

TO: BOARD OF DIRECTORS
FROM: RAY DIENZO, P.E. *RD*
GENERAL MANAGER
DATE: NOVEMBER 6, 2025



**APPROVE OCTOBER 8, 2025
REGULAR BOARD MEETING MINUTES**

ITEM

Approve action minutes from previous Board meeting. [RECOMMEND APPROVE MINUTES]

BACKGROUND

The draft minutes are a written record of the previous Board meeting action.

RECOMMENDATION

Approve Minutes

ATTACHMENT

- A. October 8, 2025 draft Board Meeting Minutes

REGULAR BOARD MEETING
OF
NOVEMBER 12, 2025

ITEM D-2

ATTACHMENT A

NIPOMO COMMUNITY SERVICES DISTRICT

Serving the Community since 1965

DRAFT REGULAR MEETING MINUTES

OCTOBER 8, 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.

A. CALL TO ORDER AND FLAG SALUTE

President Eby called the Regular Meeting of October 8, 2025, to order at 9:00 a.m. and led the flag salute.

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

At Roll Call, Directors Glover, Joyce, Hansen, and Eby were in attendance. Director Henry was absent.

There were no public comments for items not on the Agenda.

C. PRESENTATIONS AND REPORTS

C-1 QUARTERLY DISTRICT ENGINEER'S REPORT TO THE BOARD

Ray Dienzo, General Manager, introduced the item and answered questions from the Board.

Peter Sevcik, Director of Engineering and Operations, presented the item and answered questions from the Board.

There were no public comments.

C-2 DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS.

Director Glover

- *September 30, attended NMMA-TG meeting.*

Director Joyce

- *September 22, attended SCAC meeting*

SUBJECT TO BOARD APPROVAL

**Nipomo Community Services District
REGULAR MEETING
AGENDA**

Director Eby

- *September 30, attended NMMA-TG meeting.*

There were no public comments.

- 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 SEPTEMBER 24, 2025, REGULAR BOARD MEETING MINUTES [RECOMMEND APPROVE MINUTES]
- D-3) ANNUAL REVIEW OF CASH RESERVES IN ACCORDANCE WITH RESERVE POLICY [RECOMMEND RECEIVE AND DIRECT STAFF]
- D-4) APPROVE THE ASSIGNMENT OF A PORTION OF A SEWER EASEMENT FOR APN 092-331-029, 759 DRUMM LN, NIPOMO [RECOMMEND ADOPT RESOLUTION APPROVING PORTION OF A SEWER EASEMENT]

There were no public comments.

Upon the motion of Director Glover, and seconded, the Board approved the Consent Agenda and adopted the resolution.

Vote 4-0-1

YES VOTES	ABSTAIN	ABSENT
<i>Directors Glover, Hansen, Joyce, and Eby</i>	<i>None</i>	<i>Henry</i>

**RESOLUTION 2025-1747
A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING THE ASSIGNMENT OF A PORTION OF A
SEWER EASEMENT FOR A FORCE MAIN CONNECTION
TO 759 DRUMM LANE**

E. ADMINISTRATIVE ITEMS

- E-1) REVIEW AND CONSIDER ADVANCING SOLID WASTE PROGRAMS FOR FISCAL YEAR 2025-2026 THAT BENEFIT THE COMMUNITY (RATE HOLIDAY) [RECOMMEND REVIEW AND CONSIDER SOLID WASTE PROGRAMS AND DIRECT STAFF]

SUBJECT TO BOARD APPROVAL

**Nipomo Community Services District
REGULAR MEETING
AGENDA**

Ray Dienzo, General Manager, presented the item and answered questions from the Board.

Jana Etteddgue, Finance Director, answered questions from the Board.

Taylor Foland, General Counsel, answered questions from the Board.

There were no public comments

Upon the motion of Director Glover, and seconded, the Board directed Staff to move forward with the Solid Waste Program Rate Holiday.

Vote 4-0-1

YES VOTES	NO	ABSENT
Directors Glover, Hansen, Joyce, and Eby	None	Henry

- E-2) CONSIDER SAN LUIS OBISPO LOCAL AGENCY FORMATION COMMISSION SPECIAL DISTRICT REPRESENTATIVE ALTERNATE SEAT SELECTIONS RECOMMEND SELECTING CANDIDATES TO FILL THE SPECIAL DISTRICT REPRESENTATIVE ALTERNATE SEAT ON LAFCO]

Ray Dienzo, General Manager, presented the item and answered questions from the Board.

Taylor Foland, General Counsel, answered questions from the Board.

There were no public comments.

Upon the motion of Director Glover, and seconded, the Board directed Staff to submit the LAFCO ballot, selecting Director John Joyce to fill the vacant seat.

Vote 4-0-1

YES VOTES	ABSTAIN	ABSENT
Directors Glover, Joyce, Hansen, and Eby	None	Henry

F. GENERAL MANAGER'S REPORT

Ray Dienzo, General Manager, presented the item and answered questions from the Board.

There were no public comments

G. COMMITTEE REPORTS

None

H. DIRECTORS' REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS

During discussion of item E-2, Director Eby requested staff research other ways to use Solid Waste franchise funds, consistent with the existing franchise agreement.

SUBJECT TO BOARD APPROVAL

**Nipomo Community Services District
REGULAR MEETING
AGENDA**

I. CLOSED SESSION ANNOUNCEMENTS

Taylor Forland, General Counsel, announced that there would be no closed session.

