

TO: BOARD OF DIRECTORS

FROM: MICHAEL S. LEBRUN *MSL*
GENERAL MANAGER

DATE: AUGUST 9, 2013

AGENDA ITEM

F

AUGUST 14, 2013

GENERAL MANAGER'S REPORT

ITEM

Standing report to your Honorable Board -- *Period covered by this report is July 20, 2013 through August 9, 2013.*

DISTRICT BUSINESS

Administrative

- Initiation of Supplemental Water Project Phase 1 continues to demand significant staff time. The Project is proceeding on schedule.
- Transmitted Form 470 Annual disclosure by Directors to the County
- Circulated a request for water rate and capacity study proposals
- Completed American Water Works Association rate survey
- Commenced recruitment for Utility Operator and Customer Service vacancies
- On August 2 the application period for Wastewater Supervisor vacancy closed. Complete applications are being reviewed and considered
- Issued a Board approved Intent-To-Serve Letter for multi-family residential development at 530 Hill Street
- Issued a sewer Will-Serve Letter to existing home in Galaxy Park
- Provided formal response to four applications for bill relief related to leaks. To date, no response from requestors or relief issued related to these applications
- Most recent data from Nipomo area County rain gauges recorded no rain during the past two weeks. County rain gauges are reset on July 1 each year. The Nipomo South gauge (Sensor 730) measured total rainfall for the year of 7 inches, 44% of the 16-inch annual average. The Nipomo North gauge (Sensor 730) measured 5.9 inches for the past year, 33% of the 18 inch annual average. Twitchell Reservoir reports 0.0% capacity (at gauge minimum); Lopez Lake stands at 676.3% capacity (32,765 Acre-feet).

Safety Program

- No accidents or injuries to report

Public Outreach

The following public outreach related information is attached to the Manager's Report:

- A summary of outreach and education activities
- Recent outreach materials; July 26 Inside NCSD column, paid advertisements, third quarter news letter
- Press Release Log

- Recent press releases
- News coverage and opinion pieces related to District business

Monthly Connection Report

Nipomo Community Services District
Water and Sewer Connections

End of Month Report 2013

	DEC-12	JAN-13	FEB-13	MAR-13	APR-13	MAY-13	JUN-13	JUL-13	AUG-13
Water Connections (Total)	4259	4268	4268	4268	4268	4287	4287	4289	4290
Sewer Connections (Total)	3055	3064	3064	3064	3064	3083	3083	3083	3084
Meters turned off (Non-payment)	20	18	34	32	14	20	13	13	28
Meters off (Vacant)	52	55	57	56	58	57	55	53	48
Sewer Connections off (Vacant)	20	22	24	22	23	24	20	28	18
New Water Connections	12	9	0	0	0	2	0	2	1
New Sewer Connection	12	9	0	0	0	2	0	0	1
Galaxy & PSHH at Orchard and Division Sewer Connections billed to the County	462	462	462	462	462	462	462	462	462

Other News of Interest (All items attached to this report)

- Summary of central coast area water rate survey conducted by Atascadero Mutual Water Company
- SLO County Integrated Regional Water Management Plan Update, July 23, 2013 South County Sub-Region Workshop Agenda and materials
- SLO County Regional Recycled Water Strategic Plan Development, July 23, 2013 Sub-Regional Meeting Agenda
- August 7, SLO County New Project Referral for proposed assisted living facility on Mary at West Tefft
- August 12 NMMA Meeting Agenda
- August 13 SLO County Board of Supervisors Agenda
- August 15 SLO County Local Area Formation Commission Agenda

Meetings

Meetings Attended (telephonically or in person):

- July 22, City of Guadalupe Engineer
- July 23, SLO County Regional Recycled Water
- July 23, SLO County Water Management Plan, Sub Regional Workshop
- July 24, Regular Board Meeting
- July 25, August 1 and 8, Weekly Management Coordination
- July 26, Water Conservation BMP review
- July 26, SLO County CSD General Managers
- July 29, Water Conservation Committee members
- July 30, Board Officer Coordination
- August 7, SLO County Regional Water Management Group
- August 7, SLO County Water Resources Advisory Committee
- August 8, Quarterly All-Staff Safety

Meetings Scheduled:

- *August 12, Nipomo Mesa Management Area Technical Group*
- *August 13, Agenda review with District Counsel*
- *August 14, Regular Board Meeting*
- *August 15 and 16, Operation Staff Coordination*
- *August 15, County Planning Staff – Nipomo Mesa Water Conservation Area topics*
- *August 19, Board Officers*
- *August 20, Management Coordination*

RECOMMENDATION

Staff seeks direction and input from your Honorable Board

ATTACHMENTS

- A. Outreach Materials
- B. Central Coast Water Rate Survey
- C. July 23 IRWM Plan Update Agenda
- D. July 23 Regional Recycled Water Agenda
- E. August 8 Planning Department Referral
- F. August 12 NMMA Agenda
- G. August 13 SLO County Supervisors Agenda
- H. August 14 LAFCO Agenda

AUGUST 14, 2013

ITEM F

ATTACHMENT A

**NCS D Outreach Summary
August 2013**

Date Started	Outreach	Description	Status	Date Completed
5/2/2013	Value of Water Display	Value of Water display for lobby	In Progress	
6/17/2013	Plaque	Creation of copper plaque honoring the District's first Board members	In Production	
7/2/2013	FOG	Creating page and graphics for website regarding Fats, Oils, and Grease	In Progress	
7/12/2013	Supplemental Water Project Signs	Creation of construction signs for Supplemental Water Project	In Production	
7/18/2013	Manager's Column	Article 6 for Manager's Column in Adobe Press, pub date 7/26	Complete	7/22/2013
7/29/2013	Ad	Irrigation 1/4 page ad in Adobe, pub date 8/2	Complete	7/31/2013
7/3/2013	District Newsletter	Third quarter newsletter for August 15th distribution	In Printing	8/1/2013
8/5/2013	Ad	Operations job opportunities 1/4 page ad in Adobe, pub date 8/9	Complete	8/7/2013
8/5/2013	Website Updates	Addition of irrigation information; clean-up of Conservation page; home page update; addition of District newsletter 3	Complete; Ongoing	8/8/2013

NCSD needs to hear from customers

Michael LeBrun

We want you! Or, at least, your questions and suggestions.

The mission of Nipomo Community Services District is to provide its customers with reliable, quality and cost-effective services now and in the future.

This is my sixth monthly column in the Adobe Press. We started the column with the goal of informing district customers about our services and activities through an open dialog of sorts.

To really make it work, we need feedback from our district customers on how we are doing and where we might improve.

In the past six months, we have received less than a handful of questions or comments at our [info@ncsd](mailto:info@ncsd.ca.gov)
.ca.gov email.

I doubt that is an indication the 12,000-plus persons we serve through 4,300 service connections understand all the district does and are generally satisfied with the way our service is conducted.

Your questions and critical feedback are important for helping the district improve services and shape future direction.

I and your elected board of directors ask to please let us hear from you. We have many important ongoing projects — the wastewater plant upgrade, the supplemental water project — and will be undertaking strategic planning this fall.

We are always looking for ways to become more efficient with our day-to-day operation of your water and wastewater system.

q q q

Conservation note: Buy less of our water, please.

Last year's scant rainfall left our underground aquifer well below normal entering this summer irrigation season.

We hope to see more rainfall next winter and plan to have supplemental water sources by late 2014.

In the meantime, we are asking all NCSD customers and residents of the Nipomo Mesa to reduce water demands.

See the district's website at ncsd.ca.gov for helpful information about conservation and Mesa area groundwater reports.

Michael LeBrun is the general manager of the Nipomo Community Services District. He can be reached by calling 929-1133 or by email at info@ncsd.ca.gov.

MINOR MADNESS

Young students learn business skills at Cuesta

• Fifth- through ninth-graders set up marketplace

Annae Sauer

A group of fifth- through ninth-graders put their newly learned business skills to the test last week at Cuesta College, where they set up a marketplace during the lunch hour to sell their wares and, hopefully, make a profit.

"I'm hoping to make \$15 to \$20," said Arroyo Grande resident Kaylee Bourdablay, 12, as she set up a display of jewelry — earrings and sparkly bracelets — that she planned to sell during the event.

The July 25 "Kids in Business" sale was the culmination of a three-week class 15 youths attended at Cuesta College that was part of the school's yearly summer college for kids program.

During the course, the youths learned the ins and outs of business, including pricing, profit margins, revenues and marketing plans, which they put into practice during the lunchtime sale.

"The main emphasis (of the class) is today," said Alex Hetherway, Kids in Business course instructor. "Selling, I think that's their favorite part. It's a lot of work to get there."

Los Osos resident Isaac Avila, 11, agreed that the best part of the summer class was planning the sale, where he and his sister, Kate, 8, created a display of potted plants and succulents the pair sold.

"It's really fun," Isaac said. "I'm hoping to make a profit."

The kids sold everything from jewelry and potted plants to homemade dog treats and baked goods. They also got to keep any money they made from the sale of their goods.

"We want to make enough money so we make some profit," said Laura Galanos, 11, of San Luis Obispo.

Laura partnered with fellow Laguna Middle School student and friend Cassidy Clark, 12, and Abby Howe, 12, to sell dog biscuits, Rice Krispies treats and peanut butter cookies at the sale. The trio of friends even created a



Claudia Wormley, 9, of San Luis Obispo arrives with a sign during the Cuesta Biz Kids event Thursday, July 25, at Cuesta College in San Luis Obispo.

spread sheet to track their expenses so they would know how much of a profit they made at the end of the day. They each spent about \$2.50 on the project.

"I didn't want to put too much money into it because I wanted to make money," Laura said, adding it was fun making the cookies.

In addition to learning the basic of business, the kids also learned about stocks and how to save money, although most of the youth already had plans for spending the money they hoped to earn during the sale.

Joe Surfleet, 11, and Andy Huang, 12, who sold berry-based smoothies at the event, hoped to bring in \$20 a piece and planned to spend their earnings on candy and a video game, respectively.

Kaylee said she was most likely going to use any profit she earned from the sale on her jewelry hobby and school supplies.

"I'm kind of broke right now," she said.



Lorenzo Coretese, 11, of San Luis Obispo sells homemade baked goods to Janelle Lafond on Thursday during the Cuesta Biz Kids event at Cuesta College in San Luis Obispo.

YOUTH BRIEF

Women for Ag award scholarships

The Santa Maria Chapter of California Women for Agriculture recently awarded scholarships totaling \$15,000 to college-bound students planning to pursue a degree in agriculture.

Scholarship recipients included Melanie Roberts, Zakary Ferguson, Courtney Callaway, Christa Osburn, Gladis Perez, Ashley Therapies, Yessica Hernandez, Katara Moldenhauer and Riley Nielsen.

Also receiving scholarships were Thuan Tuttle, Viridiana Perez, Andrew Reade, Claire Vasquez, Ian Sheppard, Haleigh Jones, Tyler Dickinson, Natalie Baldwin, Brittany Perron, Wendy Ruiz, Dalys Estrada, and Nee Perez.

California Women for Agriculture, a member of the national American Agri-Women, is a non-partisan, nonsectarian, noncommercial organization dedicated to the survival of agriculture.

In addition to scholarships awarded to outstanding students with career goals in agriculture, the organization also provides funds for school gardens and for teachers to attend Ag in the Classroom conferences.

Money for the programs is raised through the chapter's annual Casino Night fundraiser sponsored by members and local agri-businesses.



Irrigation "Tune-ups" Make Sense

Be efficient with irrigation. Most irrigation systems can benefit from regular "tune-ups" such as adjusting sprinkler heads, timers, and schedules. Many 'do it yourself' types can do this, however, for some of us the cost of having a professional do the work may make better sense (and cents)!

See www.Irrigation.org to find a certified irrigation auditor in our area.

For more information and conservation tips, visit NCSd's website at www.ncsd.ca.gov or call 929-1133.

Nipomo Community Services District
148 S. Wilson St., Nipomo 93444
(805) 929-1133 www.ncsd.ca.gov

CHC
Community Health Centers
Healthcare For Life

CHC Nipomo expands services
Your new home for vision care

CHC is pleased to welcome Frank Giardina, OD to the team at our new state of the art CHC Nipomo Health Center!

(805) 931-2680
for optometry appointments

- Adjunct professor of optometry with Western University
- Certified in glaucoma and ocular disease
- Services now offered include routine eye exams, eyeglasses and contact lenses, and diagnosis and treatment of ocular disease

Also new at CHC Nipomo - Women's Health services
For more information or to make an appointment:

CHC Nipomo
150 Tejas Place, Nipomo
Main Phone: (805) 929-3211
Se habla español.

www.communityhealthcenters.org
Serving the Central Coast since 1978.



District News



Nipomo Community Services District
148 South Wilson Street, Nipomo, CA
93444

Board of Directors

Jim Harrison
President

Larry Vierheilig
Vice President

Dan A. Gaddis
Director

Bob Blair
Director

Craig Armstrong
Director

Staff

Michael S. LeBrun
General Manager

Lisa Bognuda
Finance Director

Peter Sevcik
Director of Engineering and
Operations

Jessica Matson
Public Information Assistant

Board of Directors Award Supplemental Water Project Contracts

On June 20, 2013, the Board of Directors awarded \$14.5M in construction contracts and \$2M in construction related contracts for the Supplemental Water Project Phase I. This award of contracts is the 'beginning of the end' for the District's 20-year quest to obtain a second source of water to supplement its groundwater only supply. The project will construct a water line interconnecting the District's water system with that of the City of Santa Maria. The project is expected to be complete by late 2014. Following completion of the pro-

ject, the District will purchase a portion of its water from the City. Construction is now underway. In the coming months, drilling activities will take place on the south end of the Mesa and on the south side of the Santa Maria River levee. A 2,600 foot long pipe will be installed under the river using horizontal drilling methods which greatly reduce the impact within the river bed environment. Construction crews will also be working along Blosser Road in the City of Santa Maria installing a mile of 24-inch water line to connect with

the City's main water infrastructure. The project is being financed by a \$2.2M grant from the State and \$14.3 million in District funds – both reserves and bond funds secured by District water rates and property tax income. The District has spent nearly \$4M developing the project since 2005. The funds for developing the project came from supplemental water charges collected from new customers added to the District's system since 2005.

Nipomo Continues to Experience Critical Levels of Groundwater

Water levels in key wells on the Nipomo mesa have declined significantly. If groundwater levels fall much further between now and next spring, the District could be ordered to reduce pumping, thereby making less water available to District customers. Since groundwater is currently the District's only source of water, we are urging all of our customers to use water wisely and to conserve water where possible.

For conservation tips and ideas, visit www.ncsd.ca.gov and click on the "Save Water, Save Money" quick link.

Inside this issue:

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\$75 REBATE
for
High-Efficiency Washers!

Save Water, Save Money!

Nipomo Community Services District
www.ncsd.ca.gov | 805.929.1133



To find out if you are eligible for the \$75 clothes washer rebate, visit the NCSD website at www.ncsd.ca.gov, click on the "High Efficiency Washer Rebate" link under Quick Links, then scroll down for the clothes washer rebate information and application

If you have any questions, stop by the office at 148 S. Wilson in Nipomo or call NCSD at 929-1133.

Update on Southland Wastewater Treatment and Reclamation Facility Upgrade

Construction is now approximately 50% complete on a significant upgrade to the District's Southland Wastewater Treatment and Reclamation Facility. Once the project is complete it will replace the current pond-based plant and provide advanced



treatment and improved plant discharge quality. At the July 10th Board meeting, the District's Board of Directors authorized the General Manager to approve a change order in the amount of \$876,900 with Cushman Contracting Corporation for the construction of additional disposal facilities as part of the ongoing project. The District awarded the project's \$10.2M construction contract to Cushman Contracting Corpora-

tion in June 2012. Project bid documents included an additive alternate bid item for additional on-site disposal facilities. To date, anticipated Project costs are well within budget, allowing the District sufficient funding to construct the additional disposal facilities. The expansion of disposal facilities will provide additional surface area for disposal of highly treated plant discharge and increase the on-site disposal capacity by more



than 100,000 gallons per day, adding years to the useful life of 'on-site' disposal facilities. The expansion gives the District additional time to develop off-site disposal facilities to meet the future needs of the Nipomo community.

