

TO: MICHAEL S. LEBRUN *MSL*  
GENERAL MANAGER

FROM: PETER V. SEVCIK, P.E.  
DIRECTOR OF ENGINEERING  
& OPERATIONS

DATE: MAY 23, 2014



## CONSIDER OFFER OF WATER AND SEWER IMPROVEMENTS FOR 697 WEST TEFFT STREET

### ITEM

Consider offer of water and sewer improvements for 697 West Tefft Street, a one lot commercial development on Tefft Street in Nipomo [RECOMMEND CONSIDER OFFER].

### BACKGROUND

Upon completion of a developer's project, the District accepts improvements for the project after all requirements have been met. David Mashayekan, the developer for 697 West Tefft Street, APN 092-577-008, a one lot commercial development on Tefft Street, has installed water and sewer improvements.

The Developer has met these District's standard conditions:

- Installed water and sewer improvements that are to be dedicated to the District
- Paid associated capacity fees
- Provided an Offer of Dedication

As of Agenda production, the following requirements were still pending:

- Engineer's Certification
- Project as-built drawings
- CCTV inspection video for sanitary sewer
- Backflow devices for the domestic and irrigation water services

Staff is not able to make a recommendation to your Board until the pending submittals can be reviewed and evaluated. Regarding the required backflow devices, staff will ensure that the devices are installed before the water meters are set.

Regarding the Plan Check and Inspection Fees, the developer owes the District for inspection and other costs, some of which have yet to be billed to the District. Historically, the District has recovered these costs after the Board accepts the project as part of staff's project close out procedure. Staff will not physically set water meters until all of these costs are paid.

### FISCAL IMPACT

The developer paid District Capacity Fee Charges in the amount of \$152,576 for the project. The project's plan check and inspection account balance is at \$441 and owing an additional deposit of \$2,559 although actual costs due may be higher. Staff will not physically set water meters until all of District's costs related to the project are paid.

### RECOMMENDATION

Staff will review available information prior to the meeting and make a recommendation to your Board at the meeting.

### ATTACHMENTS

None

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## CONSIDER OFFER OF WATER AND SEWER IMPROVEMENTS FOR COUNTY PARCEL MAP 06-0225

### ITEM

Consider offer of water and sewer improvements for County Parcel Map 06-0225, a 2 parcel development on Tefft Street in Nipomo [RECOMMEND CONSIDER OFFER].

### BACKGROUND

Upon completion of a developer's project, the District accepts improvements for the project after all requirements have been met. Bill Kengel, the developer for CO 06-0225, a two development on Tefft Street, has installed water and sewer improvements.

The Developer has met these District's standard conditions:

- Installed water and sewer improvements that are to be dedicated to the District
- Provided an Offer of Dedication
- Provided an easement
- Project as-built drawings

As of Agenda production, the following requirements were still pending:

- Final associated capacity fees in the amount of \$3,507
- Engineer's Certification

Staff is not able to make a recommendation to your Board until the pending submittals can be reviewed and evaluated.

Regarding the Plan Check and Inspection Fees, the developer owes the District for inspection and other costs, some of which have yet to be billed to the District. Historically, the District has recovered these costs after the Board accepts the project as part of staff's project close out procedure. Staff will not physically set water meters until all of these costs are paid.

### FISCAL IMPACT

The developer paid District Capacity Fee Charges in the amount of \$32,191 for the project. The project's plan check and inspection account balance is negative \$1,919 and owing an additional deposit of \$4919.60. Staff will not physically set water meters until all of District's costs related to the project are paid.

### RECOMMENDATION

Staff will review available information prior to the meeting and make a recommendation to your Board at the meeting.

### ATTACHMENTS

None