- 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)

ADJOURN MEETING

President Eby adjourned the meeting at 10:12 a.m.

MEETING SUMMARY	HOURS & MINUTES			
Regular Meeting	1	hours	12	minutes
Closed Session	0	hours	0	minutes
TOTAL HOURS	1	hours	12	minutes

Respectfully submitted,

Ray Dienzo, General Manager and Secretary to the Board

Date

SUBJECT TO BOARD APPROVAL

TO: BOARD OF DIRECTORS

REVIEWED: RAY DIENZO, P.E. *RD*
GENERAL MANAGER

FROM: JANA ETTEDDGUE *JW*
FINANCE DIRECTOR

DATE: NOVEMBER 7, 2025



INVESTMENT POLICY – QUARTERLY REPORT

ITEM

Review Investment Policy Quarterly Report [RECOMMEND ACCEPT AND FILE REPORT]

BACKGROUND

The District's Investment Policy requires the Treasurer/Finance Officer file a quarterly report that identifies the District's investments and their compliance with the policy. The quarterly report [Attachment A] is considered by the Board of Directors and is filed with the District's auditor.

As District Treasurer/Finance Officer, I am pleased to inform the Board of Directors that the District is in compliance with the Investment Policy and that the objectives of safety, liquidity, and yield have been met. The District has the ability to meet cash flow requirements for the next six months.

STRATEGIC PLAN

Goal 4. FINANCE. Maintain conservative, long-term financial management to minimize rate impacts on customers while meeting program financial needs.

RECOMMENDATION

After Board consideration and public comment, it is recommended that your Honorable Board accept the quarterly report and direct staff to file the Report with the District Auditor.

ATTACHMENTS

- A. Quarterly Investment Report

REGULAR BOARD MEETING

OF

NOVEMBER 12, 2025

ITEM D-3

ATTACHMENT A

ATTACHMENT A

NIPOMO COMMUNITY SERVICES DISTRICT INVESTMENT POLICY-QUARTERLY REPORT 9/30/2025

UNRESTRICTED POOLED CASH ACCOUNTS							
<i>Investment</i>	<i>Institution</i>	<i>Amount of Deposit 9/30/25</i>	<i>Rate of Interest as of 9/30/25</i>	<i>Quarterly Interest Earned or Accrued 9/30/25</i>	<i>Amount of Deposit 9/30/24</i>	<i>Rate of Interest as of 9/30/24</i>	<i>Quarterly Interest Earned or Accrued 9/30/24</i>
<i>Public Checking (1)</i>	<i>Five Star Bank</i>	\$263,711.84	n/a	n/a	\$223,805.37	n/a	n/a
<i>Public Money Market</i>	<i>Five Star Bank</i>	\$4,711,858.42	4.25%	\$48,880.09	\$494,694.34	4.58%	\$4,346.79
<i>Public Money Market</i>	<i>Mechanics Bank</i>	\$1,283,936.37	4.13%	\$12,571.51	\$629,502.60	4.80%	\$6,539.24
<i>Pooled Money Investment</i>	<i>Local Agency Investment Fund (LAIF)</i>	\$13,932,510.70	4.34%	\$152,196.26	\$13,315,421.69	4.71%	\$159,171.66
<i>Pooled Money Investment</i>	<i>Multi Bank Securities</i>	\$728,000 See attached	3.90- 4.10%	\$13,948.80	\$5,853,652	5.136- 5.40%	\$30,054.86 See attached
RESTRICTED CASH ACCOUNTS – DEVELOPER BOND FUNDS HELD IN TRUST							
<i>Money Mkt - Performance Bond</i>	<i>Five Star</i>	n/a	Closed – Deposit returned	n/a	\$20,485.17	4.58%	\$232.27
<i>Money Mkt - Performance Bond</i>	<i>Five Star</i>	n/a	Closed – Deposit returned	n/a	\$17,382.84	4.58%	\$196.36
RESTRICTED CASH ACCOUNT – NIPOMO SUPPLEMENTAL WATER FUNDED REPLACEMENT HELD IN TRUST							
<i>Savings–NSWP Funded Replacement</i>	<i>Five Star</i>	\$2,335,421.59	4.25%	\$24,651.74	\$2,033,483.94	4.58%	\$22,743.86
RESTRICTED CASH ACCOUNTS – ASSESSMENT DISTRICT 2020-1 HELD IN TRUST							
<i>Public Checking - BL A/D 2020-1 (1)</i>	<i>Five Star</i>	\$7,890.62	n/a	n/a	\$19,849.99	n/a	n/a
<i>Money Mkt - BL A/D 2020-1</i>	<i>Five Star</i>	\$1,886,477.84	4.25%	\$19,295.31	\$2,145,654.18	4.58%	\$24,181.23
<i>Money Mkt - BL Tax Roll Collections</i>	<i>Five Star</i>	\$14,721.13	4.25%	\$3,070.78	\$7,992.85	4.58%	\$105.77