Don't flush the wipes! - Where to Dispose Household Items

Many household products do not dissolve (nondegradable) and are detrimental to not only a home's pipes but also the public sewer system's pipes.

When nondegradable wipes (including baby wipes, cleaning wipes, and rags) are flushed they bind together to form extremely long ropes and plug the sewer pipes (as shown in the pictures to the far right).



When disposing of the wipes, please throw them in the trash can or purchase wipes that will dissolve (are degradable).

Being mindful of what you flush down the toilet can save you a plumbing bill and also help save your community's sewer system. It takes several hours and is costly to unplug the sewer system from items such as wipes.



For information on where to dispose of household hazardous waste items such as batteries, motor oil & antifreeze, medication, electronics and more, contact the Integrated Waste Management Authority of San Luis Obispo County at 805-782-8530 or visit www.iwma.com



WE WANT TO HEAR FROM YOU!

Send us your comments, questions and suggestions to info@ncsd.ca.gov

Meet the District's Director of Engineering and Operations

The District hired Mr. Peter Sevcik in 2007 as District Engineer. Peter came to the District with seventeen years of diverse experience in the water and wastewater field. Peter holds a bachelor's degree in civil engineering from the University of Illinois. He also holds a master's degree in Public Administration from Nova Southeastern University and is a California licensed Professional Civil Engineer. Peter's work experience prior to coming to the District

included the development and implementation of numerous water and wastewater infrastructure projects, making him a particularly good fit for the District. Since coming to the District, Peter has been instrumental in getting the District capital improvement plan implemented including; replacing a mile of aging, at-capacity sewer trunk line, coordinating with San Luis Obispo County to install new water main in the Willow Road extension, upgrading the Dis-

trict's operations monitoring and control system, and most significantly, getting both the \$13M Southland sewer plant upgrade and \$17M supplemental water project designed and under construction. When the District's Utilities Superintendent retired this past spring, Peter assumed the title of Director of Engineering and Operations and took over responsibility for the District's eleven person operations staff, and the 24/7 operation of the District's two wastewater treatment and reclamation plants, wastewater collection system and water supply.



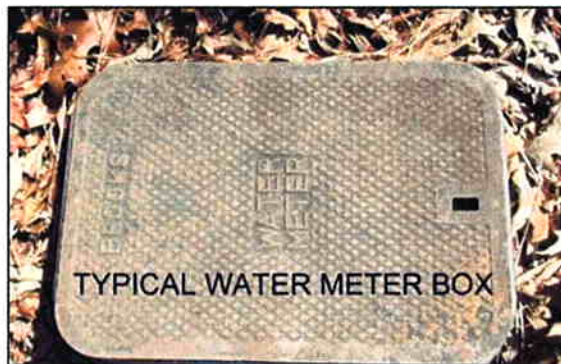
Peter Sevcik, Professional Engineer (PE)

Peter and his wife Ana are raising their two young boys in the nearby community of Orcutt. The family enjoys camping and sports.

Don't Tamper with Water Meters—Just Call the District!

Water meters are an important tool for understanding and monitoring water use. Water meters belong to the District and tampering with the meter can lead to fines.

From time to time you may need to turn off your water due to an emergency. If you must do this, look for a valve located on the



Call the District for help. The District will send a worker out to turn off your meter, at no charge.

outside of your home where the water line goes into the house. Your sprinkler systems may have a separate valve.

The District's water meter box (shown in picture) should only be accessed by District staff if your own valves do not work. The District water meter valve requires a special tool.

Frequently Asked Questions

What is a water service charge?

The charge shown on your bill is the service charge for having water service available at your connection 24 hours per day, 7 days per week, 365 days per year.

What is the Sewer charge?

The Sewer charge shown on your bill is the service charge to pay for operating the sewer collection system, treatment plant and safe reintroduction of treated waste water back into the environment.

Who fixes a leak?

NCSO maintains the entire water system up to and including the water meter. It is the customers' responsibility to fix any water leak that happens after the water meter (customer side of meter).



We welcome your feedback and questions! If you have a question you would like us to answer, feel free to contact Info@ncsd.ca.gov

Providing the community with reliable, quality, and cost-effective services now and in the future.

Phone: 805-929-1133 | Fax: 805-929-1932 | E-mail: info@ncsd.ca.gov | www.ncsd.ca.gov

148 South Wilson Street, Nipomo, CA 93444

Nipomo Community Services District



Upcoming Meetings and Dates to Remember

Wed, August 14th @ 9:00 am
Board Meeting at NCSD Office
(public welcome)

Wed, September 25th @ 9:00 am
Board Meeting at NCSD Office
(public welcome)

Mon, September 2nd
District Office closed for
Labor Day

Wed, October 9th @ 9:00 am
Board Meeting at NCSD Office
(public welcome)

Wed, September 11th @ 9:00 am
Board Meeting at NCSD Office
(public welcome)

Wed, October 23rd @ 9:00 am
Board Meeting at NCSD Office
(public welcome)

Check ncsd.ca.gov for updates

Pay your bill online!

www.ncsd.ca.gov

For customer convenience, Nipomo Community Services District continues to offer an online bill paying service. This service accepts Visa, Master Card, Discover, and American Express, as well as debit cards and e-checks. Customers can also pay in the office Monday - Friday 8:00am - 4:30pm, except holidays. There is a payment drop box in the driveway.

CONSERVATION TIP

Spreading a layer of organic mulch around plants retains moisture and saves water, time and money.



www.slowaterwiselandscaping.com

**Attention smart and
dependable individuals
looking for an excellent
career opportunity!**

**Nipomo Community Services District is now
accepting applications for an entry level
position in its operations department.**

A high school degree, or equivalent, and clean driving record are the minimum requirements. The successful applicant will be trustworthy, well-spoken, and enthusiastic about learning and advancing in the water and wastewater profession.

This full-time entry level position starts at nearly \$34,000 and includes; excellent benefits, training, and advancement opportunities. Water and wastewater professionals are in high demand throughout California, the USA, and the World.

Looking for a bright future? See the District's website and get your application in today!
(application period for this position closes
on August 23, 2013)



**Nipomo Community Services District
148 S. Wilson St., Nipomo 93444
(805) 929-1133 www.ncsd.ca.gov**

**Press Release Log
2013**

Date of PR	Title	Date Sent to Media	Date Placed On Website	Media Published	Date PR Published	Media Published	Date PR Published	Media Published	Date PR Published		
6/12/2013	NCSD Board Hears Sobering News Regarding Groundwater Condition	6/12/2013	6/13/2013	Sun	6/19/2013	SM Times	6/22/2013	Tribune	6/21/2013	Adobe	6/28/2013
6/12/2013	Nipomo CSD Board of Directors Authorizes \$10.5M in Bond Sales to Support Pipeline Construction Financing	6/12/2013	6/13/2013	New Times	6/13/2013	SM Times	6/14/2013	Adobe	6/21/2013		
6/20/2013	Nipomo CSD Board of Directors approves \$17M in contracts to build Supplemental Water Line	6/20/2013	6/20/2013	Adobe	6/21/2013	SM Times	6/21/2013	Sun	6/26/2013		
6/26/2013	District Extends Grant to Chamber Providing for Six More Months of Solid Waste Clean Up in Community	6/26/2013	6/27/2013								
6/26/2013	NMMA Technical Group Release Spring 2013 Groundwater Index	6/26/2013	6/27/2013	SM Times	7/4/2013	Adobe	7/5/2013	CalCoast News	7/7/2013		
7/3/2013	Nipomo CSD is Still Looking for a Few Good Operators	7/3/2013	7/5/2013	Adobe	7/26/2013	SM Times	7/26/2013				

Press Release Log

2013

Date of PR	Title	Date Sent to Media	Date Placed On Website	Media Published	Date PR Published	Media Published	Date PR Published	Media Published	Date PR Published
7/11/2013	Nipomo CSD Board of Directors Authorizes Construction of Additional Disposal Facilities at Wastewater Treatment Plant	7/12/2013	7/12/2013	Adobe	7/19/2013	SM Times	7/25/2013		

NCSD increasing disposal at plant

By Adobe Staff

With the Southland Wastewater Treatment Plant upgrade flowing smoothly — on schedule and within budget — Nipomo Community Services District plans to add more facilities at the site.

At their July 10 meeting, directors authorized an \$876,900 change order with Cushman Contracting Corp. to construct additional disposal facilities.

Phase 1 of the improvement project, now about 50 percent complete, will replace the current 900,000-gallon-per-day pond plant with an advanced system that will discharge cleaner treated effluent.

The additional facilities approved last week will provide more surface area to dispose of highly treated effluent, thus increasing the on-site disposal capacity by more than 100,000 gallons per year.

District General Manager Michael LeBrun said the expansion will give the district more time to develop off-site disposal facilities.

When the \$10.2 million

construction contract was awarded to Cushman in June 2012, bid documents included an alternate item for the additional on-site disposal facilities.

LeBrun said that, to date, anticipated project costs are well within budget, allowing sufficient funds to construct the additional disposal facilities.

“We are very pleased with the progress being made on the project,” LeBrun said. “Our contractor (Cushman) and construction management firm (MNS Engineers of Santa Barbara) are doing an excellent job addressing issues as they arise and keeping the project on budget and on schedule.”

For more information about the project, visit www.ncsd.ca.gov.

Posted Friday July 19, 2013

Questioning water strategy

To the Editor:

With absolute confusion, I read the recent headline "Contracts awarded for Nipomo pipeline." Tell me why Nipomo residents bothered to vote, just to have our voice steamrolled by the Nipomo Community Services District.

I continued to read the paper and an article about wastewater. The writer mentions how the NCSD is collecting, treating and reclaiming 260 million gallons of wastewater. This is vitally important to recharge our aquifer.

So, if we are recharging our aquifer, why do we need a pipeline to Santa Maria? To grow? To satisfy agricultural needs? If we truly need more water, other potential solutions to save and create water resources abound, such as mandatory conservation measures by all residents and businesses, full tertiary recycling at the wastewater treatment plant, and finally, connecting to and recycling the Phillips 66 pipeline ocean discharge.

According to slocleanair.org, "Under the permit, the (Phillips 66 Santa Maria Facility) can discharge up to 0.57 million gallons per day ... of treated wastewater from the facility to the Pacific Ocean in dry weather conditions." Why are we discharging water that can be recycled?

The NCSD needs to investigate reusing this water source before wasting tax funds to create a pipeline to Santa Maria to use their state water. Once we have tethered ourselves to the Santa Maria water source, we are at the mercy of the state's price and demand fluctuations.

It's urgent that you consider serious alternatives to this pipeline, NCSD, and keep us self-sufficient in Nipomo.

Jennifer Jozwiak

Nipomo

Posted Friday July 19, 2013

NCSD increasing disposal at treatment plant

Cost containment allows expansion

JULY 25, 2013 12:30 AM • [STAFF REPORT](#)

With the Southland Wastewater Treatment Plant upgrade flowing smoothly — on schedule and within budget — Nipomo Community Services District plans to add more facilities at the site.

At their July 10 meeting, directors authorized an \$876,900 change order with Cushman Contracting Corp. to construct additional disposal facilities.

Phase 1 of the improvement project, now about 50 percent complete, will replace the current 900,000-gallon-per-day pond plant with an advanced system that will discharge cleaner treated effluent.

Capacity will not be increased in this first phase, but that could come in future phases, along with even higher-level treatment.

However, the recently approved additional facilities will provide more surface area to dispose of highly treated effluent, thus increasing the on-site disposal capacity by more than 100,000 gallons per year.

District General Manager Michael LeBrun said the expansion will give the district more time to develop off-site disposal facilities.

When the \$10.2 million construction contract was awarded to Cushman in June 2012, bid documents included an alternate item for the additional on-site disposal.

LeBrun said that, to date, anticipated project costs are well within budget, allowing sufficient funds to construct the additional facilities.

"We are very pleased with the progress being made on the project," LeBrun said. "Our contractor (Cushman) and construction management firm (MNS Engineers of Santa Barbara) are doing an excellent job addressing issues as they arise and keeping the project on budget and on schedule."

For more information about the project, visit www.ncsd.ca.gov.

NCSD probes shallow pool in plant operator search

Heightened standards create employees' market

JULY 26, 2013 12:00 AM • MIKE HODGSON/MHODGSON@SANTAMARIATIMES.COM

Despite a relatively high jobless rate on the Central Coast and throughout California, filling four vacant positions in Nipomo Community Services District's operations department hasn't been a walk in the park.

The district is currently in its second round of recruitment for a wastewater supervisor after an unsuccessful attempt to fill the job earlier this year.

NCSD also will seek applicants for utility operator and customer service positions within the next few months, General Manager Michael LeBrun said.

LeBrun said the district is advertising the wastewater supervisor position in industry publications throughout the state.

"We hope to get a better response than last April, when we received only five applicants for the position," he said. "At that time, three other local agencies were recruiting wastewater operators at the same level."

Those included Pismo Beach, South County Sanitation District and the California Men's Colony.

The problem is that, effective April 1, California upgraded all treatment plant operator license requirements, so agencies throughout the state are also looking for operators with higher-level licenses.

Prior to that date, a Grade 1 license was required to operate NCSD's existing Southland Wastewater Treatment Plant.

Now, a Grade 2 license is required, which the district's wastewater supervisor obtained.

But NCSD is in the middle of a \$14 million upgrade that will result in more advanced levels of treatment when the system goes online in early 2014, LeBrun said.

Supervising the upgraded plant will require a Grade 3 license.

The state's more stringent licensing requirements may have put a squeeze on agencies that operate treatment plants as they fish for qualified personnel in a shallow pool.

But the increased requirements also may have opened the door to more employment opportunities and, under the economics of supply and demand, could lead to higher wages for the most qualified.

“I encourage any young person looking for a solid career opportunity to consider the water and wastewater field,” LeBrun said. “There are numerous openings across the state within this stable, well-paid profession.”

The application period for NCSD’s wastewater supervisor position will close Thursday, Aug. 1. For more information, call the district office at 929-1133 or visit www.ncsd.ca.gov.

Search for plant operator continues

By Mike Hodgson/mhodgson@theadobepress.com

Despite a relatively high jobless rate on the Central Coast and throughout California, filling four vacant positions in Nipomo Community Services District's operations department hasn't been a walk in the park.

The district is currently in its second round of recruitment for a wastewater supervisor after an unsuccessful attempt to fill the job earlier this year.

NCSO also will seek applicants for utility operator and customer service positions within the next few months, General Manager Michael LeBrun said.

LeBrun said the district is advertising the wastewater supervisor position in industry publications throughout the state.

"We hope to get a better response than last April, when we received only five applicants for the position," he said. "At that time, three other local agencies were recruiting wastewater operators at the same level."

Those included Pismo Beach, South County Sanitation District and the California Men's Colony.

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"I encourage any young person looking for a solid career opportunity to consider the water and wastewater field," LeBrun said. "There are numerous openings across the state within this stable, well-paid profession."

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Posted Friday July 26, 2013



LETTERS

Reasoning for pipeline

JULY 30, 2013 12:00 AM • [CRAIG ARMSTRONG, DIRECTOR, NIPOMO COMMUNITY SERVICES DISTRICT](#)

A recent letter writer stated that Nipomo Community Services District should "consider serious alternatives" to the proposed pipeline to Santa Maria, and investigate using recycled water from the Phillips 66 refinery.


An independent citizens committee issued a report in March that analyzed all alternatives for obtaining supplemental water on the Nipomo Mesa, including conservation and recycling refinery waste water. After considering factors including availability of supply, cost and feasibility, the committee ranked the pipeline to Santa Maria as the best option. The committee's full report is available at [Resources/Reports by Subject/Supplemental Water Project](#) at [ncsd.ca.gov](#).

Per the citizen's committee report, the Phillips refinery discharges 320 acre-feet of brackish water a year into the ocean. The district and three other water companies are subject to a court order to bring 2,500 acre-feet of supplemental water to the Mesa. Recycling the refinery discharge water would require building a treatment plant, and even if that happened, the pipeline to Santa Maria would still be needed to comply with the court mandate.

