

NIPOMO COMMUNITY



SERVICES DISTRICT

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Serving the Community Since 1965

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(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

November 21, 2011

Mr. Harold Snyder
P. O. Box 926
Nipomo, California 93444
kochcal@earthlink.net

Dear Mr. Snyder:

SUBJECT: NOVEMBER 9, 2011 PUBLIC DOCUMENT REQUEST

In responding to the public document request dated and received in the District office on November 9, 2011 (Attached). We have posted a copy of the November 9, 2011 Town Hall Meeting presentation slides on the District's website. We have printed a copy of the question cards received that evening.

There are 44 pages contained in this file and the fee for copying is \$10.10.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT

Michael S. LeBrun
General Manager

Enclosure(s):

- 111109 Snyder Request
- Question cards from 11-9-11 Town Hall Meeting

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0 + 00

0 + 20
03 + 00
0 + 00

0 + 00
1 + 00
10 + 10

Harold Snyder
P.O. Box 926
Nipomo, CA 93444

November 9, 2011

Michael LeBrun,
Nipomo Community Services District (NCSD)
148 Wilson Street, P.O. Box 326
Nipomo, CA 93444

(805) 929-1133 Phone
(805) 929-1932 Fax

Dear Michael LeBrun:

I request a copy of the documents from the 11/9/11 NCSD Meeting at the Highschool.

1. Any power point / slide presentation Used at the Meeting.
2. Written Questions / Comments received by NCSD for the Meeting.
3. Any hand out / documents provided by NCSD or Board Members or Staff at the Meeting

If the NCSD post any of the above on it's web site I do need a paper copy. If NCSD does not intend to post any of the documents I request a paper copy.

Thank You



Harold Snyder

RECEIVED
NOV 09 2011
NIPOMO COMMUNITY
SERVICES DISTRICT

PROBLEM

The addition of St Water is not presently justifiable, nor is it economically feasible for this small district.

How can you justify the DWR definition of overdraft when it is different than that of the Court?

①

~~Problem~~ OPTIONS

Why are we allowing Developers
to build more homes if we have
such a large water problem
i.e. 15 new homes next to
Blacklake Gold course & 100
homes a year at the Woodlands

PROBLEM

(2)

SAN LUIS OBISPO COUNTY
DUMPS MANDATED HOW
COST HOUSING TO NIPOMO.

SANTA ~~BARBARA~~ BARBARA DID IT TO LOMPOC

(2)

Solution

This has been thoroughly researched
and well presented - We must avoid
the Los Osos debacle and aste
to approve.

(2)

My question is: how does the citizens
get the message to the county to avoid
the rampant growth that got us here -
and convey the message - ~~this is no~~
that approval is not a blank check for growth!

COST

3

HOW MUCH DID NCSA
PAY FOR PUTTING ON
THIS PRESENTATION?

FOR MAILINGS?

FOR PHONE CALLING?

WILL THESE COSTS BE PASSED TO RATE
PAYERS?

~~PROBLEMS~~ FUNDING

How/why is Rural Water involved?

Would Rural Water have to build another pipeline to tie in?

Do all property owners get assessed?
(Including those entities w/ private wells?)

4

~~PROBLEMS~~ SOLUTION

Does Rural Water actually get connected to their SMW? If not, why not?

4

FUNDING

RURAL WATER CO IS NOT BEING CONNECTED TO THE PIPELINE AT THIS TIME, WHY NOT?

WHY ARE RWC CUSTOMERS INCLUDED IN THE FUNDING ASSESSMENT?

4

~~OPTION~~

FUNDING

The Calif Constitution Article 13D
Section 6 part 4 states:

No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of a service are NOT PERMITTED.

- 1) HOW DOES THIS AFFECT THE RURAL WATER CUSTOMERS?
- 2) " " " " " UNDEVELOPED PROPERTY OWNERS?
- 3) " WILL THIS AFFECT THE OVERALL COST OF THE WIP PROJECT ON THE PEOPLE PAYING FOR THIS PROJECT, IF EITHER GROUP DROPS OUT?

(4)

PROBLEM / FUNDING

WHO WILL PAY FOR THE PIPELINE CONNECTION TO THE RURAL WATER CO. SYSTEM AND WHEN WILL THE CONNECTION BE MADE?

(4)

Solution

⑤

How much will the reduction in water being pumped from the ground water be after connection to Santa Maria water?

~~Project~~

Solution

6

Environmental impact report will be required for pipeline under river.