(1) Analyzed Account
n/a Not applicable

Nipomo Communtiy Services District
Investments
September 30, 2025

<u>Type of Investment</u>	<u>CUSIP</u>	<u>Purchased</u>	<u>Maturity</u>	<u>Yield to Maturity</u>	<u>Par Value(1)</u>	<u>Market Value(2)</u>	<u>Cost Basis(3)</u>
12 Month Certificates of Deposit (CD's)							
Certificate of Deposit - Oxford Bank	69141NAL8	4/4/2025	4/10/2026	3.90%	\$ 240,000	\$ 239,942	\$ 240,000
24 Month Certificates of Deposit (CD's)							
Certificate of Deposit - Morgan Stanley Salt Lake	61690D2C1	4/8/2025	10/12/2027	4.10%	\$ 244,000	\$ 246,125	\$ 244,000
Certificate of Deposit - Morgan Stanley NY	61776NPY3	4/8/2025	10/12/2027	4.10%	\$ 244,000	\$ 246,125	\$ 244,000
CD Subtotal					\$ 728,000	\$ 732,192	\$ 728,000
Investment Total					\$ 728,000	\$ 732,192	\$ 728,000

Market Value Source: eConnectDirect.com for the Certificates of Deposit and Tresauries

(1) Par Value is the Face Value of the investment when it matures

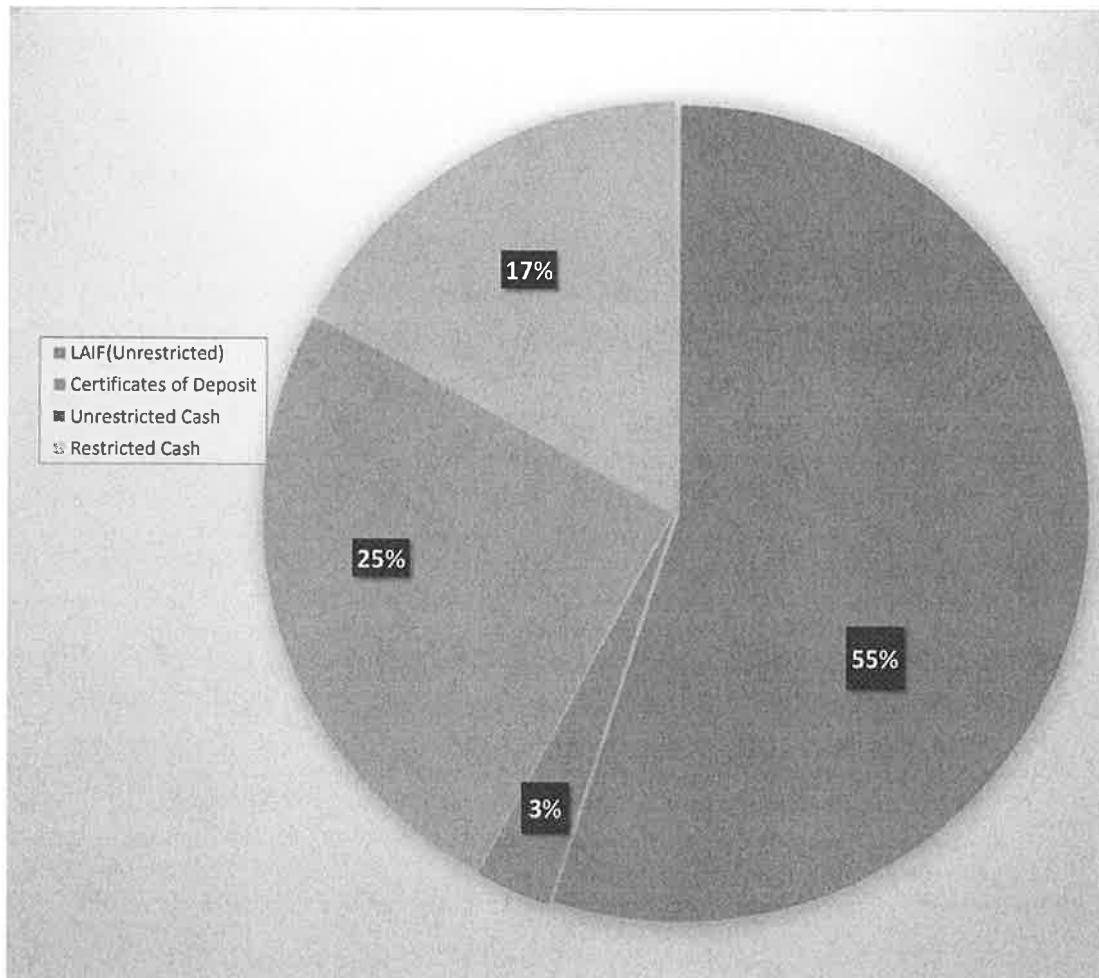
(2) Market Value of Certificates of Deposit is shown as of 9/30/2025

(3) Cost Basis is the original purchase price of the investment

Notes to Mention

- Investments listed in this report comply with the California Government Codes 53600-53864 and the District's Statement of Investment Policy.
- Sufficient funds are available to meet the District's expenditure requirements for the next six months.
- All CDs are 100% FDIC insured and noncallable

**Nipomo Community Services District
Cash and Investment Allocation
September 30, 2025**



Cash and Investment Summary			
LAIF(Unrestricted)	\$	13,932,511	55%
Certificates of Deposit	\$	728,000	3%
Unrestricted Cash	\$	6,259,507	25%
Restricted Cash	\$	4,244,511	17%
Total	\$	25,164,529	100%

Pursuant to Section 8.A. of the Investment Policy

Summary of Electronic Transfers (greater than \$500,000)