NCSD's decision to proceed with the pipeline was based on several factors — water demand on the Mesa is exceeding the available supply, the key well index is at a historic low, and compliance with the court order.

The Nipomo Mesa is currently facing a severe water shortage, and it would have been irresponsible for the board not to take action to provide its customers with a reliable alternative source of water.

Pipeline's real issue

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To The Editor:

I would take issue with fellow Nipomo Community Services District Director Craig Armstrong's letter about the Santa Maria pipeline.

None of the citizens committee toured the Phillips 66 Refinery. If they had, they would have seen the existing facility that treats 400,000 gallons of groundwater per day.

Supervisor Paul Teixeira, members of the Mesa Alliance and other Nipomo residents conferred with staff of Phillips 66. Phillips expressed a willingness to work with Paul to try to use AB32 carbon tax money to treat water used by the refinery for cooling, then inject it back into the existing groundwater, rather than outfalling it to the ocean.

South County Sanitary water might be treated by expanding the existing plant at the refinery.

There are existing unused oil pipes from Avila Beach to Phillips 66 that could be used. Phillips 66 is in the process of expanding the existing facility, and water treatment could be a mitigation issue of the permit.

Another major concern driving the pipeline was the \$10.8 million DWR grant to SLO County. Nipomo was to receive \$2.2 million, but the lion's share was to go to Los Osos Sewer. It was take all or none, with a short time limit.

To date, only the first phase of a pipeline project the voters rejected has been funded, and only provides 600 acre-feet of water — far short of the 3,000 acre-feet needed. There is no money for phases two or three.

The district must now show extreme drought to force the courts to either provide more grant funds, or force ratepayers to pony up more money. Lowering the vote from two-thirds

to a simple majority for taxes would accomplish this.

Bob Blair

NCSD director

Arroyo Grande

Posted Friday August 9, 2013

[Next Story >](#)

Pinedorado Follies return this year, tickets go on sale Thursday

Nipomo resident Mike Winn applies for vacant SLO County supervisor seat

Published: July 31, 2013 Updated 9 hours ago



Mike Winn

COURTESY PHOTO

A former director of Nipomo's services district, he joins three others who have applied to be appointed

By David Sneed — dsneed@thetribunenews.com

Nipomo resident Michael Winn has applied to be appointed to serve the remainder of the term of the late county Supervisor Paul Teixeira.

Winn, 72, served as a Nipomo Community Services District director and as a member of the county Water Resources Advisory Committee. He served on both of those boards for 12 years.

He is a communication studies lecturer at Cal Poly and has a master's degree in English from Cal Poly.

Winn said the two biggest issues facing the county are the falling water levels in the Paso Robles aquifer and the proposed 102-home Laetitia subdivision near Arroyo Grande. Winn has questioned whether there is enough water for the subdivision.

Winn joins Arroyo Grande residents Caren Ray, Michael Byrd and Mark Millis, who have already announced

their interest in the post. Others may have applied to Gov. Jerry Brown, but his office will not reveal the number of applicants or their names.

No timeline has been set for filling the seat. Whoever is appointed will serve until the term expires at the end of 2014.

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Road repairs just ahead in Paso Robles

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Pinedorado Follies return this year, tickets go on sale Thursday

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Santa Maria Sun / Eats

It's getting chili

BY K. REKA BADGER



Cook off

Organizers of Nipomo's first-ever chili cook-off, slated for Sept. 9, hope the lively community event will raise funds to help transform this bare piece of land into a lush, neighborhood park.

PHOTO COURTESY BRUCE BHUEL AND NIPOMO COMMUNITY SERVICES DISTRICT

Just in time to kick off the festivities of fall, Nipomo weighs in with an event sure to please locals who harbor a taste for fun dished up with a dose of spice. On Sept. 19, the Olde Towne Nipomo Association proudly presents its first-ever Chili Cook-Off, a community-wide gathering of ambitious cooks and hungry tasters.

In Olde Towne Nipomo's Adobe Plaza, look for hot stoves, bubbling pots, and busy chefs—both professional and amateur—carefully guarding their ingredients as they prepare their secret recipes. The rules of the cook-off allow them to do prep work ahead of time, but they must package their ingredients separately and cook on site.

"The cooks can make red or green chili," said volunteer organizer Christy Laschiver, "and they have to provide their own stoves. This is not a Chili Society-sanctioned event. We just want to make it a fun community gathering.

"Next year," she laughed, "I'm going to send notices that I want them to do the craziest recipes they can come up with, things like buffalo, venison, rabbit. Recipes that are really different. This year, it's pretty straight forward, because it's the first one."

Judges include event visitors, who can vote for their favorite batch of chili, as well as Teresa Cruise, restaurant columnist for Adobe Press, Jim Harrison, president of Nipomo Community Services District (NCSD), and Joe Cortez, candidate for San Luis

Obispo County sheriff.

"Apparently they're all chili fans," Laschiver noted, "but if not, they will be by the time the event is over!"

Prizes will be awarded at 5:30 p.m. with the first place winner receiving a commemorative plaque. Lucky also-rans will receive a round of golf for four, gift certificates generously donated by local businesses, or bottles of Windsor Vineyards wine bearing a label crafted especially for the occasion.

To supplement the chili samples dished up by the competitors, the Olde Towne Nipomo Association will sell juicy hot dogs drenched with chili donated by Little Jocko's. Other vendors dispensing edibles include Sisters Thai kitchen, Pi-Whole Pizza, Neeta's Creekside Café, Velasquez Produce, La Bella Olives, California Bee Company, Healthy Palate, and Preferred Jams and Jellies.

To whet their whistles, guests can buy wine by the glass or bottle, each with a label commemorating the cookoff.

"One of our Old Towne members has been a wine club member of Windsor Vineyards, in Napa, for many years," Laschiver explained, "and the winery offered to donate a case of Chardonnay and Merlot."

Beer provided by SLO Down Pub in Arroyo Grande features a Firestone Brewery offering usually available only in the pubs, and will be available by the glass.

Also on tap, local music instructor Steve Hilstein's Drum School 101 and Music School 101 provide lively tunes to accompany tasters as they nibble, stroll, and maybe even dance a little. Budding musicians might want to check out Hilstein's music school, located onsite in Adobe Plaza.

The Olde Towne Nipomo Chili Cook-Off is sanctioned by the Olde Towne Nipomo Association, a nonprofit, public benefit corporation whose goal is to turn a vacant piece of land adjacent to Adobe Plaza into a lush community asset called Jim Miller Park. Money raised at the cook-off will go to fund an all-wars veterans' memorial to be installed at the park.

"The NCSD recently approved park powers," Laschiver said, "which means we can go forward with the construction of this park. We need to raise money to build restrooms, a pole barn for events, and a gazebo for concerts."

Warm up to it

The Olde Towne Nipomo Chili Cook-Off takes place on Sept. 19, from 2 to 6 p.m., at Adobe Plaza, 330 W. Tefft St. Admission is free. Chili tasting costs \$7. For more information, call 485-1907 or e-mail Christy Laschiver at chrysl28@yahoo.com.

Laschiver warmly credits the project's sponsors, who "have donated printing, money, and everything in between." They include Rabobank, SLOCO Data, SLO Down Pub, Grand Awards, and Chili's, as well as *New Times* and the *Santa Maria Sun*.

"Our sponsors have been really generous with us," she smiles. "Souza Foods, the Spice Hunter. Nipomo Rexall is the main one—they've donated the most money."

Though she has lived in Nipomo for only six years, Laschiver feels strongly about having a voice in the future of her adopted community. Active with the NCSD and Olde Towne Nipomo Association, she conceived the idea of a chili cook-off as an ideal fundraiser to jumpstart efforts to create the park.

"The structures in Jim Miller Park will be Victorian in nature," she said, "and the park will be a very attractive place for people to come to or drive by.

"I wanted to live in a small town I love," she added, "and I love Nipomo. I'm not against growth, but I'd like to see it done with common sense, because Nipomo can be the jewel of coastal California."

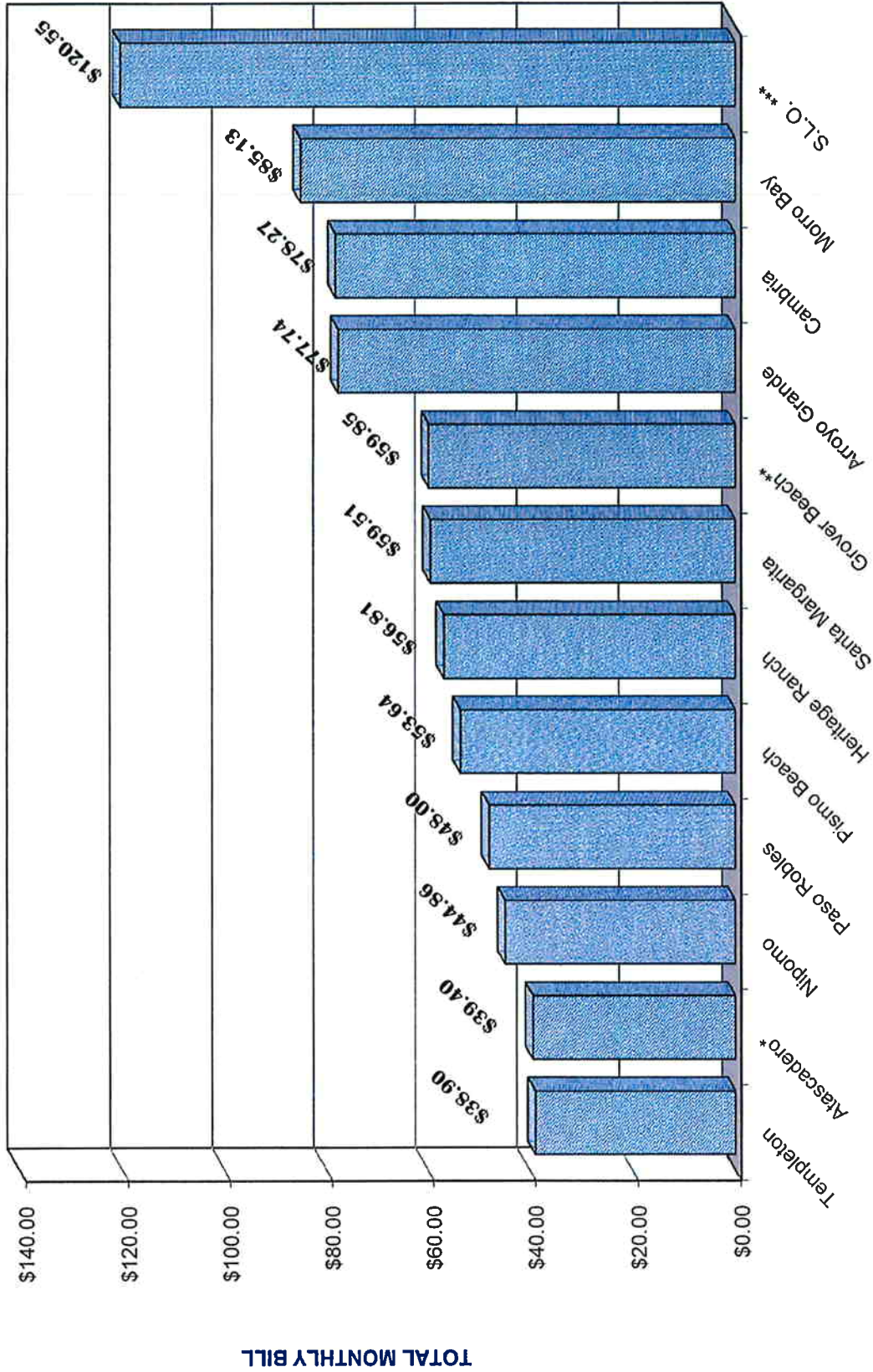
K. Reka Badger is feeling a bit chili. E-mail comments or ideas to rekabadger@hotmail.com.

AUGUST 14, 2013

ITEM F

ATTACHMENT B

**CENTRAL COAST AREA
COMPARABLE COST OF WATER
BASED ON 11,220 GALLONS/MONTH (1,500 CF/MONTH)
AS OF JULY 1, 2013**



*Atascadero - Includes \$2.50/month NWP Surcharge
 **Grover Beach - Includes a 1% utility tax applied to the water portion of the bill
 ***SLO - Includes a 5% utility users tax applied to the water portion of the bill

Rate Survey Calculations
1500 cf = 11,220 Gallons

Arroyo Grande (per 100 CF)			
Billed Bi-Monthly			
Bi-monthly Lopez Chg.	40.66	/2	20.33
(Min Charge) 0 usage	11.50	/2	5.75
(first 12) 100 - 1200	3.37	12	40.44
(next 20) 1201 - 3200	3.74	3	11.22
(next 32) 3201 - 6400	4.23		
greater than 6400	5.12		
			77.74

Atascadero (per Gallons)			
Billed Monthly			
up to 2,000	18.00		18.00
3,000 - 12,000	2.10	9	18.90
13,000 - 25,000	3.25		
26,000 - 50,000	4.80		
51,000-75,000	5.50		
76,000 & up	6.00		
Nacimiento Surcharge			2.50
			39.40

Cambria (per 100 CF)			
Billed Bi-Monthly			
11 units	54.07		
12 units	60.12		
13 units	66.17		
14 units	72.22		
15 units	78.27		78.27
			78.27

Grover Beach (per 100 CF)			
Billed Bi-Monthly - (plus 1% utility tax)			
Meter Charge	19.64	/2	9.82
First 12 units	3.26	12	39.12
Next 8 units	3.44	3	10.32
Next 22 units	3.95		
Over 42 units	4.38		
Tax	1%		0.59
			59.85

Heritage Ranch (per 100 CF)			
Billed Monthly			
(Base Rate) 0-2 units	20.41		20.41
3-21 units	2.80	13	36.40
22+ units	3.46		
			56.81

Morro Bay (per 100 CF)			
Billed Monthly			
12 units	67.55		
13 units	73.38		
14 units	79.24		
15 units	85.13	1	85.13
			85.13

Nipomo (per 100 CF)			
Billed Bi-Monthly			
(Min Charge) 0 usage	35.72	/2	17.86
0-24 units	1.80	15	27.00
25-40 units	2.25		
41-100 units	3.15		
greater than 100 units	5.40		
			44.86

Paso Robles (per 100 CF)			
Billed Monthly			
Rate per unit	3.20	15	48.00
			48.00

Pismo Beach (per 100 CF)			
Billed Bi-Monthly			
Bi-Monthly Meter Charge	32.57	/2	16.29
0 - 1200	2.35	12	28.20
greater than 1300	3.05	3	9.15
			53.64

San Luis Obispo (per 100 CF)			
Billed Monthly - (plus 5% utility users tax)			
Base Fee	5.00		5.00
1 - 8 units	6.56	8	52.48
9+ units	8.19	7	57.33
Tax	5%		5.74
			120.55

Santa Margarita (per 100 CF)			
Billed Bi-Monthly			
(Min Charge) 0 -10	59.26		59.26
11-16	2.83	16	45.28
greater than 16	3.62	4	14.48
Total			119.02
Total/2			59.51

Templeton (per 100 CF)			
Billed Monthly			
up to 300	16.10		16.10
301 - 2000	1.90	12	22.80
2001 - 4,000	2.55		
4,001 - 8,000	3.30		
greater than 8,000	4.30		
			38.90

ARROYO GRANDE

RESIDENTIAL WATER RATES JULY 2013

(Prepared by Atascadero Mutual Water Company)

Population Served: 17,395 (CA Dept. of Finance 1/1/2013)

Number of Services: 6,292

Water Rates (eff. July 1, 2013):

Bi-Monthly Water Service Charges per 100 CF:
(based on 5/8" meter)

	<u>Inside City</u>	<u>Outside City</u>
Minimum Charge:	\$11.50	\$14.38
First 12 units/bi-month	\$3.37	\$4.21
Next 20 units/bi-month	\$3.74	\$4.68
Next 32 units/bi-month	\$4.23	\$5.29
Over 64 units/bi-month	\$5.12	\$6.40
Lopez Charge:	\$40.66	\$50.82
New Account Fee:	\$15.00	
Renter Deposit:	\$180.00	can be paid in two \$90.00 payments. Owner can waive deposit if owner is responsible for closing bill.
Returned Check Charge:	\$25.00	
Delinquent Charge:	10%	after 30 days
Late Charge:	\$30.00	after 45 days (if shut off)
New Meter Charges:	\$207.00	for 5/8" meter
	\$997.00	Distribution Fee
	\$2,150.00	Water Availability
Retrofit Requirements:	None	

ATASCADERO

**RESIDENTIAL WATER RATES
JULY 2013**

(Prepared by Atascadero Mutual Water Company)

Population Served: 32,660

Number of Services: 10,609

Water Rates (eff. April 18, 2012):

Monthly Water Service Charges:

Minimum Charge: \$18.00 (includes 2,000 gals.)

