

# NIPOMO COMMUNITY SERVICES DISTRICT

*Serving the Community since 1965*

## REGULAR MEETING OF THE BOARD OF DIRECTORS AGENDA

**NOVEMBER 12, 2025 AT 9:00 A.M.**

JON S. SEITZ BOARD ROOM 148 SOUTH WILSON STREET, NIPOMO, CA

### **BOARD of DIRECTORS**

ED EBY, **PRESIDENT**  
PHIL HENRY, **VICE PRESIDENT**  
GARY HANSEN, **DIRECTOR**  
JOHN JOYCE, **DIRECTOR**  
TOM GLOVER, **DIRECTOR**

### **PRINCIPAL STAFF**

RAY DIENZO, **GENERAL MANAGER**  
JANA ETTEDDGUE, **FINANCE DIR/ASST GM**  
PETER SEVCIK, **DIRECTOR OF ENG. & OPS.**  
CRAIG STEELE, **GENERAL COUNSEL**

### **Mission Statement:**

Provide our customers with reliable, quality, and cost-effective services now and in the future.

### **NOTE:**

- *All comments concerning any item are to be directed to the Board President.*
- *Consistent with the Americans with Disabilities Act and California Government Code §54954.2 requests for disability related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires the modification or accommodation in order to participate at the below referenced public meeting by contacting the District General Manager at 805-929-1133.*
- *District-prepared staff reports and documents are generally posted on the District's website {[NCSD.CA.GOV](https://www.ncsd.ca.gov)} on the same date the agenda is posted.*
- *Any writing or document pertaining to an open session item on this agenda which is distributed to the Board of Directors after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. To ensure proper posting, please reference the Board item in the subject line of the comment letter.*
- *Written comments and correspondence about a Board item received by the District by the end of the business day prior to the Board meeting date will be posted on the District website in the Board Packet section for that Board meeting date. These may be printed and available for viewing on the day of the Board meeting, to the extent they are public records.*
- *Written comments received during the Board meeting will be available for public viewing after they are copied and provided to the Board and will be posted on the District website in the Board Packet section for that Board meeting date.*
- *Written comments received after conclusion of the Board meeting will be available for public viewing upon request.*
- *Items may be taken out of order. If necessary, the Board typically breaks for lunch at approximately 12 noon and conducts Closed Session at that time, reconvening to public session at approximately 1:00 p.m.*
- *Public comment is available for each Board agenda item.*
- *Please silence all cell phones during the meeting, as a courtesy to others.*

A. CALL TO ORDER AND FLAG SALUTE	NEXT RESOLUTION	2025-1747
	NEXT ORDINANCE	2025-138

B. ROLL CALL AND PUBLIC COMMENT FOR ITEMS NOT ON AGENDA

B-1) ROLL CALL

B-2) PUBLIC COMMENT: Any member of the public may address the Board relating to any matter within the Board's jurisdiction but not on the Board's agenda. Public Comment is limited to three (3) minutes or otherwise at the discretion of the President.

C. PRESENTATIONS AND REPORTS

C-1) DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS

D. CONSENT AGENDA *The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item removed. If discussion is desired, the item may be removed from the Consent Agenda by a Board member and will be considered separately at the conclusion of the Consent Items. Questions or clarification may be made by the Board members without removal from the Consent Agenda. Individual items on the Consent Agenda are approved by the same vote that approves the Consent Agenda, unless an item is pulled for separate consideration. The recommendations for each item are noted in bracket. Members of the public may comment on the Consent Agenda items.*

D-1) WARRANTS [RECOMMEND APPROVAL]

D-2) APPROVE OCTOBER 8, 2025 REGULAR BOARD MEETING MINUTES  
[RECOMMEND APPROVE MINUTES]

D-3) INVESTMENT POLICY – QUARTERLY REPORT  
[RECOMMEND ACCEPT AND FILE REPORT]

D-4) ACCEPT SUPPLEMENTAL WATER PROJECT INTERCONNECTION  
IMPROVEMENTS  
[RECOMMEND, BY MOTION AND ROLL CALL VOTE, ACCEPT PROJECT AND  
DIRECT STAFF TO FILE NOTICE OF COMPLETION]

D-5) CONSIDER REQUEST FOR WATER AND SOLID WASTE SERVICE (INTENT-  
TO-SERVE LETTER) FOR A 4-PARCEL RESIDENTIAL SUBDIVISION LOCATED  
ON FRONTAGE ROAD at LOS BERROS ROAD APN 091-091-062, 063, 064, 065  
[RECOMMEND CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH  
CONDITIONS]

D-6) CONSIDER REQUEST FOR WATER, SEWER, AND SOLID WASTE SERVICE  
(INTENT-TO-SERVE LETTER) FOR A SINGLE RESIDENTIAL PARCEL  
LOCATED AT 870 SOUTHLAND STREET, APN 092-331-009 [RECOMMEND  
CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH CONDITIONS]

D-7) CONSIDER REQUEST FOR WATER, SEWER, AND SOLID WASTE SERVICE  
(INTENT-TO-SERVE LETTER) FOR PARCEL MAP CO 20-0027, A 2 Parcel  
RESIDENTIAL SUBDIVISION LOCATED AT 187 E. BRANCH STREET  
[RECOMMEND CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH  
CONDITIONS].

**Nipomo Community Services District  
REGULAR MEETING  
AGENDA**

E. ADMINISTRATIVE ITEMS

- E-1) ANNUAL COMPREHENSIVE FINANCIAL REPORT (AUDIT REPORT) FOR FISCAL YEAR 2024-2025  
[RECOMMEND RECEIVE AND FILE 2024-2025 AUDIT REPORT]
- E-2) CONSIDER APPROVING NEGOTIATED PROPERTY TAX EXCHANGE WITH THE COUNTY OF SAN LUIS OBISPO, ANNEXATION AGREEMENT, AND THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) PLAN FOR SERVICES, AND MAKING REQUIRED FINDINGS UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), RELATING TO 1707 LYN ROAD [RECOMMEND ADOPT RESOLUTION ACCEPTING THE NEGOTIATED PROPERTY TAX EXCHANGE AND ADOPT RESOLUTION APPROVING THE ANNEXATION AGREEMENT, LAFCO PLAN FOR SERVICES, AND FINDING THAT THE ACTIONS ARE CATEGORICALLY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")]

F. GENERAL MANAGER'S REPORT

G. COMMITTEE REPORTS

H. DIRECTORS' REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS

I. CLOSED SESSION ANNOUNCEMENTS

- 1) CONFERENCE WITH DISTRICT LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GC §54956.9
  - a. SMVWCD V. NCSD (SANTA CLARA COUNTY CASE NO. CV 770214, SIXTH APPELLATE COURT CASE NO. H032750, AND ALL CONSOLIDATED CASES)
  - b. NIPOMO ACTION COMMITTEE, ET AL. V. SAN LUIS OBISPO LOCAL AGENCY FORMATION COMMISSION, ET. AL. (SAN LUIS OBISPO COUNTY SUPERIOR COURT CASE NO. 24CV-0768)
- 2) ANNUAL PERFORMANCE REVIEW PROCESS OF DISTRICT GENERAL MANAGER PURSUANT TO GOVERNMENT CODE SECTION §54957 (Step 2 of 2)

J. ADJOURN TO CLOSED SESSION

K. OPEN SESSION

ANNOUNCEMENT OF REPORTABLE ACTIONS, IF ANY, TAKEN IN CLOSED SESSION

ADJOURN MEETING

THE NEXT REGULAR BOARD MEETING IS ON NOVEMBER 26, 2025.