Transfer Date	Amount	Transfer From	Transfer To
7/7/2025	\$1,659,007.61	Multi -Bank Securities	FSB Checking Account
7/7/2025	\$1,659,007.61	FSB Checking Account	FSB Mooney Market Account
8/29/2025	\$593,389.34	FSB Money Market	Bank of New York 2024 COP Debt Service Payment
9/5/2025	\$697,314.35	Bank of New York Blacklake Assessment 2020-1	Five Star Bank Money Markey Blacklake Assessment District 2020-1

TO: BOARD OF DIRECTORS

REVIEWED: RAY DIENZO, P.E. *R.D.*
GENERAL MANAGER

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

DATE: NOVEMBER 5, 2025

**AGENDA ITEM
D-4
NOVEMBER 12, 2025**

**ACCEPT SUPPLEMENTAL WATER PROJECT
INTERCONNECTION IMPROVEMENTS**

ITEM

Accept work performed by W.M. Lyles Co. for the Supplemental Water Project Interconnection Improvements and authorize staff to file Notice of Completion [RECOMMEND, BY MOTION AND ROLL CALL VOTE, ACCEPT PROJECT AND DIRECT STAFF TO FILE NOTICE OF COMPLETION].

BACKGROUND

On August 14, 2024, the Board awarded a construction contract for the Supplemental Water Project Interconnection Improvements to W.M. Lyles Co. The Project involved the construction of interconnects for Golden State Water Company (GSWC) at Primavera Lane, Woodlands Mutual Water Company (WMWC) at Camino Caballo and GSWC Cypress Ridge (GSWCCR) at Lyn Road. Each interconnect includes a precast concrete vault, flow control valve, flowmeter, piping, valves, electrical and instrumentation control panel, and communication system. The work has been completed and all inspections have been finalized.

FISCAL IMPACT

Construction Contract Cost Summary	
Original Contract Amount	\$1,195,200
Final Contract Amount	\$1,251,279

STRATEGIC PLAN

Goal 2. FACILITIES THAT ARE RELIABLE, ENVIRONMENTALLY SENSIBLE AND EFFICIENT. Plan, provide for and maintain District facilities and other physical assets to achieve reliable, environmentally sensible, and efficient District operations.

Goal 5. OPERATIONS. Maintain a proactive program to ensure readiness of systems and cost-effectiveness of operations.

RECOMMENDATION

Staff recommends that the Board, by motion and roll call vote, accept the project and authorize the General Manager to file a Notice of Completion for the project.

ATTACHMENTS

None

TO: BOARD OF DIRECTORS

REVIEWED: RAY DIENZO, P.E. *RWD*
GENERAL MANAGER

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

DATE: NOVEMBER 5, 2025

AGENDA ITEM
D-5
NOVEMBER 12, 2025

**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**

ITEM

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].

BACKGROUND

The District received an application for water and solid waste service for a project located on Frontage Road at Los Berros Road, APN 091-091-062, 063, 064, 065. The applicants Berros Nipomo, LLC; 2 Frontage, LLC; Frontomo, LLC; and Los Nipomo, LLC, are requesting water and solid waste service for a 4-parcel residential development.

The project consists of four existing parcels that are not currently served water or solid waste services.

All parcels, existing and planned, will be required to obtain water and solid waste service in compliance with current District standards. Any existing well(s) on the property will not be utilized to provide domestic water service to any part of the project.

The District's 2020 Urban Water Management Plan (UWMP) Update includes estimated water demands for infill development within the District. The development will include four (4) new 1-inch meters and one (1) 8-inch fire service connection and will not exceed the estimated infill development demands included in the UWMP Update.

FISCAL IMPACT

Water capacity fees will be based on the domestic meter sizes requested for the final County approved project as well as CAL FIRE's fire service requirements. Based on the information provided, the following services are proposed:

- Domestic: 4 @ 1-inch
- Fire Service: 1 @ 8-inch

The estimated fee deposit for the project is \$153,730 based on the current FY 2025-2026 District fee schedule, including four (4) new one-inch meters and one (1) 8-inch fire service connection. Fees for Connection shall be calculated and owing as of the date the District accepts the public water improvements for the project and sets the water meters to serve the affected property from which the amount of the Deposit shall be deducted.

RECOMMENDATION

Staff recommends that the Board approve the Applicant's request for an Intent-to-Serve letter for the project with the following conditions:

PROJECT-SPECIFIC CONDITIONS

- Each new parcel shall be served by a single 1-inch meter and backflow assembly for indoor use and fire sprinkler service, if fire sprinklers are required by CAL FIRE of SLO County.
- Applicant shall install an 8-inch fire service and backflow assembly for the private on-site fire hydrants.

STANDARD CONDITIONS

- Project shall obtain water and solid waste service for all parcels.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on the property prohibiting the use of well(s) to provide water service to any parcel within the Project.
- Properly abandon any existing groundwater wells and provide documentation to District.
- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name prior to issuance of Will Serve letter.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.

- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.
- Construct the improvements required and submit the following:
 - Reproducible "As Builts" – A digital format disk (PDF) which includes engineer, developer, tract number and water improvements
 - Offer of Dedication
 - Engineer's Certification
 - Summary of all water improvement costs
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.
- This letter is void if land use is other than residential use as defined by the District.
- Intent-to-Serve letters shall automatically terminate three (3) years from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
 - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
 - Applicant provides proof of reasonable due diligence in processing the Project.
 - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- District service is conditioned on the applicant complying with all terms, conditions, rules, and regulations of other agencies that have jurisdiction over the project.
- This Intent-to-Serve letter shall not be interpreted as the District's Board of Directors endorsement of the project.
- The District reserves the right to revoke this Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

ATTACHMENTS

- A. Application
- B. Site Plan

REGULAR BOARD MEETING
OF
NOVEMBER 12, 2025

ITEM D-5

ATTACHMENT A



NIPOMO COMMUNITY SERVICES DISTRICT

148 SOUTH WILSON STREET
POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932
Website: ncsd.ca.gov

Office use only:
Date and Time
Complete
Application and
fees received:

RECEIVED
4/15/25

INTENT-TO-SERVE APPLICATION

PVS 4/25/25

1. This is an application for: ☐ Sewer and Water Service ☒ Water Service Only
2. SLO County Planning Department/Tract or Development No.: N/A
3. Project location: Los Berros & Frontage Road (not assigned)
4. Assessor's Parcel Number (APN) of parcel(s) to be served: 091-091-062, -063, -064, -065
5. Owner Name: Berros Nipomo, LLC
6. Mailing Address: 645 Clarion Court, San Luis Obispo, CA 93401
7. Email: kpalmer@specialtyconstruction.com
8. Phone: 805-543-1706 FAX: _____
9. Agent's Information (Architect or Engineer):
Name: Above Grade Engineering
Address: 245 Higuera Street, San Luis Obispo, CA 93401
Email: zech@abovegradeengineering.com
Phone: (805) 548-1181 FAX: _____
10. Type of Project: (check box) (see Page 3 for definitions)

<input checked="" type="checkbox"/> Single-family dwelling units	<input type="checkbox"/> Multi-family dwelling units
<input type="checkbox"/> Commercial	<input type="checkbox"/> Mixed Use (Commercial and Residential)
11. Does this project require a sub-division? ☐ Yes ☒ No
If yes, number of new lots created _____
12. Site Plan:
For all projects, submit three (3) standard size (24" x 36") and one reduced copy (8½" x 11") of site plans.

Show parcel layout, water and sewer laterals, and general off-site improvements, as applicable. **Note that the District only provides one domestic meter per parcel.**
13. Board Approval:
Board approval is required for the following type of projects:
 - more than four dwelling units
 - property requiring sub-divisions
 - higher than currently permitted housing density
 - commercial developments

14. **RESIDENTIAL SERVICE**

Single Family Residential (SFR)

Number of Parcel's created	0	Proposed number of SFR	4
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Multi-Family Residential (MFR)

Number of Parcel's created		Proposed number of MFR	
Number of Domestic Meter(s)		Estimated Meter Size(s)	
Number of Landscape Meter(s)		Estimated Meter Size(s)	
Number of Fire System(s)		Estimated Meter Size(s)	

15. **COMMERCIAL AND/OR MIXED USE SERVICE DEMAND ESTIMATES:**

Commercial and Mixed Use

Number of Parcel's created		Proposed number of residential dwellings	
Number of Domestic Meter(s)		Estimated Meter Size(s)	
Number of Landscape Meter(s)		Estimated Meter Size(s)	
Number of Fire System(s)		Estimated Meter Size(s)	

16. Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect.


Agreement:

The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, indemnify, and hold the District and District's agents, employees and consultants harmless from any and all claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities resulting from the negligence or willful misconduct of the District.

Nothing in the foregoing indemnity provision shall be construed to require Applicant to indemnify District against any responsibility or liability or contravention of Civil Code §2782

Application Processing Fee.....See Attached Fee Schedule on Page 3

The District will only accept cashier's check or bank wire for the payment of Water Capacity, Sewer Capacity and other related development fees.


Date 8/4/2025 Signed 
(Must be signed by owner or owner's agent)
Print Name Rudy C. Bachman

**REGULAR BOARD MEETING
OF
NOVEMBER 12, 2025**

ITEM D-5

ATTACHMENT B

TO: BOARD OF DIRECTORS

REVIEWED: RAY DIENZO, P.E. 
GENERAL MANAGER

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

DATE: NOVEMBER 5, 2025

AGENDA ITEM
D-6
NOVEMBER 12, 2025

**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**

ITEM

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].

BACKGROUND

The District received an application for water, sewer, and solid waste service for a project located at 870 Southland Street, APN 092-331-009. The applicant, Jacob Kalwitz, is requesting water, sewer, and solid waste service for a single residential parcel.

The project consists of a single parcel residential parcel with one (1) existing single family residential unit and one (1) existing unpermitted accessory dwelling unit. The District does not currently provide water, sewer, or solid waste service to the parcel.

The parcel will be required to obtain water, sewer, and solid waste service in compliance with current District standards. The existing Golden State Water service will need to be abandoned. Any existing well(s) on the property will not be utilized to provide domestic water service to any part of the project.

The District's 2020 Urban Water Management Plan (UWMP) Update includes estimated water demands for infill development within the District. The development will include one (1) new 1-inch meter and will not exceed the estimated infill development demands included in the UWMP Update.

The project will also require extension of an existing District sewer line and installation of a new manhole to provide sewer service to the parcel. A new sewer lateral will also be required.