3,000 to 12,000 gals.:	\$2.10 per 1,000 gals.
13,000 to 25,000 gals.:	\$3.25 per 1,000 gals.
26,000 to 50,000 gals.:	\$4.80 per 1,000 gals.
51,000 to 75,000 gals.:	\$5.50 per 1,000 gals.
76,000 gals. and up:	\$6.00 per 1,000 gals.*

Homes in surcharge area pay an additional 15%

Nacimiento Water Surcharge \$2.50 per month**

**Applies only to non-single family residences*

***Per meter except standby accounts*

New Account Fee:	None	
Renter Deposit:	None	owners are responsible for account
Returned Check Charge:	\$20.00	
Delinquent Charge:	\$50.00 \$100.00	(if shut off) (after-hours turn-on if shut off for non-payment)
Late Charge:	\$5.00	after 30 days
New Meter Charges:		
(3/4" meter)	\$1,670.00 \$19,600.00	Installation Fee (if installed by AMWC) Connection Fee

CAMBRIA

RESIDENTIAL WATER RATES

JULY 2013

(Prepared by Atascadero Mutual Water Company)

Population Served: 6,500

Number of Services: 4,014

Water Rates (eff. July 1, 2009):

Bi-Monthly Water Service Charges:

Bi-monthly residential rates per 100 CF Unit:

0-6 units	\$23.82	16 units	\$84.45
7 units	\$29.87	17 units	\$90.63
8 units	\$35.92	18 units	\$96.81
9 units	\$41.97	19 units	\$102.99
10 units	\$48.02	20 units	\$109.17
11 units	\$54.07	25 units	\$140.67
12 units	\$60.12	30 units	\$172.17
13 units	\$66.17	35 units	\$204.37
14 units	\$72.22	40 units	\$236.57
15 units	\$78.27	45 units	\$271.32 and so on

New Account Fee: \$ 38.50

Renter Deposit: \$100.00

Returned Check Charge: \$25.00

Delinquent Charge: \$29.50 48-hr. notice fee

Late Charge: 10% of delinquent amount with a min. of \$10.00 after 30 days

New Meter Charge: \$3,255.00 water connection plus
\$ 2,170.00 sewer connection fee
applicable retrofit fee

Retrofit Requirements: Assuming 2-bath home being built
0 - 4,000 sf parcel \$5,000 (or 100 points)
4,001 - 8,000 sf parcel \$6,250 (or 125 points)
8,001 - 16,000 sf parcel \$7,500 (or 150 points)

* Points calculated based on fixture retrofit values

GROVER BEACH

**RESIDENTIAL WATER RATES
JULY 2013**

(Prepared by Atascadero Mutual Water Company)

Population Served: 13,211 (CA Dept. of Finance 1/1/2013)

Number of Services: 4,690

Water Rates (eff. April 1, 2012):

Bi-Monthly Water Service Charges per 100 CF Unit:
(plus 1% utility users tax)

Minimum Monthly Charge for 5/8" & 3/4" meter:	\$9.82/mo.
First 12 units	\$3.26
Next 8 units	\$3.44
Next 22 units	\$3.95
Over 42 units	\$4.38

New Account Fee: \$88.00

Tenant Deposit: \$215.00

Returned Check Charge: \$25.00

Delinquent Charge: \$73.00 (business hours)
\$266.00 (after-hours turn-on)

Late Charge: 10% or \$10.00

Door Hanger Fee: \$20.00

New Meter Charges:
(1" meter) \$427.00 plus 25%

Retrofit Requirements: \$2,775.00 permit fee – goes into fund to retrofit existing homes

HERITAGE RANCH

**RESIDENTIAL WATER RATES
July 2013**

(Prepared by Atascadero Mutual Water Company)

Population Served: 3,500

Number of Services: 1,760

Water Rates effective July 1, 2013:

Monthly Water Service Charges:

Fixed meter fee for a 5/8" x 3/4" water service = \$20.41
(1 Unit = 100 cubic feet or 748 gallons)

0-2 units:	Included in fixed meter fee (base rate)
3-21 units	\$2.80 per unit
22 units and up:	\$3.46 per unit

New Account/Transfer Fee: \$ 25.00

Renter Deposit: Accounts must be held by property owner.
No deposit required.

Returned Check Charge:

\$ 20.00	– 1 st returned check
\$ 35.00	– 2 nd returned check
\$ 35.00	– 3 rd returned check
\$ 40.00	– each subsequent returned check

Delinquent Charge:

\$ 40.00	during normal business hours (if shut off)
\$120.00	if shut off after hours

Late Charge: 10% of account balance after 30 days

New Meter Charges:

\$500.00	Installation
\$1,456.00	Connection Fee

(5/8" meter)

MORRO BAY

**RESIDENTIAL WATER RATES
JULY 2013**

(Prepared by Atascadero Mutual Water Company)

Population Served: 10,317 (CA Dept. of Finance 1/1/2013)

Number of Services: 5,400 (approx)

Water Rates (eff. July 1, 1995):

Monthly Water Service Charges per 100 CF Unit:

0-3 units	\$16.43	12 units	\$67.55	21 units	\$121.17
4 units	\$21.99	13 units	\$73.38	22 units	\$127.39
5 units	\$27.58	14 units	\$79.24	23 units	\$133.70
6 units	\$33.20	15 units	\$85.13	24 units	\$140.07
7 units	\$38.85	16 units	\$91.06	25 units	\$146.54
8 units	\$44.53	17 units	\$97.01	26 units	\$153.09
9 units	\$50.24	18 units	\$102.99	27 units	\$159.70
10 units	\$55.98	19 units	\$109.00	28 units	\$166.37
11 units	\$61.75	20 units	\$115.04	etc.	

NOTE: Water rates unchanged since 1995

New Account Fee: \$25.00 application fee

Renter Deposit: \$100.00

Returned Check Charge: \$ 25.00 for first,
\$ 35.00 for all others

Delinquent Charges: \$ 53.00 posting fee
\$ 45.00 reconnect fee

Late Charge: 10% after 30 days

New Meter Charges: 1" – 1-1/2" \$1,771.00
3/4" – 5/8" \$1,320.00 (purchase, install, and tie-in to line)

NIPOMO

**RESIDENTIAL WATER RATES
JULY 2013**

(Prepared by Atascadero Mutual Water Company)

	Town Div.
Population Served:	10,867
Number of Services:	4,187
Water Rates (eff. November 1, 2011):	
<u>Bi-Monthly water service charges:</u>	
Flat Rate for 1" meter or less	\$ 35.72
0 – 24 units	\$ 1.80
25 – 40 units	\$ 2.25
41 – 100 units	\$ 3.15
Greater than 100 units	\$ 5.40
New Account Fee:	\$ 10.00
Renter Deposit:	None owners ultimately responsible
Returned Check Charge:	\$ 15.00
Delinquent Charge:	\$ 50.00
Late Charge:	\$ 5.00 or 10%, whichever is less
New Meter Charge:	\$ 275.00 (5/8" meter)
Retrofit Requirements:	SLO County requirement: toilet (1.2 gpf) & showerhead (2.5 gpm) at the time of sale or transfer of title to another entity.

PASO ROBLES

**RESIDENTIAL WATER RATES
JULY 2013**

(Prepared by Atascadero Mutual Water Company)

Population Served: 30,504 (CA Dept. of Finance 1/1/2013)

Number of Services: 10,664

Water Rates (eff. January 1, 2013):

Monthly Water Service Charges:

Rate per unit (per 100 CF):	\$3.20	
New Account Fee:	\$42.00	
Renter Deposit:	\$91.00	
Returned Check Charge:	\$21.00	
Delinquent Charge:	10%	
Door Hanger Fee:	\$32.00	
No Payment Fee:	\$91.00	
Late Charge:	10%	Applied on the 5 th of each month
Other Charges (after-hours):	\$357.00	
New Meter Charges:	\$179.00	Install meter only (3/4")
	\$206.00	Meter and meter box
	(Fee based on labor)	Tie into water main
	\$17,750.00	Connection Fee (3/4")
Retrofit Requirements:	None	

PISMO BEACH

**RESIDENTIAL WATER RATES
JULY 2013**

(Prepared by Atascadero Mutual Water Company)

Population Served:	8573
Number of Services:	4,809
Water Rates (eff. June 1, 2012):	
<u>Bi-Monthly Water Service Charges:</u>	
Meter Charge for 5/8":	\$32.57
Charges for water usage:	
0 - 1,200 CF:	\$2.35 per 100 CF
1,200 + CF:	\$3.05 per 100 CF
New Account Fee:	\$45.00
Renter Deposit:	\$180.00 owners are not responsible for account balance
First Returned Check Charge:	\$25.00
Subsequent Returned Check Charge:	\$35.00
Delinquent Charge:	\$30.00 (meter locked off)
Other Charges:	\$166.00 per year special tax per EDU for fixed costs for State and County (Lopez) water, included in yearly tax bill
New Meter Charges: (3/4")	\$270.00 for installation (owner provides connection and meter box)
	\$7,603.00 State Water Fee paid on building application
Retrofit Requirements:	None

SAN LUIS OBISPO

**RESIDENTIAL WATER RATES
JULY 2013**

(Prepared by Atascadero Mutual Water Company)

Population Served: 45,541 (CA Dept. of Finance 1/1/2013)

Number of Services: 14,500

Water Rates (eff. July 1, 2013):

Monthly Water Service Charges Per 100 CF Unit:
(plus 5% utility users tax)

	<u>Inside City</u>	<u>Outside City</u>
Base Fee	\$5.00	\$10.00
1-8	\$6.56	\$13.12
9+	\$8.19	\$16.38
Account Set-up Fee:	\$ 60.00 during business hours \$255.00 after hours/weekends	
Deposit Required:	\$ 90.00	if customer refuses to furnish Social Security #; otherwise, no deposit required
Returned Check Charge:	\$ 25.00	
Delinquent Charge:	\$ 97.00	restoration fee plus \$90.00 refundable deposit
Late Charge:	\$15.00 or 1.5%	of outstanding balance, whichever is greater, after 30 days
New Meter Charge:	\$ 82.00	install (owner provides connection and meter box)
Water Impact Fee:	\$17,383.00	SFR Rate
Retrofit Requirements:	None	

SANTA MARGARITA

**RESIDENTIAL WATER RATES
JULY 2013**

(Prepared by Atascadero Mutual Water Company)

Population Served: 1,259

Number of Services: 539

Water Rates (eff. July 1, 2013):

Bi-Monthly Water Service Charges:
(CCF = 100 cubic feet or 748 gallons)

0-10 CCF:	\$59.26 (minimum charge)
11 – 16 CCF:	\$2.83 per unit
Greater than 16 CCF and up:	\$3.62 per unit

New Account/Transfer Fee: None

Renter Deposit: \$40.00

Returned Check Charge: \$35.00

Reconnection of Water Service Charge: \$60.00

Late Charge: \$20.00

New Meter Charges:
(5/8" meter) \$1,500.00 Water Service Connection
\$350.00 Water Service Meter

TEMPLETON

**RESIDENTIAL WATER RATES
JULY 2013**

(Prepared by Atascadero Mutual Water Company)

Population Served: 7,000

Number of Services: 2,650

Water Rates (eff. January 1, 2013):

Monthly water service charges:

Minimum Monthly charge (5/8" meter): \$16.10
(includes up to 300 CF)

301 – 2,000:	\$1.90/100 cu. ft.
2,001 – 4,000:	\$2.55/100 cu. ft.
4,001 – 8,000:	\$3.30/100 cu. ft.
8,001 +:	\$4.30/100 cu. ft.

Water service outside TCSD boundaries is at 120% of rates above.

New Account Fee: \$10.00

Renter Deposit: None owner ultimately responsible

Returned Check Charge: \$30.00 (can be waived)

Reconnection Charge: \$50.00 (can be waived)

Late Charge: 10% penalty after 20 days, plus 0.5%
interest after 30 days

New Meter Charge: \$24,478.00

AUGUST 14, 2013

ITEM F

ATTACHMENT C

San Luis Obispo County IRWM Plan Update South County Sub-Region Workshop

City of Pismo Beach Council Chambers
760 Mattie Road
Pismo Beach

Tuesday July 23, 2013
1:00-3:00 PM

- **Part 1 - Background on SLOC IRWM Plan Update** (30 minutes – Carolyn-slides 1-19)
 - IRWM Overview
 - Accomplishments
- **Part 2 – Goals and Objectives Recap** (10 minutes – Mike – slides 20-24)
- **Part 3 – Sub-Region Priorities** (40 minutes – Mike –slides 25-28, Subregion lead slides 29-35)
 - Overview of Subregion Priorities – Mike-Slides 25-28
- **Part 4 - Resource Management Strategies** (10 minutes – Mike, slides 36-38)
 - Linkage between RMS and everything else...
- **Part 5 - Project Descriptions** (20 minutes – Mike, slides 39-46)
 - Review project flowchart
 - Discuss City's Abstract
- **Part 6 - Next Steps** (10 minutes – Carolyn slide 47)

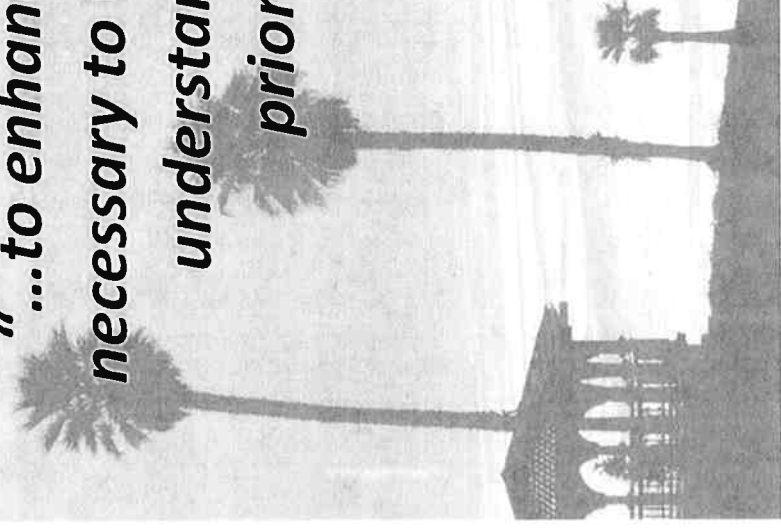
Goals and Objectives Section

- 6 Stakeholder/Community Outreach Meetings (March 20-22, 2013)
- 3 Sub-Region Workshops (March 25-26, 2013)
- Resulted in 173 comments/issues/concerns