Shouldn't this report recognise the impact to the environment ~~consider~~^{of} having parallel pipes?

would gravel pits in strategic
areas of run off help aqua fer
to have more of a direct benefit?
Will the aqua fer in this area
collaspe as its pumped down

⑦

SOLUTION

WHAT IS PURPOSE OF COURTS
INDICATING A NEED OF
2500 AC/FT/YR.

8

~~PROBLEM~~ FUNDING

(9)

Will COMOCO Phillips, FARMERS, RESIDENTS WITH WELLS SHARE IN ~~THE~~ THE COST OF PIPE LINE.

Funding:

If 55% of the people who use our water do not help pay for the pipeline — they should not be entitled to use the water that comes through the pipeline. (9)

45% of the people can not pay for this project by themselves.
Isn't this reasonable?

FUNDING

(9)

Have all property owners, even if they have their own wells, pay for the pipeline. It has the possibility to raise all property values.

~~Problem~~ / Funding

What about farmers or
5 acre lots who pump
their own water?

Do they get assessed?

(9)

~~PROBLEM~~
FUNDING

(9)

Why aren't all property owners on the
mesa paying for this?

Can we get more details on the
litigation and the outcome?

Solution: FUNDING (9)

Why is not the whole area using the aquifer not contributing to the solution? One aquifer all should be required to pay more building outside the four billed districts can continue to build and use the water. Your plan does not seem to have any very long term resolution.

FUNDING

(9)

- How are you charging Conoco Phillips / Farmers / Well owners Benefit Units?

They will use the water that the pipeline brings but will not pay as we.

Problem FUNDING (9)

What are you doing about the property owners with wells?

I know someone in East Nipomo who is pumping 4,000,000 gallons per month to water avocados on 20 acres & he has never made 1 penny profit. Conservation should be mandated at all wells.

Solution

FUNDING

(9)

WHAT % OF WATER IS USED BY AGRICULTURE + COMMERCIAL GROWERS?

WHAT IS THEIR SHARE OF THE COST OF SOLVING THE PROBLEM?

SOLUTION

Having grown up in Santa Maria, I know there were more drought yrs. than not.

Will Santa Maria be able to turn off the pipe to us if they have a drought of several years?

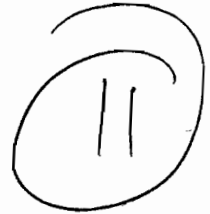
(10)

Water Supply for Santa Maria
In the context of the state-wide "Farmers vs Fish" struggle, how can we on the Mesa be assured that we will receive the water that we are to buy from Santa Maria when the pipeline is built? That is, will there ever be sufficient "surplus" water in Santa Maria to send to Nipomo without Santa Maria pumping more water from their end of our aquifer than they do now?

(10)

PROBLEM

The white paper handed out repeatedly refers to "The Court". Why is "The Court" involved?



PROBLEM: FUNDING

I'M WITH GSWC. AND AM RECEIVING STATE WATER THROUGH THEM. RIGHT NOW.

WHY AM I HERE?



OFF "WHITE SHEET":

↓
" GSWC CUSTOMERS IN NIPANO HAVE PAID FOR ABILITY TO ACCESS STATE WATER (IN THE FUTURE)

GARY WACHTEL 395 VERBENA ST

SOLUTION FUNDING

12

will people who currently use their own wells be taxed without the use of the water (without representation)??

Problem

What if your property currently uses only a well?

12

12

Funding

If our property is not served by any water utility are we part of the funding anyway? 12

Funding:

13

Have other sources of funding or grants been explored in addition to the state amount, such as Federal assistance?

FUNDING

(14)

Why are Benefit Units assigned based on acreage owned rather than charging the costs, ~~to~~ instead, to the amount of water consumed?

FUNDING

(14)

If I own one acre w/ 2 houses, but I don't irrigate the acreage, will I be assessed as much as someone with one acre, 2 houses, who irrigates the entire parcel (family farm or irrigated graze/pasture land)?

FUNDING

(14)

WHY IS THE PROPOSAL TO PAY FOR THE BOND BASED ON PROPERTY SIZE (AND A TAX ASSESSMENT) AND NOT ON WATER USAGE (A FEE BASED STRUCTURE) ???

FUNDING (15)

WHY IS NOTHING MENTIONED
ABOUT INCREASE IN
WATER RATES AFTER
PIPELINE IS BUILT.
CHARLES SHORTS

QUESTION

WOULD THIS PROJECT CAUSE
AN INCREASE IN THE COST
PER UNIT OF THE WATER
ITSELF? IF SO, HOW MUCH?

(15)

FUNDING

Will homeowner costs
for this project be fixed,
or subject to frequent
increases?

(15)

Funding

How does the cost of Santa Maria water (\$/AF) compare to present Nipomo rates?