FISCAL IMPACT

Water capacity fees will be based on the domestic meter sizes requested for the final County approved project as well as CAL FIRE's fire service requirements. Based on the information provided, the following services are proposed:

- Water: 1 @ 1-inch meter
- Sewer: 1 sewer service

The estimated fee deposit for the project is \$28,246 based on the current FY 2025-2026 District fee schedule. Fees for Connection shall be calculated and owing as of the date the District accepts the public water and sewer improvements for the project and sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.

RECOMMENDATION

Staff recommends that the Board approve the Applicant's request for an Intent-to-Serve letter for the project with the following conditions:

PROJECT-SPECIFIC CONDITIONS

- The parcel shall be served by a single 1-inch meter and backflow assembly for indoor use and fire sprinkler service, if fire sprinklers are required by CAL FIRE of SLO County.
- Applicant shall install new 1-inch water service and abandon existing Golden State Water service. Water capacity charges are applicable.
- Applicant shall extend existing sewer line in Southland Street to serve the property. Sewer capacity charges are applicable.
- Parcel shall be served by a single sewer lateral.

STANDARD CONDITIONS

- Project shall obtain water, sewer, and solid waste service for all parcels.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on the property prohibiting the use of well(s) to provide water service to any parcel within the Project.
- Properly abandon any existing groundwater wells and provide documentation to District.
- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water and sewer improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water and sewer laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.

- All water and sewer improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name prior to issuance of Will Serve letter.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.
- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.
- Construct the improvements required and submit the following:
 - Reproducible "As Builts" - A digital format disk (PDF) which includes engineer, developer, tract number and water and sewer improvements
 - Offer of Dedication
 - Engineer's Certification
 - Summary of all water and sewer improvement costs
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.
- This letter is void if land use is other than residential use as defined by the District.
- Intent-to-Serve letters shall automatically terminate three (3) years from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
 - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
 - Applicant provides proof of reasonable due diligence in processing the Project.
 - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- District service is conditioned on the applicant complying with all terms, conditions, rules, and regulations of other agencies that have jurisdiction over the project.
- This Intent-to-Serve letter shall not be interpreted as the District's Board of Directors endorsement of the project.
- The District reserves the right to revoke this Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

ATTACHMENTS

- A. Application
- B. Site Plan

REGULAR BOARD MEETING
OF
NOVEMBER 12, 2025

ITEM D-6

ATTACHMENT A



NIPOMO COMMUNITY SERVICES DISTRICT

148 SOUTH WILSON STREET
POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932
Website: ncsd.ca.gov

Office use only:
Date and Time
Complete
Application and
fees received:

RECEIVED

AUG 01 2025

NIPOMO COMMUNITY
SERVICES DISTRICT

PVS 8/25/25

INTENT-TO-SERVE APPLICATION

1. This is an application for: ☒ Sewer and Water Service ☐ Water Service Only
2. SLO County Planning Department/Tract or Development No.: n/a
3. Project location: 860 Southland
4. Assessor's Parcel Number (APN) of parcel(s) to be served: 092-331-009
5. Owner Name: Jacob Kalwitz
6. Mailing Address: 870 Southland Nipomo, CA 93444
7. Email: JKalwitz289@gmail.com
8. Phone: 805 801 8944 FAX: n/a
9. Agent's Information (Architect or Engineer):
Name: ATS
Address: 3744 E. Chapman Ave #2145 Orange, CA 92859
Email: mattpie@yahoo.com
Phone: 805-720-2958 FAX: n/a
10. Type of Project: (check box) (see Page 3 for definitions)

<input checked="" type="checkbox"/> Single-family dwelling units	<input type="checkbox"/> Multi-family dwelling units
<input type="checkbox"/> Commercial	<input type="checkbox"/> Mixed Use (Commercial and Residential)

11. Does this project require a sub-division? ☐ Yes ☒ No

If yes, number of new lots created _____

12. Site Plan:

For all projects, submit three (3) standard size (24" x 36") and one reduced copy (8½" x 11") of site plans.

Show parcel layout, water and sewer laterals, and general off-site improvements, as applicable. **Note that the District only provides one domestic meter per parcel.**

13. Board Approval:

Board approval is required for the following type of projects:

- more than four dwelling units
- property requiring sub-divisions
- higher than currently permitted housing density
- commercial developments

NIPOMO COMMUNITY SERVICES DISTRICT
Intent to Serve Application

Page 2 of 3

14. **RESIDENTIAL SERVICE**

Single Family Residential (SFR)

Number of Parcel's created		Proposed number of SFR	
----------------------------	--	------------------------	--

Multi-Family Residential (MFR)

Number of Parcel's created		Proposed number of MFR	
Number of Domestic Meter(s)		Estimated Meter Size(s)	
Number of Landscape Meter(s)		Estimated Meter Size(s)	
Number of Fire System(s)		Estimated Meter Size(s)	

15. **COMMERCIAL AND/OR MIXED USE SERVICE DEMAND ESTIMATES:**

Commercial and Mixed Use

Number of Parcel's created		Proposed number of residential dwellings	
Number of Domestic Meter(s)		Estimated Meter Size(s)	
Number of Landscape Meter(s)		Estimated Meter Size(s)	
Number of Fire System(s)		Estimated Meter Size(s)	

16. Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect.

Agreement:

The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, indemnify, and hold the District and District's agents, employees and consultants harmless from any and all claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities resulting from the negligence or willful misconduct of the District.