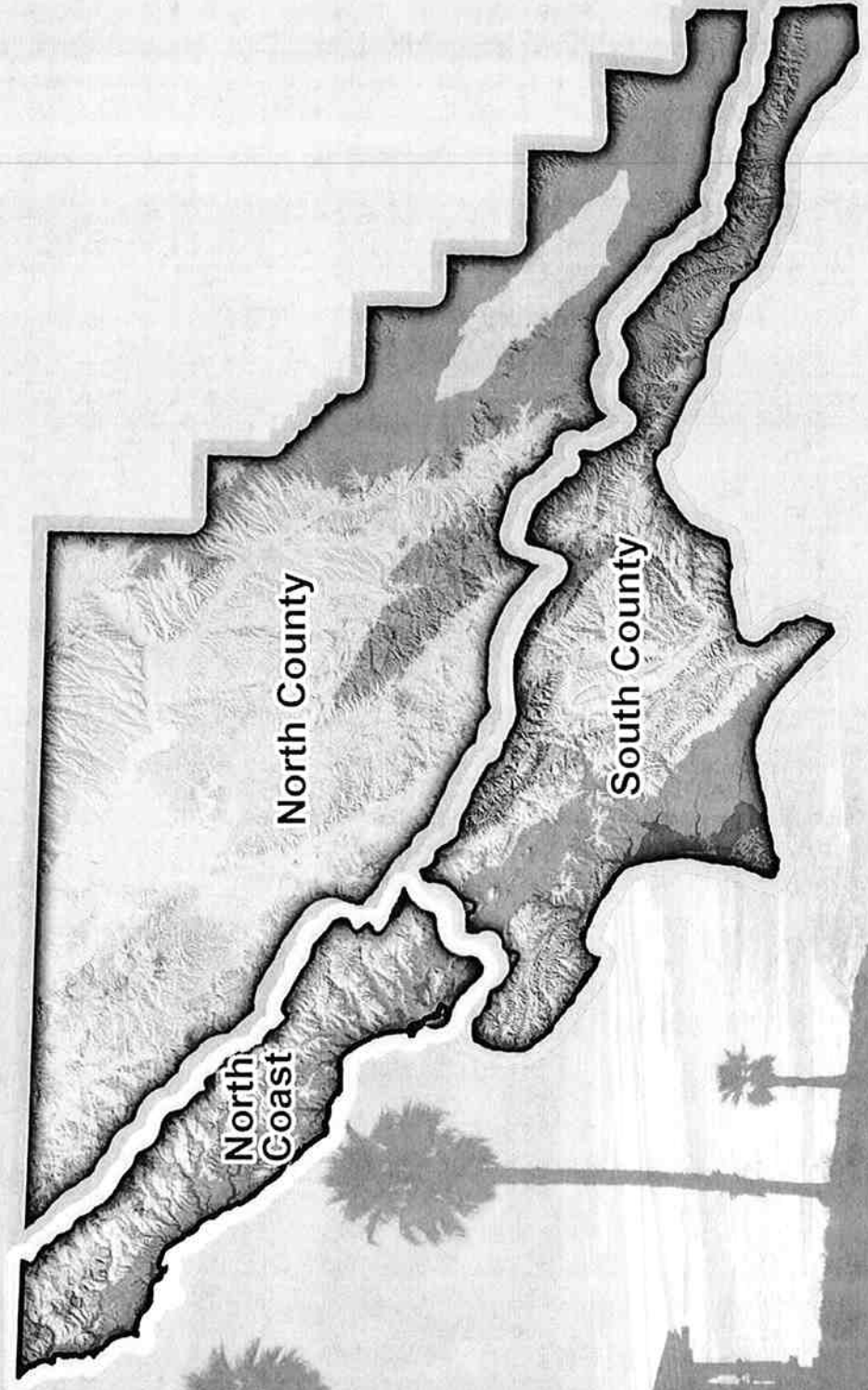


Why Sub-Regions?

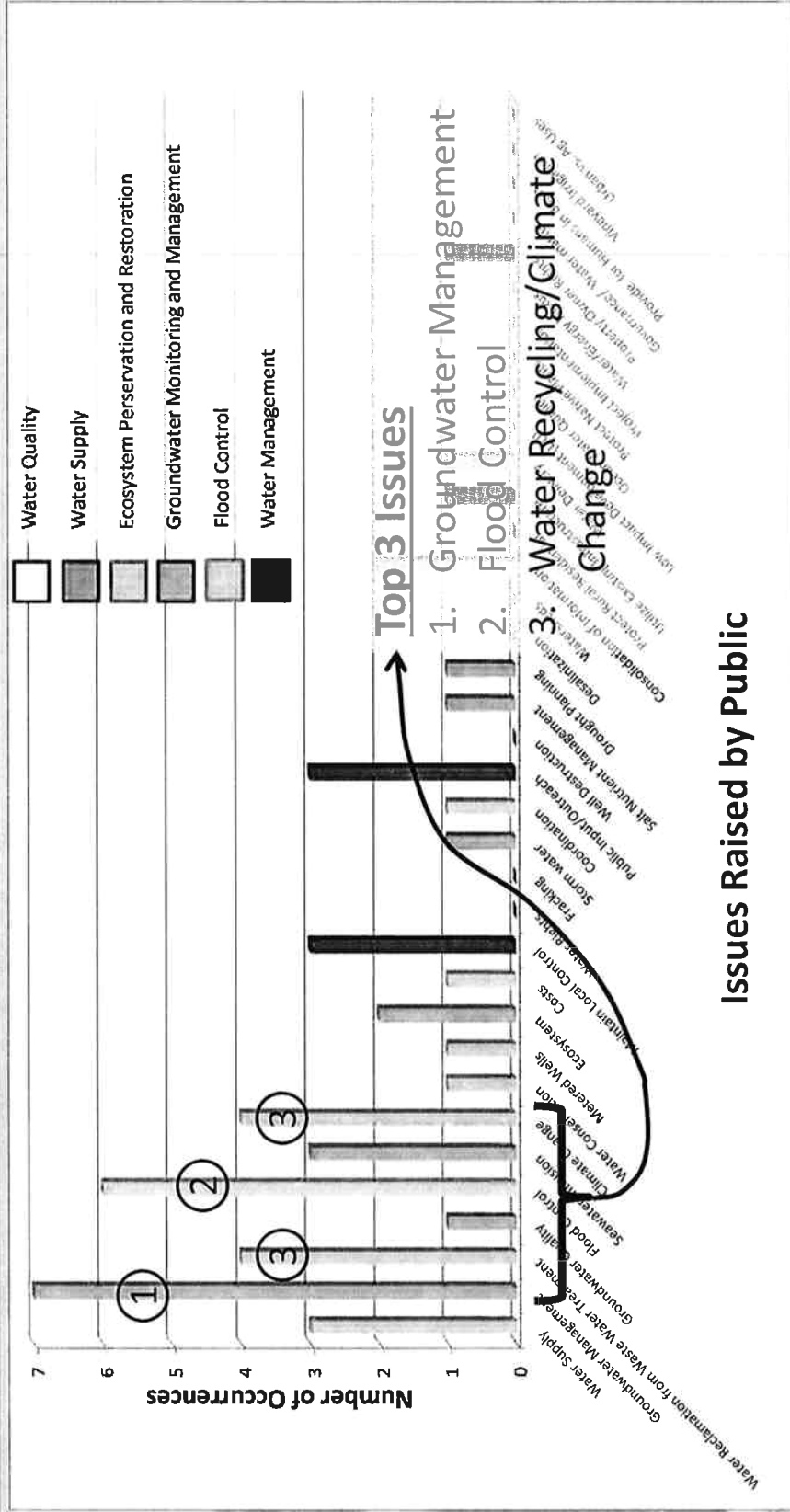
“ ...to enhance participation of Stakeholders it is necessary to work at a sub-regional level to better understand the water resources needs and priorities throughout the region.”



IRWM Plan Subregions

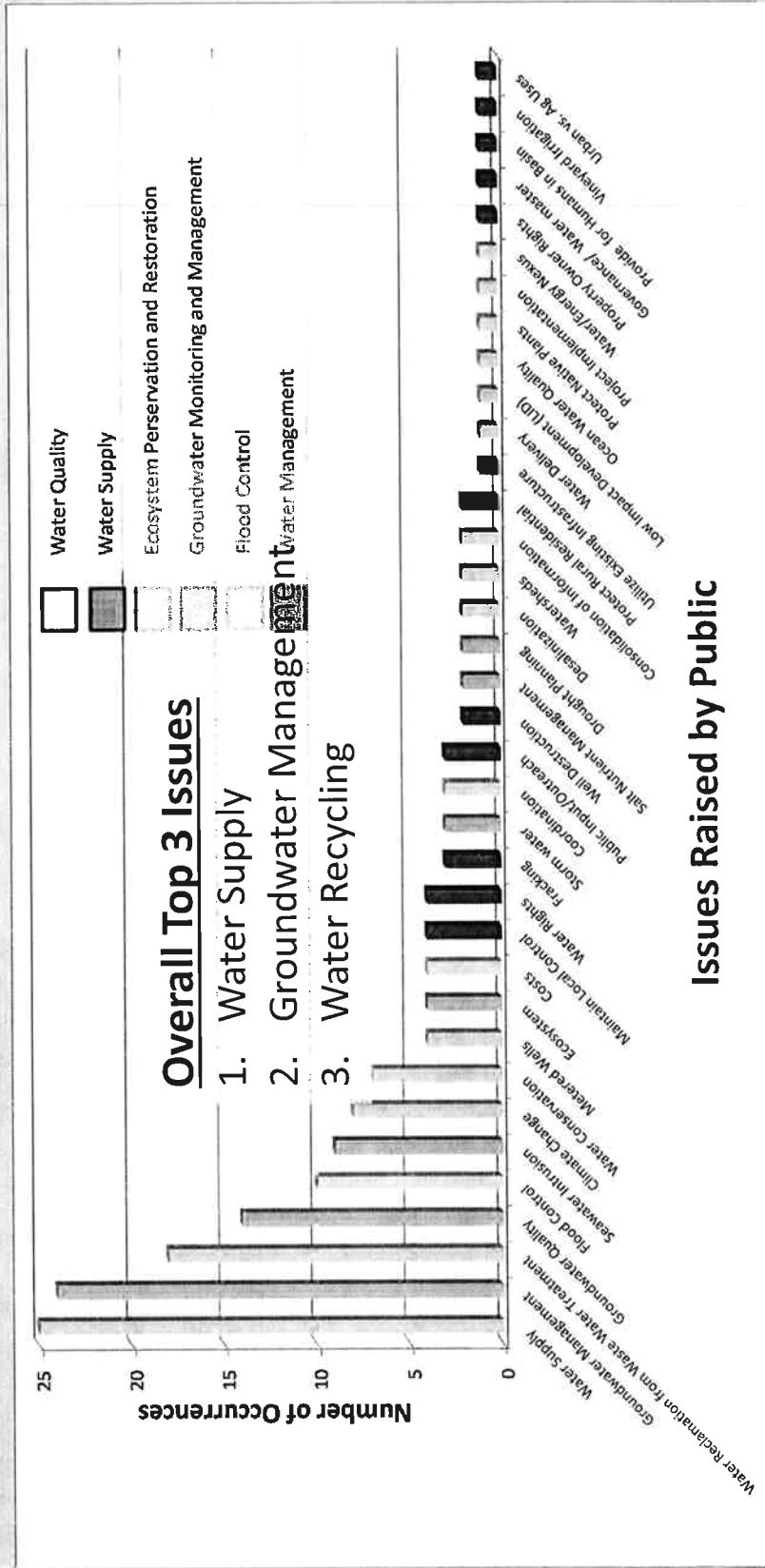


South County Results



Issues Raised by Public

Entire County Overall Results



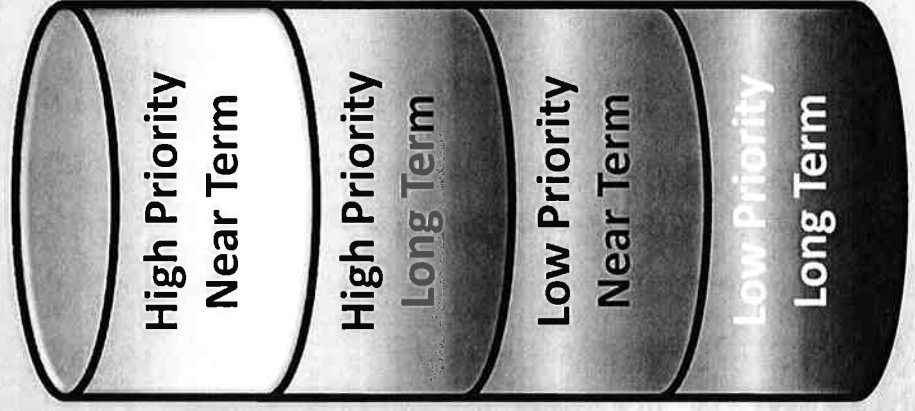
Stakeholder Role in the Development and Ranking of Priorities

- Direct input from Sub-Region Stakeholders provides focused priorities
- Focused priorities allow for rankings relevant to each Sub-Region
- Rankings will be used for screening and project preferences

How to Determine Sub-Region Priorities?

- **Is it a high priority or low priority?**
 - Is the project critical (e.g., drought preparedness or public health and safety)?
 - High Priority (2 points)
 - Low Priority (1 point)
- **Is it near term or long term?**
 - Can it be implemented within the next 5 years?
 - Near Term (2 points)
 - Long Term (1 point)

Our Prioritization Recommendation



4 POINTS

3 POINTS

2 POINTS

Example Priorities

South County Sub-Region Water Supply Priorities

	High or Low Priority		Near or Long Term		Sum of Points
	High	Low	High	Low	
1. Priority No. 1	X		X		4
2. Priority No. 2		X		X	2
3. Priority No. 3	X			X	3
4. Priority No. 4		X	X		3
5. Priority No. 5	X		X		
6.					



Water Supply Priorities

South County Sub-Region Water Supply Priorities

1. Seek agricultural and urban supplemental water supplies
2. Study the impacts of sea level rise on coastal community water supplies.
3. Develop supplemental water supplies
4. Evaluate potential for groundwater banking/conjunctive use programs and policies (locally or within SWP system)
5. Investigate options for optimizing use of local surface water storage
6. Maximize production and delivery capacity of the local water supply infrastructure (e.g. capacity improvements to Lopez WTP, pipeline pigging, etc.)
7. Evaluate potential for enhanced rainfall
8. Improved diversification of water supply resources for the South County agencies
9. Implementation of coordinated regional conservation programs

High or Low Priority

High

Low

Near or Long Term

High

Low

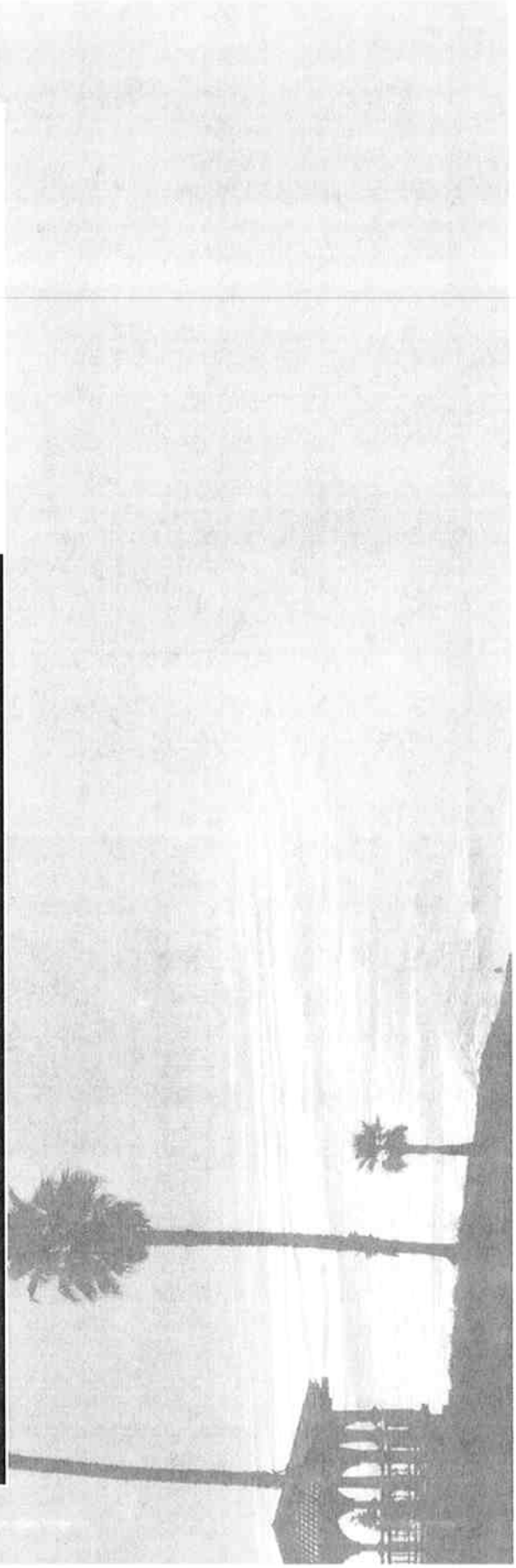
Ecosystem and Watershed Priorities

South County Sub-Region

Ecosystem and Watershed Priorities

1. Finalize/Implement AG Creek Habitat Conservation Plan
2. Develop an inventory of diversions from surface water bodies
3. Install stream gauges on key regional creeks