(15)

FUNDING

You say that each rate payer will only pay \$ 20- to 30.00 per month for this Pipeline and water from Santa Maria - the other guys say its really going to be \$ 300 MILLION DOLLARS - Would you be willing to go on record that the cost on each persons monthly water bill will not Exceed \$50.00 per month?

~~Public~~ FUNDING
When Solvang, Ca. started receiving state water, the residents water bills increased drastically. Could that happen in Nipomo

(15)

What is the cost per Acre Foot
for water that NCSO customers
paid before the rate increase
last month? (15)

Funding

Funding
what are projected unit
operating costs for the
supplemental water ~~at~~
at delivery point in
Nipomo? (15)

Golden State Water ^{Problem} raised
their rates LAST YEAR!
now they want to RAISE IT
AGAIN - will it ever stop?

(15)

Funding

What is expected cost
of the water separate
from pipeline cost?

(15)

Problem — (16)

If state water is approved
and a homeowner chooses
monthly payments, do
monthly payments continue
if the house is sold?

(17)

FUNDING:

Will the B.U.'s ASSESSMENTS
BE OPEN TO public knowledge?
How do we know the ASSESSMENTS
ARE DONE FAIRLY?

~~Q&A~~ FUNDING (18)

What are "actual" costs to each homeowner?
BOND FEE - WATER BILL FEE

What if owner cannot pay fees?

How would the owner, who cannot pay, sell their home with all the fees

COSTS should be included in your mailings so people know the actual costs

County should be involved as we are county not city.

PROBLEM FUNDING (18)

How many people were in the survey you quoted of Mipom residents?

What if we don't vote yes, what happens to the grant?

Cost

What if assessment district fails?

Will NCS D issue bonds and pass through cost of rate payers (of NCS D RWC, WMWD and GSW). If so what is projected cost?

(18)

~~QUESTION PROPOSED~~

FUNDING

IF THIS PIPELINE IS VOTED DOWN.
WILL NCSD BE REQUIRED TO HOLD
NEW ELECTION ON SAME ITEM.

WHAT WILL THIS VOTE
COST?

'REQUIRED' BY COURT.

(18)

FUNDING

What happens if the
proposed ^{tax} assessment
is rejected by the voters?

(18)

~~PROBLEM~~ FUNDING

* WHAT HAPPENS IF VOTERS
DISSAPROVE PIPELINE?

- DO WE WAIT FOR SEAWATER
~~INTRUSION~~ INTRUSION?

* IF WE ARE ASSESSED,
WHY SELL BONDS?

(81)

~~SOLUTIONS~~ OPTIONS

19

Why is Twitchell
Always Kept Empty?

I HAVE SEEN IT 20' FROM THE BRIDGE,
AND THEN IT IS GONE.

OPTION PARTIAL

HAS CREATING A DAM AND LAKE
AT DANA APOBE 'PARK' BEEN
EXPLORED. THE WATER CURRENTLY
RUNS OUT TO THE OCEAN

20

You mentioned that over the past 20 years, various studies were made - where are these studies available? I am mainly interested by the desal studies -

21

Problem OPTIONS

22

Why isn't it possible for Santa Maria to take delivery of State water in Nipomo, saving the cost of the pipeline and associated infrastructure required to support a pipeline to Nipomo?

Options

22

Why can't we buy the water from S.M. and access it from State Pipe Line?

Solution OPTIONS

22

If 90% of Supplemental Water Pumped from Santa Maria and ~~the flow~~ is State Water Project and the pipeline taking State Water Project to Santa Maria passes Nipomo on the way to Santa Maria why not get direct delivery from pipeline to Nipomo?

SOLUTION OPTIONS
SINCE SANTA MARIA RECEIVES 90% (22)
OF ITS WATER FROM THE
STATE PIPELINE & THEY ARE OBVIOUSLY
RECEIVING IN EXCESS OF THEIR
COMMUNITY NEEDS — WHY THEN ARE
WE PUMPING THE SAME WATER BACK
TO NIPOMO?

CAN'T WE TAP INTO THE STATE WATER
LINE IN OUR AREA — POSSIBLY USING
A "SWITCHING STATION" TYPE APPROACH WHERE
FOR EXAMPLE, 1 PERIOD OF TIME THE FLOW
SWITCHES TO A NIPOMO COLLECTION TANK / AREA

IF THE STATE WATER PIPE LINE THAT
GOES THROUGH NIPOMO IS SIZED BIG
ENOUGH THAT SANTA MARIA CAN
SELL US WATER BACK WHY NOT TAP LINE
IN NIPOMO?