Nothing in the foregoing indemnity provision shall be construed to require Applicant to indemnify District against any responsibility or liability or contravention of Civil Code §2782

Application Processing Fee.....See Attached Fee Schedule on Page 3

The District will only accept cashier's check or bank wire for the payment of Water Capacity, Sewer Capacity and other related development fees.

Date 7/31/25 Signed _____

(Must be signed by owner or owner's agent)

Print Name Jacob Kalwitz

REGULAR BOARD MEETING

OF

NOVEMBER 12, 2025

ITEM D-6

ATTACHMENT B

**PRIVATE SEWER
IMPROVEMENT PLANS**
FOR
870 SOUTHLAND STREET
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

UTILITY PURVEYORS:

WATER: NIPOMO COMMUNITY SERVICES DISTRICT
6548 ONTARIO ROAD
NIPOMO, CA 93444
(805)923-0453

SEWER: NIPOMO COMMUNITY SERVICES DISTRICT
6548 ONTARIO ROAD
NIPOMO, CA 93444
(805)923-0453

ELECTRIC: PACIFIC GAS & ELECTRIC
6548 ONTARIO ROAD
SAN LUIS OBISPO, CA 93405
(805)349-5282

GAS: SOUTHERN CALIFORNIA GAS COMPANY
1314 BPOLO STREET
SAN LUIS OBISPO, CA 93401
(805)427-2000

TELEPHONE: CHARTER COMMUNICATIONS
270 BRIDGE STREET
SAN LUIS OBISPO, CA 93401
(805)797-7328

TRASH: SOUTH COUNTY SANITARY SERVICES
874 W. GRAND AVE.
GROVER BEACH, CA 93433
(805)489-4246

SCHOOLS: LUCIA HAN SCHOOL DISTRICT
602 ORCHARD STREET
ARROYO GRANDE, CA 93420
(805)374-3000



DEVELOPER:

VICIA CONSTRUCTION
1112 E GRAND AVE
ARROYO GRANDE, CA 93420
PHONE: (805) 474-6745

CIVIL ENGINEER:

AIS
3744 E CHAPMAN AVE. NO. 2145
ORANGE, CA 92669
CONTACT: MATTHEW W. PRIESS
RCE 06213, S 0218
EMAIL: MATTPRIESS@YAHOO.COM
PHONE: (925) 720-2658

APN:

092-331-009

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 131, 132, & 133 OF
BLOCK 'A' SOUTHLAND TRACT IN THE RANCHO
NIPOMO R.W. AS RECORDED IN BOOK 1 OF MAPS
AT PAGES 25 COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS ALONG THE
CENTERLINE OF SOUTHLAND STREET. BEARING
NAPORODE AS SHOWN ON RECORD OF SURVEY
RECORDED IN BOOK 8, PAGE 87 IN THE OFFICE
OF THE COUNTY RECORDER OF SAN LUIS
OBISPO COUNTY.

CONTRACTOR'S RESPONSIBILITY FOR SAFETY:

IN SUBMITTING A BID FOR THIS WORK, THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE COUNTY OF SAN LUIS OBISPO HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE COUNTY OF SAN LUIS OBISPO.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT THE EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND WITH "CONSTRUCTION SAFETY ORDERS" THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR OR SUBCONTRACTOR'S COMPLIANCE WITH SAID REGULATION AND ORDERS.

SURVEY MONUMENT NOTE:

SURVEY MONUMENTS THAT EXIST AS SHOWN ON RECORDED MAPS, HIGHWAY MAPS, OR POINTS THAT PROVIDE SURVEY CONTROL WITHIN THE CONSTRUCTION AREA, SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER (AUTHORIZED TO PRACTICE LAND SURVEYING) BEFORE THE START OF CONSTRUCTION. CORNER RECORDS SHALL BE FILED WITH THE COUNTY SURVEYOR. THESE CORNER RECORDS SHALL DESCRIBE THE MONUMENTS FOUND WITH THE DISTANCES TO REFERENCE POINTS FOR THE RESETTLEMENT OF A SURVEY MONUMENT. WHEN CONSTRUCTION IS COMPLETED, MONUMENTS SHALL BE SET AND CORNER RECORDS SHALL BE FILED WITH THE COUNTY SURVEYOR SIGNING THE NEW MONUMENTS.

NCSD GENERAL NOTE:

THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT NCSD STANDARD SPECIFICATIONS FOR WATER AND SEWER SYSTEM IMPROVEMENTS. THE DESIGN OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

SHEET INDEX:

- 1 - TITLE SHEET
- 2 - SEWER PLAN
- 3 - DETAILS



SITE BENCHMARK:

PLANS PREPARED BY:

CIVIL ENGINEERING & LAND SURVEYING
Address: 3744 E Chapman Ave #2145, Orange, CA 92669
Phone: (925) 720-2658
Email: mattpriess@ais.com

THIS PLAN WAS PREPARED UNDER THE SUPERVISION OF:

MATTHEW W. PRIESS - RCE 06213 - EXP. 06/30/24

DATE

DESIGNED BY:

HP
DRAWN BY:
TC
CHECKED BY:
HP

SEAL



APPROVED BY:

DIRECTOR OF PUBLIC WORKS
RECOMMENDED BY: [Signature]
RECOMMENDED BY: [Signature]
PLANNING: [Signature]
BUILDING: [Signature]