High or Low Priority		Near or Long Term	
High	Low	High	Low



Groundwater Monitoring Priorities

South County Sub-Region

Groundwater Monitoring and Management Priorities

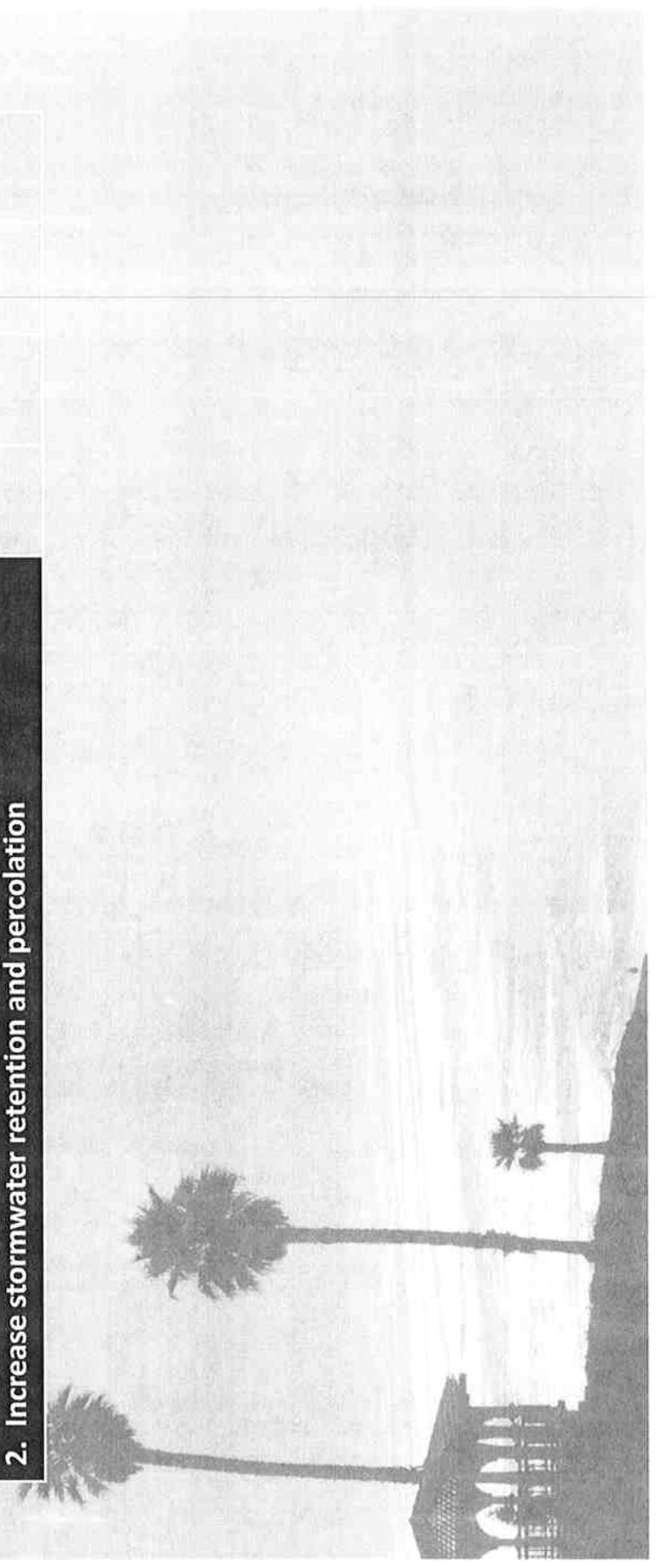
	High or Low Priority		Near or Long Term	
	High	Low	High	Low
1. Develop groundwater facilities or projects that increase operational and management flexibility.				
2. Avoid Seawater Intrusion (identify risk measures and management thresholds and develop coordinated response)				
3. Develop management tools (conceptual and groundwater flow models)				
4. Uniform groundwater monitoring program for the South County groundwater basins				
5. Uniform metering and reporting for all groundwater pumping in the South County				
6. Increased groundwater monitoring (focused on storage)				
7. Install additional dedicated monitoring wells including down hole transducers in high priority areas				
8. Investigate and quantify subsurface flows between the SMGB management areas				
9. Investigate and quantify available storage and reliable yield				
10. Policies to maintain health of the South County's groundwater basins				
11. Prepare Salt and Nutrient Management Plan(s) to cover the sub-region				
12. Develop groundwater facilities or projects that increase operational and management flexibility.				

Flood Management Priorities

South County Sub-Region Flood Management Priorities

1. Develop projects to improve the levels of flood protection in urbanized areas.
2. Increase stormwater retention and percolation

High or Low Priority		Near or Long Term	
High	Low	High	Low

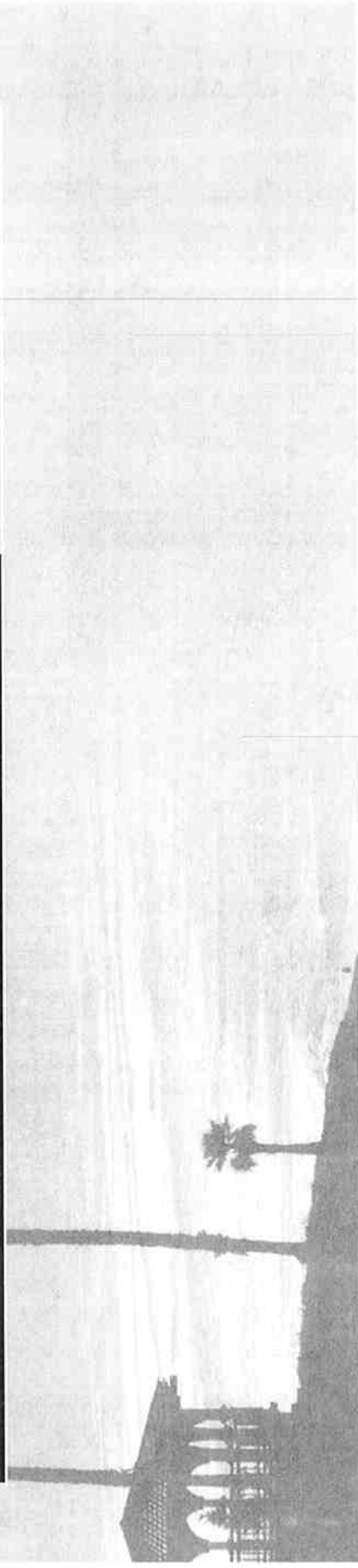


Water Resources Management and Communications Priorities

South County Sub-Region Water Resources Management and Communications Priorities

1. Develop methods to reach out to community on local water-related information and dates for subregion meetings and workshops.
2. Develop a SLO IRWMP Project for Round 3.
3. Improve collaboration and data sharing between urban, agricultural, and rural pumpers.
4. Maintain collaborative efforts between basin and watershed management groups.

High or Low Priority		Near or Long Term	
High	Low	High	Low



Sub-Region Prioritization Form



SOUTH COUNTY SUB-REGION PRIORITIES

Name: _____ Agency/Group: _____

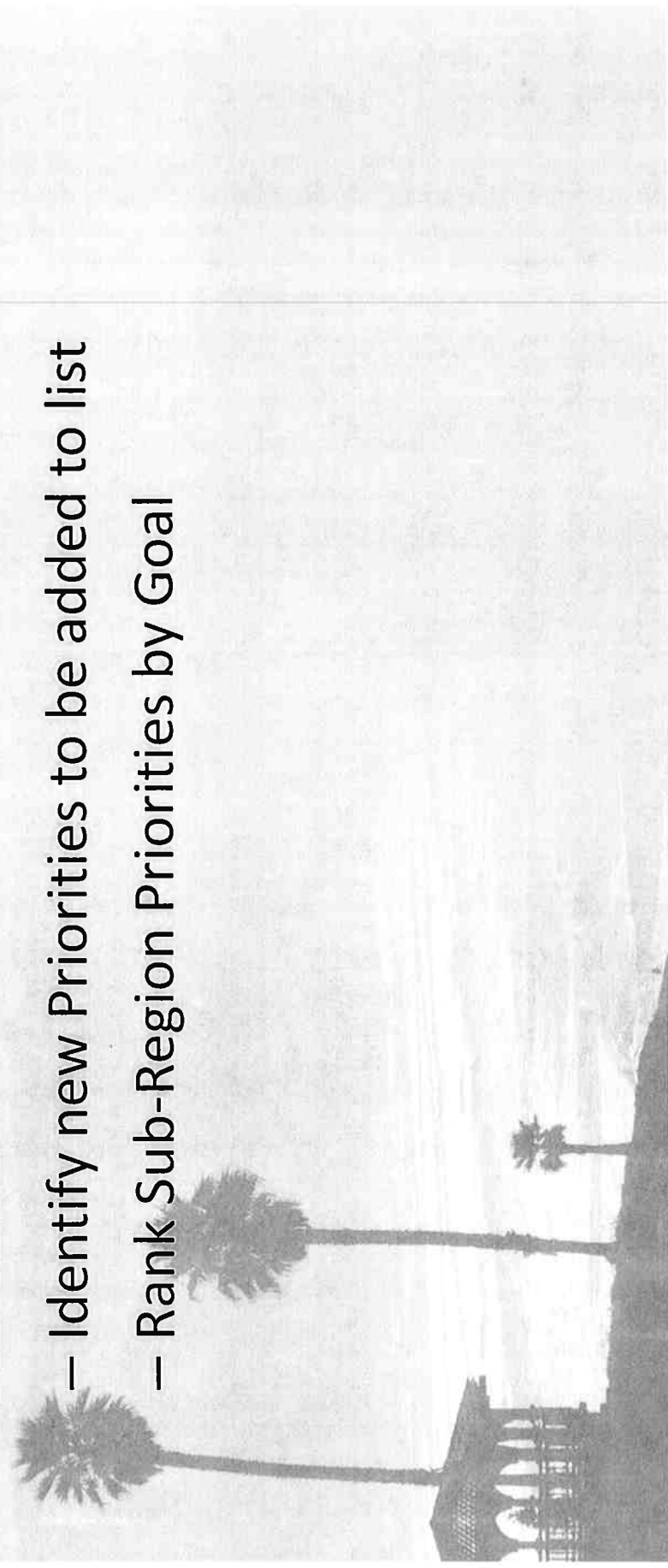
WATER SUPPLY GOAL

Objectives

1. Maximize the accessibility to existing and supplemental water supplies in the Region through the utilization of existing infrastructure and development of new infrastructure and agreements.
2. Provide adequate and sustainable water supplies and infrastructure to address water deficiencies in all communities, including disadvantaged communities and designated low income census blocks.
3. Support sustainable potable water supply programs for rural residents.
4. Support sustainable water quality and supply programs for agriculture.
5. Support projects aimed to improve existing public water systems to meet State and Federal Drinking Water Quality Standards.
6. Develop and implement water management plans in communities of all sizes and water users consistent with CWC requirements and accounting for environmental water needs.
7. Develop and implement conservation programs, measures and practices to increase water use efficiency in all water use sectors in order to maximize water supplies.
8. Plan for potential regional impacts of greenhouse gas emissions, climate change and droughts on water quantity and quality.
9. Diversify water supply sources, including the use of recycled and desalinated water.
10. Support watershed enhancement projects and programs to increase available water supplies to the Region.

Questions on Sub-Region Priorities ?

- **Complete Sub-Region Prioritization Evaluation**
 - Identify new Priorities to be added to list
 - Rank Sub-Region Priorities by Goal





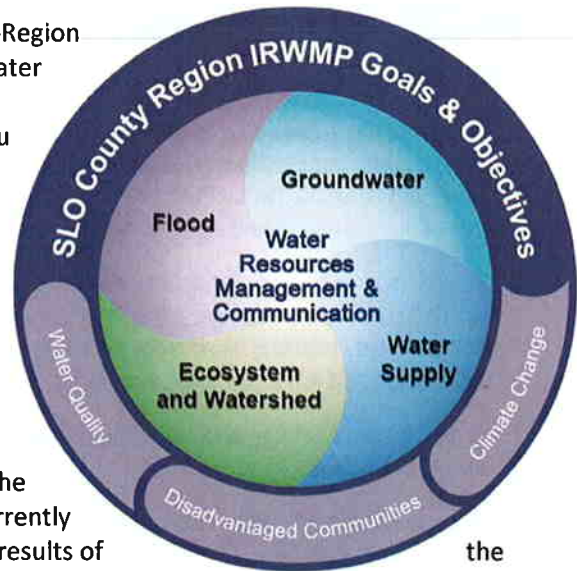
SOUTH COUNTY SUB-REGION PRIORITIES

July 12, 2013

Dear San Luis Obispo County IRWM Region Interested Stakeholder:

This packet contains five worksheets to assist in identifying Sub-Region Priorities for each of the San Luis Obispo Integrated Regional Water Management (IRWM) Plan Goals and Objectives. Please take a moment to note the heading of each page to make sure that you have the worksheets tailored for your Sub-Region.

A **Sub-Region Priority** reflects the needs of the Sub-Region related to its respective regional Goals and Objectives. Each page of this packet is structured to first familiarize you with the adopted Goals and Objectives, and is separated by each Goal (or water resources category): Water Supply, Ecosystem and Watershed, Groundwater Monitoring and Management, Flood Management, and Water Resources Management and Communication. Below the Goal's Objectives is an initial list of the Sub-Region Priorities. Please note that Sub-Region Priorities currently listed can be added to or deleted from, pending your input and results of public workshops scheduled on:



Join us at the IRWM Sub-Region Public Workshop: Tuesday, July 23, 1:00 pm - 3:00 pm, City of Pismo Beach Council Chambers, 760 Mattie Road, Pismo Beach

How You Can Use the Worksheet to Share Ideas:

- In the table space below the initial list of Sub-Region Priorities, please list additional critical ideas, concepts, projects, etc. to your Sub-Region, if needed. These should reflect your Sub-Region's most critical priorities and should be directly related to the IRWM Goals and Objectives.
- To the right of each Sub-Region Priority, please identify where you would place the Sub-Region Priority in terms of its being a **low or high priority** (i.e. how critical is the project or concept?), and whether the Sub-Region Priority can be **achieved over a short term period**, or would it require a **long term period** to achieve (i.e. can it realistically be implemented within five years or will it take longer?).

If you have any questions or want to submit written responses/comments in advance of the workshop, please email Carolyn Berg at cberg@co.slo.ca.us. Thank you very much for your participation and input!

What's IRWM?

Integrated Regional Water Management (IRWM) is a **collaborative** effort to manage all aspects of **water resources** in a region. IRWM **crosses jurisdictional, watershed, and political boundaries**; involves multiple agencies, stakeholders, individuals, and groups; and attempts to address the issues and differing perspectives of all the entities involved through **mutually beneficial solutions**.

The San Luis Obispo County IRWM program promotes implementation of IRWM strategies to ensure sustainable water uses, reliable water supplies, better water quality, enhanced groundwater reliability, environmental stewardship, drought preparedness, increased watershed awareness, and more!

South County Sub-Region Water Supply Priorities	High or Low Priority		Near or Long Term	
	High	Low	Near	Long
8. Improved diversification of water supply resources for the South County agencies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Implementation of coordinated regional conservation programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



SOUTH COUNTY SUB-REGION PRIORITIES

Name: _____ Agency/Community: _____

GROUNDWATER MONITORING AND MANAGEMENT GOAL

Objectives

1. Develop groundwater management plans, including salt and nutrient management plans, or other methods to help understand groundwater issues and conditions.
2. Improve groundwater management with direct support of locally driven processes, including potential formation of groundwater management structures/organizations for the purpose of implementing water supply and conservation plans, programs, and projects.
3. Develop and implement projects and programs to further basin management objectives of local basin Groundwater Management Plans or other objectives established under other methods used to define groundwater issues and conditions.
4. Work with local groundwater governance bodies in the development of the California Statewide Groundwater Elevation Monitoring (CASGEM) Program for groundwater basins in the region where plausible.
5. Evaluate and implement groundwater recharge and/or banking programs or efforts to increase the conjunctive use opportunities within the region, where technically feasible and cost-effective.
6. Protect and improve groundwater quality from point and non-point source pollution, including geothermal contamination and seawater intrusion.