IF AFTER SEVERAL YEARS OF DROUGHT
OR FOR ANY REASON SM IS SHORT
OF WATER WILL THEY BE OBLIGATED TO
STILL SEND US WATER?

SANTA BARBARA HAD A DESAL PLANT WOULD
THEY HAVE AN ADVANTAGE TO GET ONE GO-
ING AGAIN IN REGARDS TO COASTAL
COMMISSION AND IMPACT STUDY ETC? IF
SO COULD WE PARTNER WITH THEM AND (22)
TAP THEIR WATER HERE

OPTION:

IF WE WILL BE USING 95% (22)

STATE WATER, WHY DO WE
HAVE TO BRING IT FROM S.M.?

OPTIONS
If Santa Maria is willing to sell us water, which the civil engineer stated is 90% state water, why don't we just get the water from the state water pipeline, - since Santa Maria evidently doesn't need that supply, if they are willing to sell it to us through another pipeline. Just skip the new pipeline, and get the state water from the pipeline heading to Santa Maria

Facts .

(22)

1. You plan to buy a majority of the water from the State water project via Santa Maria's share.
2. You confirmed at the last meeting that there is a tap on the State Water Pipe in Nipomo.

Question: Why Don't we cut out the construction

PROBLEM (23)

On the recent brochure, put out by NCSO they show the other communities as having at least 2 totally separate sources of water. But this project proposed by ~~SD~~ NCSO has only one source of water the same one we have now. How does this follow the definition of separate supplemental water as explained in

IF WE ARE ^{SOLUTION} DRAWING (23)
FROM THE SANTA MARIA
AQUIFER & it is not
affected by salt water
intrusion, what benefit is
it to pipe the same water
source to Nipomo AT CONSIDERABLE
ADD'L COST ??

Drawing from SOLUTION
ARE WE ~~SO~~ THE SAME (23)
AQUIFER AS SANTA MARIA
& is the SM AQUIFER BEING
THREATENED BY SALT WATER
INTRUSION ?

PROBLEM

Is There any Independent confirmation
of The Oceana Seawater Intrusion
Claim ?

24

PROBLEM

Can you show us any real
evidence of seawater intrusion
Documental!

24

OPTIONS

Where does the state water pipeline come from?

2.5 ✓

SOLUTION

FUNDING

Is there any difference in cost between funding a project with property tax assessments ~~(which are Fed income tax deductions)~~ or by user fees? (26)

Are there any income tax benefits from the ^{funding} method selected?

FUNDING

27

15. it true that the District is looking a decreasing the water connection fee for new development if the assessment is passed?

FUNDING

(28)

Summit Station Original 840 Acres has a
current appropriation contract with the district #93
This contract guarantees the area water for
total build out. So why should the Summit Station
Area be billed again for water allocation
we have reserved & have paid for?

Home Lawns:

CATEGORY: THE PROBLEM

DO THEY ACCOUNT FOR MORE
THAN 2% OF THE COST OF
WATER ?

29

Mike Winn said NCSD had
conserved 2790 in the last
meeting, what is the number
in Acre Feet?

30

Optim

"NON"
QUESTIONS
9-cards

PROBLEM
Solution

Since 2,000, how many
acres of wine vines have
been planted or how
many vines per acre

Cornico refinery uses ^{question}
water from the "BLACK LAKE"
Why can't we!

Solution

Stop building
Stop agriculture water
Stop grape growing

Start building moratorium
offer to buy distressed homes &
tear them down.

~~PROBLEM~~ ~~ENVIRONMENTAL PROBLEM~~
The pop. went from
10K to 13K between 2000
to 2010 and we are using
50% more water?

No Question

I DO NOT HAVE \$25,000

(OR MORE) TO PAY FOR WATER
SO "JOE BLOW FROM KOKOMO"
CAN HAVE WATER & MOVE HERE -
I MAY LOOSE MY HOUSE IF
YOU HIT ME WITH A HUGE
TAX BILL D HULL

PROBLEM

There are many different opinions
about the need for this project
among the local citizens.
However, a study has found that
we have a high risk of salt water
intrusion ^{also}
Are there different opinions among
the professional hydrologists, hydro-
geologists & water resource managers?

OPINION FROM
During the 1980s sm wells
dropped 40'-70' the ground
water distribution from sm
Aquifer was 1000 AF/yr to Nipomo
mesa per 1995 report.

How much distribution is
occurring now?

Solution

STOP Growth!
STOP more building -
make all "new" people
pay for "new" water'

D Hill

SOLUTION

Your flyer offered many
problems but not one

SOLUTION. Can you
provide a solution that
this audience can afford?