to approval of discretionary development (e.g. prior to recordation of the final map, Development Plan approval), the applicant shall conduct a complete survey of wells that could be affected by cumulative water level interference. The applicant shall then implement means to allow for continued production of these wells under drought conditions to the satisfaction of the County Engineer. Actual impacts to these surrounding wells shall be verified and monitored at the end of each phase with the results submitted to the County Engineer. If additional well level impacts are found that were not previously identified, the applicant, and successors in interest, shall implement any additional measures necessary to avoid significant impacts to the well operation.

WARRANTS AUGUST 5, 1998

HAND WRITTEN CHECKS

18047	Wyatt & Baker	\$18,339.51
18048	Wyatt & Baker	27,323.10
18049	Hatch & Parent	1,528.50
18050	SLO County Health	558.00
18051	Shipsey & Seitz	3,723.00

VOIDS

10157
 10188
 2504-2528

NET PAYROLL

CK# 2529-2537 \$12,638.37

COMPUTER GENERATED CHECKS

10154	07/31/98	EMPLOYMENT DEVELOPMENT DEPARTMENT	\$903.89
10155	07/31/98	DOUG JONES	\$300.00
10156	07/31/98	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$1,933.45
10158	08/05/98	ADVANTAGE ANSWERING PLUS	\$97.95
10159	08/05/98	ROBERT BLAIR	\$100.00
10160	08/05/98	CALIFORNIA APPLIED TECHNOLOGIES	\$269.63
10161	08/05/98	CHEVRON	\$455.98
10162	08/05/98	DANA PROPERTIES	\$205.90
10163	08/05/98	DEPARTMENT OF GENERAL SERVICES	\$19.41
10164	08/05/98	DEWAR, INC.	\$71.33
10165	08/05/98	EASTER RENTS	\$45.60
10166	08/05/98	FGL ENVIRONMENTAL ANALYTICAL CHEMIST	\$984.00
10167	08/05/98	KATHLEEN FAIRBANKS	\$100.00
10168	08/05/98	GTE CALIFORNIA	\$27.79
10169	08/05/98	GTE WIRELESS	\$31.12
10170	08/05/98	GREAT WESTERN ALARM AND COMMUNICATIO	\$25.00
10171	08/05/98	JOHNSON, DONNA	\$31.27
10172	08/05/98	KARDEL COMPUTER SERVICES	\$53.25
10173	08/05/98	GENE KAYE	\$100.00
10174	08/05/98	McKESSON WATER PRODUCTS	\$13.30
10175	08/05/98	ALEX MENDOZA	\$100.00
10176	08/05/98	MID STATE BANK-MASTERCARD	\$162.73
10177	08/05/98	MISSION UNIFORM SERVICE	\$233.35
10178	08/05/98	NIPOMO ACE HARDWARE, INC.	\$238.20
10179	08/05/98	NIPOMO AUTO PARTS	\$54.60
10180	08/05/98	NIPOMO CHEVRON	\$67.88
10181	08/05/98	NIPOMO GARBAGE COMPANY	\$54.75
10182	08/05/98	NIPOMO REXALL DRUG	\$6.21
10183	08/05/98	P G & E	\$27,202.86
10184	08/05/98	PACIFIC BELL	\$175.81
10185	08/05/98	PERS HEALTH BENEFIT SERVICES	\$3,294.60
10186	08/05/98	PIONEER EQUIPMENT CO.	\$8.89
10187	08/05/98	PRECISION JANITORIAL SERVICE	\$135.00
10189	08/05/98	ALBERT SIMON	\$100.00
10190	08/05/98	SOUTHERN CALIF GAS COMPANY	\$33.04
10191	08/05/98	SYLVESTER'S SECURITY ALARMS, INC.	\$35.00
10192	08/05/98	TERMINIX INTERNATIONAL	\$42.00
10193	08/05/98	TIMES PRESS RECORDER	\$302.00
10194	08/05/98	UNDERGROUND SERVICE ALERT	\$200.20
10195	08/05/98	U S POSTAL SERVICE	\$500.00
10196	08/05/98	U S WATER NEWS	\$54.00
10197	08/05/98	FLOYD V. WELLS, INC.	\$4,743.03
10198	08/05/98	WESTBURNE/AIR COLD INC.	\$32.50

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