Please place an "X" to provide the Priorities you think are high or low, and near-term or long-term.

South County Sub-Region Groundwater Monitoring and Management Priorities	High or Low Priority		Near or Long Term	
	High	Low	Near	Long
1. Develop groundwater facilities or projects that increase operational and management flexibility.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Avoid Seawater Intrusion (identify risk measures and management thresholds and develop coordinated response)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Develop management tools (conceptual and groundwater flow models)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Uniform groundwater monitoring program for the South County groundwater basins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Uniform metering and reporting for all groundwater pumping in the South County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Increased groundwater monitoring (focused on storage)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Install additional dedicated monitoring wells including down hole transducers in high priority areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Investigate and quantify subsurface flows between the SMGB management areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Investigate and quantify available storage and reliable yield	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



SOUTH COUNTY SUB-REGION PRIORITIES

Name: _____ Agency/Community: _____

FLOOD MANAGEMENT GOAL

Objectives

1. Understand flood management needs per watershed or water planning area.
2. Promote the implementation of Low Impact Development projects and practices to reduce storm runoff to protect infrastructure and property from flood damage.
3. Integrate stormwater controls, drainage and flood control structures into development projects and/or floodplain restoration to enhance natural groundwater recharge.
4. Improve flood control infrastructure and operations and flood management strategies to reduce frequency of downstream flooding, improve water quality, and reduce upstream erosion and downstream sediment accumulation.
5. Develop and implement flood management and water storage projects that provide multiple benefits such as public safety, water supply, habitat protection, recreation, agriculture, and economic development.
6. Develop and implement flood control projects that ensure health and safety and simultaneously protect, restore, and enhance the functions of rivers, creeks, streams, and their floodplains.
7. Support the adequate protection of disadvantaged communities from flooding without unfairly burdening communities, neighborhoods, or individuals.

Please place an "X" to provide the Priorities you think are high or low, and near-term or long-term.

South County Sub-Region Flood Management Priorities	High or Low Priority		Near or Long Term	
	High	Low	Near	Long
1. Develop projects to improve the levels of flood protection in urbanized areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Increase stormwater retention and percolation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



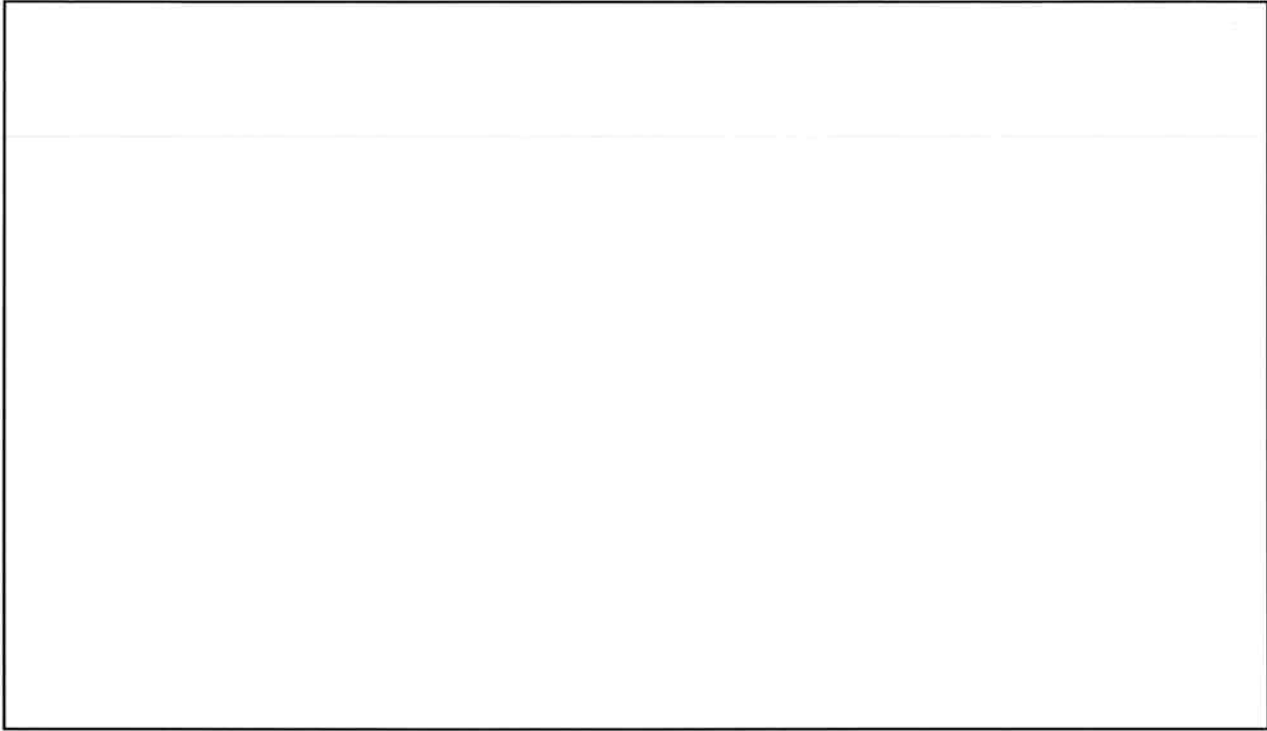
SOUTH COUNTY SUB-REGION PRIORITIES

Space for Additional Notes and Comments

Water Supply Subregion Priorities:

Ecosystem and Watershed Subregion Priorities:

Water Resources Management Subregion Priorities:



AUGUST 14, 2013

ITEM F

ATTACHMENT D



MEETING AGENDA

Project: San Luis Obispo County
Regional Recycled Water Strategic Plan

Date: July 23, 2013

Time: 10:30 pm to 12:00 pm

Location: Pismo Beach Council Chambers
760 Mattie Road
Pismo Beach

Subject: **Sub-Regional Meeting – South County**

Meeting Purpose: Define sub-regional work to be completed within RRWSP

Meeting Objectives:

- Review recycled water setting for South County
- Review summary of previous study findings for South County
- Discuss questions related to identified recycled water projects for South County
- Have consensus on sub-regional scope for RRWSP

Topics

1. Existing Conditions / Supply & Demand Estimates
2. Summary of Identified Projects
3. Recycled Water Project Questions for Discussion
4. Sub-Regional Scope Items

Attachment:

1. South County Meeting Overview

AUGUST 14, 2013

ITEM F

ATTACHMENT E



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/7/2013

TO: _____

FROM: Brian Pedrotti- Inland Team/ Development Review

PROJECT DESCRIPTION: DRC2013-00003/SUB2013-00005 PRIVATE CAPITAL- Conditional use permit and lot line adjustment for the construction and operation of a 96 bed assisted living facility, along with the lot line adjustment of two parcels. 5.20 acre site located off W.Tefft in Nipomo. APN: 092-572-016 and 017.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No

SUB2013-00005

PRIVATE CAPITA

DRC2013-00003

PRIVATE CAPITA

Lot Line Adjustment

CONDITIONAL USE PERMIT/

LLA OF TWO PARCELS.

CUP FOR CONSTRUCTION AND OPERATION
OF A 96 BED ASSISTED LIVING FACILITY

SC/ NIPO

SC/ NIPO

CBD CR

CBD CR

APPLICANT INFORMATION

Check box for contact person assigned to this project
 Landowner Name PRIVATE CAPITAL INVESTMENTS Daytime Phone (925) 937-1314
Mailing Address 3201 DANVILLE BLVD., ALAMO, CA. Zip Code 94507
Email Address: GARY@PRIVATECAP.NET

Applicant Name (SAME AS ABOVE) Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 5.20 ACRES Assessor Parcel Number(s): 092-572-016 / 092-572-017
Legal Description: _____
Address of the project (if known): 563 JUNIPER ST., NIPOMO, CA / 187 N. FRONTAGE RD., NIPOMO, CA.
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: EXIT W. TEEFT - 1 BLOCK WEST TO MARY ST, TURN RIGHT 1 BLOCK - PROP. IS NW CORNER OF MARY & JUNIPER
Describe current uses, existing structures, and other improvements and vegetation on the property: PROPERTY IS VACANT LANDS

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): BOTH PARCELS TOTAL 5.2 ACRES

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Gary Benito, PRES., PRIVATE CAPITAL INVESTMENTS Date 7/19/13

FOR STAFF USE ONLY
Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: Proposed access from
Many with additional fire access too on south end, access from Juniper

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: CR/CS South: CR
East: 101 FWY/RSF West: CR/DP

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres
Number of parking spaces proposed: _____ Height of tallest structure: 35'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 86/15' Right _____ Left 26' Back 35'

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: Nipomo CSD
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: Nipomo CSD
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal-Fire

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 96 Bed / 36 units Number of bedrooms per unit: One
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Mary, Juniper, Frontage, 101 FWY

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain Assisted Living Facility
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 24,000 gpd
4. How many service connections will be required? 4
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: N/A

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? N/A feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: 50-300 ft Location of connection: Juniper
2. What is the amount of proposed flow? 19,800 gpd G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No Sewer line may be up sized

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? Rear/Side
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

1. Name of School District: Lucia Mar Unified School District
2. Location of nearest police station: 1691 Front St. Oceano CA
3. Location of nearest fire station: 450 Pioneer St. Midway CA
4. Location of nearest public transit stop: Jeff at Carrillo = .2 m.
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? +/- .1 mile / 200 ft feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
Property remains undeveloped and unused
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: Vons open space parcel (092-572-019) has sensitive artifacts
3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 24/7 Hours of Operation: 24
2. How many people will this project employ? +/- 100
3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift 30-40 per shift - some full and some part time hours vary
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 29 Between 4:00 to 6:00 p.m. 32
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): Sitting areas, recreation areas, rain garden area at entrance
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: TBD

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Bio Swale and Rain garden at entrance

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes No

If yes, please describe and provide "ED" number(s): 04-0309

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): County Building Permit

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



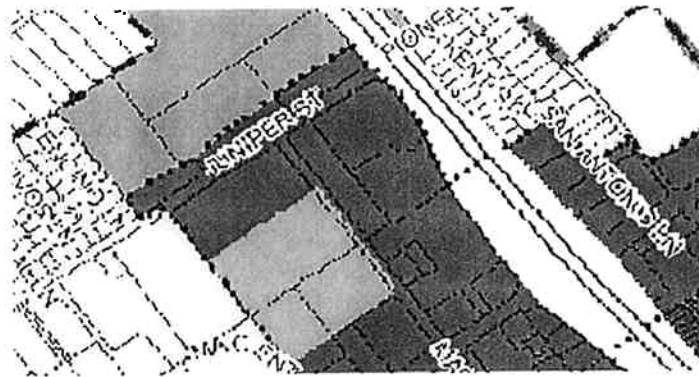
1050 Southwood Drive, San Luis Obispo, CA 93401
T 805.544.7407 F 805.544.3863

CannonCorp.us

Nipomo Oaks Project Description

The property owner, Private Capital Investments, through its agent, Cannon: Todd Smith, is requesting approval for a conditional use permit and lot line adjustment for parcels 092-572-016 & 017 in Nipomo, San Luis Obispo County. The property is currently undeveloped and is a portion of the project property the County approved a mixed use project CUP and tentative tract map requested by Nipomo Town Square, LLP (George Newman). The lots are located at the southeast corner of Juniper and Mary streets. The subject property is zoned Commercial retail (CR). The surrounding parcels include: the RV Dealership to the north, the 101 freeway to the east, a Vons owned open space parcel and the Vons shopping center to the south and land to the west which also was once a part of the Nipomo Town Square approved project that remains vacant.

The surrounding zoning is (see map below), CR and CS (Commercial Service) to the north, The 101 Freeway and RSF (Residential Single Family) to the east, CR (Vons shopping center) to the south and CR/OP (Office Professional) to the west.



The proposed use is for the construction and operation of a 96 bed assisted living facility on parcel 17, and a 36 unit senior living apartment complex. The assisted living facility will contain 96 beds of varying level of care. 59 beds will be assisted living; 15 beds will be transitional or light memory care; 22 beds will be memory care. The senior apartments on Parcel 16 will house 36 independent living units.

The assisted living facility is expected to employ 100 people in a mix of full-time and part-time workers. Employees will work three shifts. Approximately one third of the employees will be



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full time. This will bring new jobs to Nipomo and San Luis Obispo County, and will enhance local businesses.

Also requested is a lot line adjustment between the two parcels that are under the same ownership. Parcel APN 092-572-016 and 092-572-017. Parcel 16 is approximately 2 acres and Parcel 17 is approximately 3 acres presently. It is proposed to continue the southern property line for Parcel 17 all the way to Mary Ave. cutting Parcel 16 in half. Proposed parcel sizes then will be Parcel 16 just over one acre and Parcel 17 to approximately 4 acres (see the attached exhibits).

The existing site is undeveloped land with a large drainage basin at the east side of the property. There are existing recorded drainage easements for Vons and San Luis Obispo County to send storm water to the basin. The easements are non-exclusive and allow the subject property to utilize the basin for drainage. Given that the basin is at the low elevation of the property, existing drainage patterns of the property flow to the basin.

There are no significant land features on the property. No large native trees are on the subject parcels. All of the trees are located on the Vons open space restricted parcel, 092-572-018 and will remain undisturbed and ultimately supported by the proposed project. The Owner derived the name of the project, Nipomo Oaks, from those trees and expects that the tenants will enjoy the natural beauty adjacent to the property. See the existing aerial photo:





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As can be seen by the site photo above, the proposed use is perfectly situated. There are commercial Retail and commercial service uses to the north, the RY dealership, and to the south, Vons shopping center. Additionally, the proximity to Vons and the Tefft commercial district makes this location ideal. The seniors who maintain mobility or have mobile devices such as a scooter, and independence, will find most of the necessary services within walking distance of the property. Groceries, drug stores, restaurants and more are all conveniently located in the immediate neighborhood.

Once completed, the project will not generate much noise, traffic, odors, or significant impacts. Senior facilities do not generate much traffic. The residents are low users. The Institute of Traffic engineers estimate an average use rate of two thirds as compared to single family development. Assisted Living is even less. The average we used was .22 morning peak hour trips per bed/unit and .24 peak afternoon trips per bed/unit as per the ITE figures. While there is the addition of employee traffic with assisted living, industry sources note that approximately 30% to 40% of employees use public transportation.

Public transportation is expected to be another highly utilized aspect of the use in operation. Seniors often rely heavily upon public transportation. The Nipomo Dial a Ride is available for the residents use and is very convenient and inexpensive. Additionally the transit stop is located less than two tenths of a mile away from the property.

Parking is calculated based on the nursing home standard in section 22.18.50 of the County Land Use Ordinance for the assisted living portion and the multifamily use standard for the senior apartments. Therefore 48 spaces are required for the assisted living and 45 spaces required of the senior apartments – 36 residence and 9 guest spaces. The project proposes 60 spaces for the assisted living with 2 of those spaces ADA compliant, and 37 spaces for the senior apartments with 1 space as ADA compliant. We are technically short some guest parking for the senior apartments and will consider a parking waiver or a shared parking agreement in order to satisfy the code requirement. There is a parking surplus on the assisted living portion of the project.

Noise is also typically low for this type of use. An updated acoustic study is included for review and it analyzes the introduction of a sensory receptor with the project. The project will comply with the noise ordinance. The use in operation is not expect to create undue noise. The biggest noise element would likely be the occasionally emergency response for urgent medical care that is more frequent with the elderly than average residential standards.

In addition to the noise study, a Health Risk Assessment has been conducted and the project is well under the required limits.



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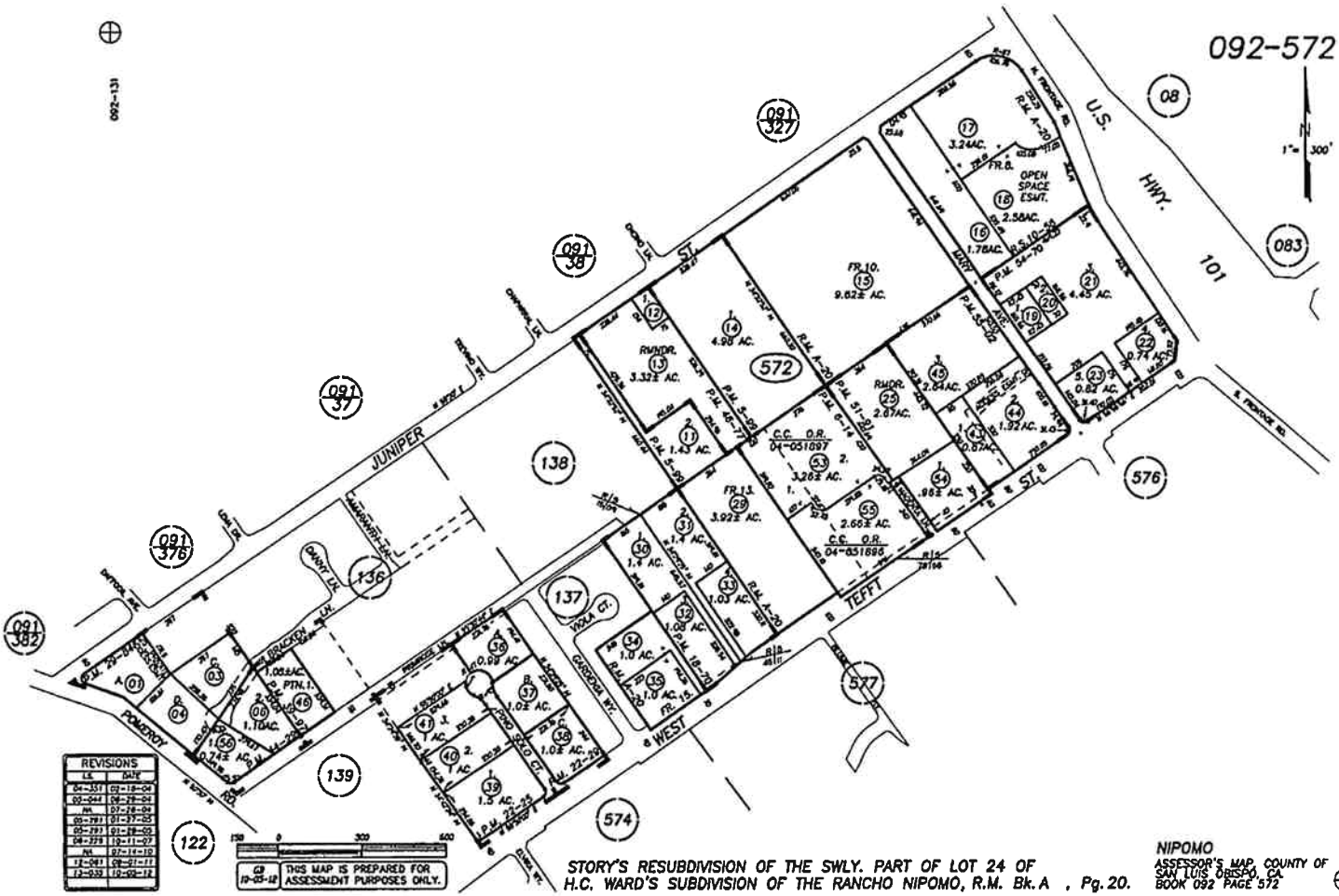
CannonCorp.us

The project will serve a critical need in the community as the aging baby boomer population is requiring more services. San Luis Obispo County has seen more assisted living facilities as this need continues to grow. This facility fits in well at the proposed location. It brings to fruition the most successful part of the previously approved project, Nipomo Town Center that was approved in 2006/2007. The project is compatible with the surrounding land uses.



092-131

092-572



REVISIONS	
LA	DATE
04-251	09-18-04
05-041	08-28-04
06-071	07-28-04
06-271	01-27-05
06-281	02-18-05
06-291	02-18-05
06-301	02-11-07
06-311	02-14-10
06-321	08-21-11
06-331	10-02-14

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

STORY'S RESUBDIVISION OF THE SWLY. PART OF LOT 24 OF H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A . Pg. 20.

NIPOMO ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA BOOK 092 PAGE 572

AUGUST 14, 2013

ITEM F

ATTACHMENT F

NIPOMO MESA MANAGEMENT AREA – TECHNICAL GROUP

MEETING AGENDA

**10:30 A.M. – August 12, 2013 – Woodlands
1645 Trilogy Parkway, Nipomo – Avila Room**

*The NMMA technical group meetings are open to stipulating parties,
but not to the general public.*

- 1. Call to order, roll call, and updates**
- 2. Approval of Meeting Minutes from June 19 and July 12, 2013**
- 3. Subcommittee Meetings**
- 4. 2013 Annual Report**
 - a. Data Collection**
- 5. Additional Sampling of Sentinel Wells 12C, 36L, 30N**
- 6. Discussion of TG Member Press Releases**
 - a. Develop Proposed Conservation Targets**
- 7. Discussion Calendar**
 - a. Sub-surface Flow Calculation**
 - i. North**
 - ii. South**
 - iii. East**
 - iv. West**
- 8. Schedule for next meeting:**

AUGUST 14, 2013

ITEM F

ATTACHMENT G

AGENDA

Dan Buckshi
County Administrator



BOARD OF SUPERVISORS

Frank R. Mecham, 1st District
Bruce Gibson, Vice-Chairperson, 2nd District
Adam Hill, 3rd District
Vacant, 4th District
Debbie Arnold, 5th District

Tuesday, August 13, 2013

CONSENT AGENDA	9:00 AM
REVIEW AND APPROVAL	
PUBLIC COMMENT PERIOD	
HEARINGS	
BOARD BUSINESS	
CLOSED SESSION	
RECESS	
AFTERNOON SESSION	1:30 PM
REPORT ON CLOSED SESSION	
BOARD BUSINESS	
ADJOURNMENT	5:00 PM

- The Board of Supervisors' weekly agenda and staff reports are available at the following website: www.slocounty.ca.gov. Packets are also available at the County Government Center and may be viewed on-line at the Atascadero, Arroyo Grande, Paso Robles, Nipomo, Morro Bay, SLO City/County Libraries and the SLO Law Library.
- All persons desiring to speak on any Board item, including the Consent agenda, Closed Session or during the general public comment period are asked to fill out a "Board Appearance Request Form" and submit to the Clerk of the Board *prior* to the start of the Board item. Each individual speaker is limited to a MAXIMUM of three (3) minutes.
- Please refer to the information brochure located in the back and outside of the Board Chambers for additional information regarding accommodations under the Americans with Disabilities Act, supplemental correspondence, and general rules of procedure.

9:00 FLAG SALUTE

CONSENT AGENDA – REVIEW AND APPROVAL

The items listed on this portion of the agenda are scheduled for consideration as a group. The staff recommendations will be approved as outlined within the staff report. Any Supervisor may request an item be withdrawn from the Consent Agenda to permit discussion or change the recommended course of action for an item.

Consent Agenda - Administrative Office Items:

1. Request for approval to apply for the Federal Fiscal Year 2013 Homeland Security Grant Program.

Consent Agenda - Board of Supervisors Items:

2. Submittal of resolution recognizing Atascadero Mutual Water Company on its 100th anniversary.

Consent Agenda - Clerk-Recorder Items:

3. Submittal of the Port San Luis Harbor District 2013-14 Final Budget and implementing resolution.

Consent Agenda - Health Agency Items:

4. Request to approve a renewal contract (Clerk's File) with Wilshire Community Services for FY 2013-14 in an amount not to exceed \$208,889 to provide prevention and early intervention behavioral health services to older adults throughout the county.
5. Request to approve renewal contracts (Clerk's File) with San Luis Coastal Unified School District, County Office of Education, and Atascadero Unified School District for FY 2013-14 in a collective amount not to exceed \$154,791 under which the County will provide on-site support in addition to educationally related mental health services in the District's special education classes.
6. Request to approve a contract with Allan Hancock Joint Community College District for Fiscal Years 2013-16 to provide training for its Allan Hancock College nursing students.

Consent Agenda - Planning & Building Items:

7. Submittal of resolution commending John Busselle upon his retirement after 27 years with the County of San Luis Obispo Department of Planning and Building.
8. Submittal of two resolutions approving new land conservation contracts (Clerk's File) pursuant to the California Land Conservation Act of 1965. District 5.
9. Request to approve a proposed contract (Clerk's File) with Pacific Municipal Consultants in the amount of \$527,699 for a California Energy Commission funded renewable energy streamlining project and authorize a budget adjustment in the amount of \$527,699. All Districts.

Consent Agenda - Public Works Items:

10. Request to approve Amendment No. 1 to the agreement for engineering consulting services with Quincy Engineering for River Grove Drive over Estrella River Bridge Replacement, Whitley Gardens, increasing the contract amount by \$86,910. District 1.
11. Submittal of bid opening report for See Canyon Road Slope Repair, Avila Beach, to award the subject contract to Souza Construction, Inc., the lowest responsible bidder, in the amount of \$236,764.75. District 3.

12. Submittal of bid opening report for Asphalt Overlay 2013, Ramada Drive and El Pomar Drive, east of Templeton and southeast of Paso Robles, to award the subject contract to Papich Construction Co., Inc., the lowest responsible bidder, in the amount of \$1,514,284. District 1 and 5.

Consent Agenda Public Works - Board Sitting as Flood Control District:

13. Request to approve committee appointments for Anthony Kalvans, member, and David Bentz, alternate member, as representatives of the San Miguel Community Services District to the Paso Robles Groundwater Basin Blue Ribbon Committee. Districts 1 and 5.

Public Comment Period:

14. The general public comment period is intended to provide an opportunity for members of the public to address the Board on matters within the Board's purview that are not scheduled on the current agenda. Individuals interested in speaking are asked to fill out a "Board Appearance Request Form" and submit it to the Clerk of the Board prior to the start of general public comment. When recognized by the Chair, each individual speaker may address the Board and is limited to a MAXIMUM of three (3) minutes or a reasonable period of time as determined by the Board Chairperson.

Hearings:

15. Hearing to consider protests regarding the proposed assessments for the Tract 1747 Streetlight Assessment District. District 4.

Board Business:

16. Report on the activities of the Homeless Services Oversight Council (HSOC).
17. Submittal of a resolution to amend the Position Allocation List for Fund Center 180-Social Services Administration, to add 24.0 FTEs in various classifications to support implementation of the Patient Protection and Affordable Care Act, and request to authorize a corresponding budget adjustment in the amount of \$2,205,774.

Closed Session Items:

18. I. Conference with Legal Counsel-Anticipated Litigation (Government Code, section 54956.9.) 1. Significant exposure to litigation (Government Code, section 54956.9(b).) No. of cases 2. Facts and circumstances not known to potential plaintiff which indicate significant exposure to litigation. 2. Initiation of litigation (Government Code, section 54956.9(c).) No. of cases 2.
- II. PERSONNEL (Gov. Code, § 54957.) It is the intention of the Board to meet in closed session to: 3. Consider Public Employee Appointment for the Position of Director of Building/Planning.

III. CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code ' 54957.6.) It is the intention of the Board to meet in closed session to have a conference with its Labor Negotiator Tami Douglas-Schatz concerning the following: Name of employee organizations are: 4. SLOCEA-Public Services, Supervisors, Clerical; 5. Sheriffs' Management; 6. SLOCPPOA; 7. Deputy Sheriff's Association; 8. DAIA; 9. SLOCPMPOA; 10. DCCA; 11. SLOGAU.

RECESS

1:30 REPORT ON CLOSED SESSION

Board Business:

19. Request to discuss and appoint one of three applicants to the Airport Land Use Commission: Larry Cooper, Adam Verdin, or Tim Williams.
20. Request to receive and file the project update, adopt contract documents (Clerk's File), approve the incorporation of specifications for materials, products and control systems and authorize processes for public bidding for construction services for the Women's Jail Expansion project located at 1585 Kansas Avenue, San Luis Obispo, CA. Set bid opening date for Thursday September 26, 2013.
21. WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040. For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review the environmental determination and other information on our website located at www.sloplanning.org.

Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues.

There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For Week of August 8, 2013

San Luis Obispo Area

Rental Car Quick-Turnaround (QTA) facility. Request by County General Services for a Rental Car Quick-Turnaround (QTA) facility on an approximate 3 acres (131,720 square foot) site at the San Luis Obispo County Regional Airport (Airport). The Proposed Project includes the development of the following:

- a 1,200 square foot accessory building for storage; towel wash and dry; employee break room and restrooms;
- four covered manual car wash bays (approximately 2,900 square feet total) with state-of-the-art wash water recovery and recycling systems;
- 98 car parking stalls, including two handicap/disabled van accessible spaces; and
- a 6,000 gallon above ground auto fuel tank with associated infrastructure (required by the rental agencies).

The purpose of the Proposed Project is to provide a safe and efficient Rental Car QTA facility that will serve the passenger needs of the existing and future terminal building. The need for the Proposed Project will be to clear the existing location near 965 Airport Drive, which lies on a broken concrete slab and WWII era hangar area on the east side of the Airport. In addition, the existing location would be used for future development of a new terminal building at the Airport. The new Rental Car QTA facility will reduce rental car trip distance from 800 feet to 400 feet, which would affect an average of 73 round trips per day. (ED12-041)

AUGUST 14, 2013

ITEM F

ATTACHMENT H



SAN LUIS OBISPO LAFCO

Local Agency Formation Commission

Meeting Agenda

August 15, 2013 at 9:00 a.m.

MISSION STATEMENT

The Local Agency Formation Commission is committed to serving the residents of San Luis Obispo County and the State of California by discouraging urban sprawl and encouraging the orderly formation and development of local agencies based on local conditions and circumstances.

COMMISSIONERS

Chairman Muril Clift, Vice Chairman Kris Vardas, Commissioners Bruce Gibson, Frank Mecham, Tom Murray, Marshall Ochylski, Duane Picanco, and Alternate Commissioners David Brooks, Roberta Fonzi

Meeting Location

Board of Supervisors Chambers
County Government Center
1055 Monterey Street
San Luis Obispo, California

Contact Information

David Church, Executive Officer
Phone: (805) 781-5795
Fax: (805) 788-2072
www.slolafco.com

MEETING AGENDA

Pledge of Allegiance

Call to Order/Roll Call: 9:00 a.m.

Approval of the Minutes: July 18, 2013

Non-Agenda Public Comment Period:

This is the period where persons may speak on items that are not on the regular agenda. All persons wishing to speak on agenda items or during this non-agenda public comment portion of the meeting are asked to fill out a "request to speak form" and provide it to the Commission Clerk prior to the beginning of that item. Each speaker will be limited to a three-minute presentation. During public hearings, applicants or their representatives will be given the opportunity to speak first after the staff report is given and questions of the Commission have been addressed.

Consent Agenda

None

Regular Matters

A-1: Consideration of Coastal Christian School Outside User Agreement with the City of Pismo Beach (Recommend Approval)

A-2: Consider a legislative procedure that would allow a timely response to legislative matters when necessary (Recommend Approval)

A-3: Consider request by CALAFCO to appoint the San Luis Obispo Executive Officer as a Deputy Executive Officer for CALAFCO (Recommend Commission Support)

Closed Session:

B-1: The Commission will meet in closed session pursuant to Government Code Section 54956.9(b)(1) to confer with LAFCO counsel regarding litigation in the matter of the Los Robles Del Mar Annexation #15 to the City of Pismo Beach

Commissioner Comments:

Legal Counsel Comments:

Executive Officer Comments:

Adjournment:

Proposals on File:

- Ernst Annexation #89 to the City of Paso Robles
- Activation of Latent Powers (Parks) California Valley Community Services District
- Templeton Community Services District Outside User Agreement
- Broad Street Annexation #78 to the City of San Luis Obispo (Farmhouse Lane)