COUNTY OF SAN LUIS OBISPO

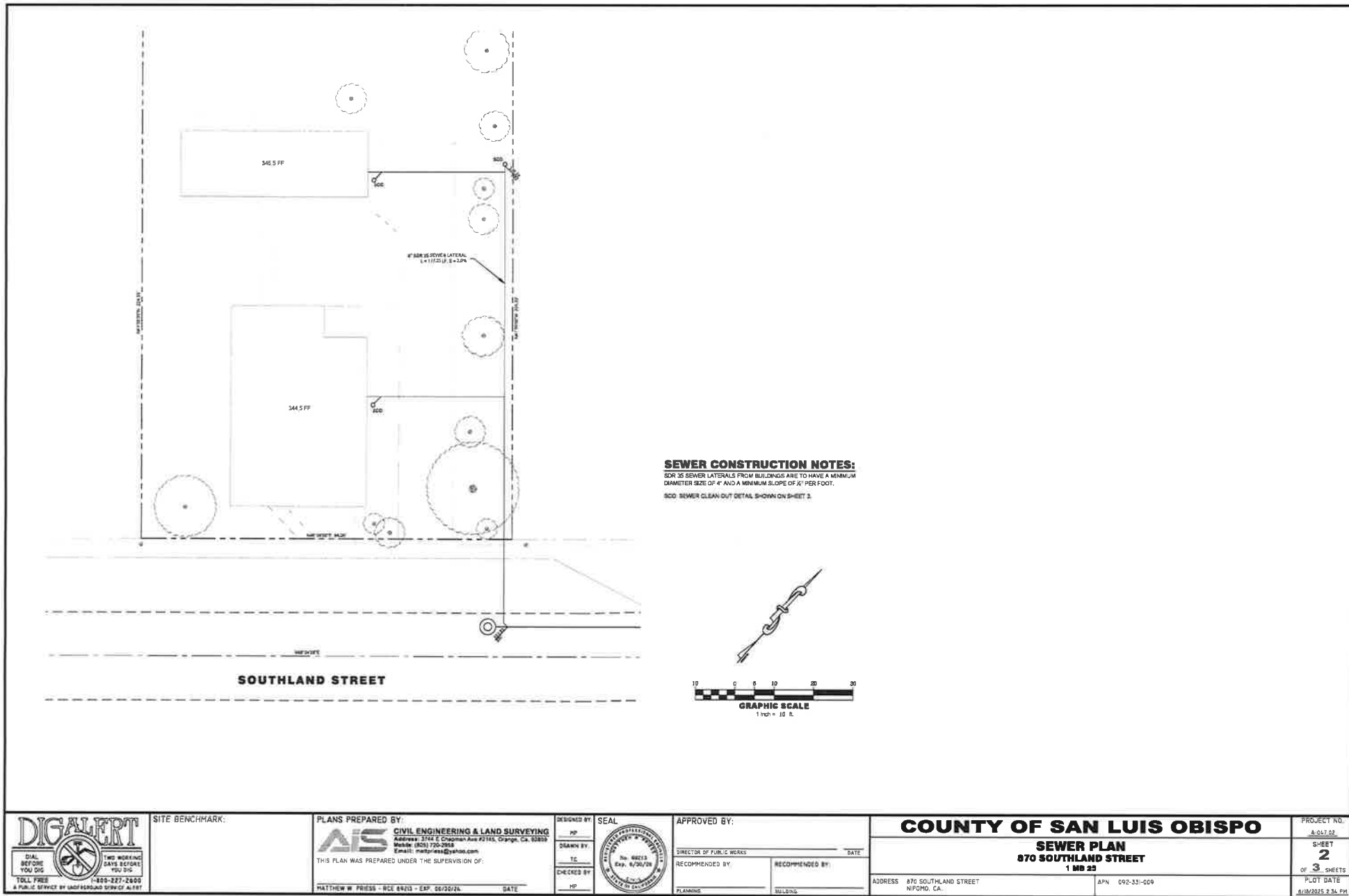
TITLE SHEET
870 SOUTHLAND STREET
1 MB 25

ADDRESS: 870 SOUTHLAND STREET
NIPOMO, CA

APN: 092-331-009

PROJECT NO.

A-04732
SHEET
1
OF 3 SHEETS
PLOT DATE
6/18/2025 2:34 PM



TO: BOARD OF DIRECTORS

REVIEWED: RAY DIENZO, P.E. *R.D.*
GENERAL MANAGER

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

DATE: NOVEMBER 5, 2025

**AGENDA ITEM
D-7
NOVEMBER 12, 2025**

**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**

ITEM

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, APN 090-381-010 [RECOMMEND CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH CONDITIONS].

BACKGROUND

The District received an application for water, sewer, and solid waste service for a project located at 187 E. Branch Street, APN 090-381-010. The applicant, Thomas Robbins, is requesting water, sewer, and solid waste service for a 2-parcel residential subdivision. The previously issued Intent-to-Serve letter, dated April 28, 2021, has expired.

The project will consist of a subdivision of one (1) existing 14,000 SF residential parcel into two (2) 7,000 SF residential parcels. The District does not currently provide water, sewer, or solid waste service for the existing parcel.

All parcels, existing and planned, will be required to obtain water, sewer, and solid waste service in compliance with current District standards. Any existing well(s) on the property will not be utilized to provide domestic water service to any part of the project.

The District's 2020 Urban Water Management Plan Update includes estimated water demands for infill development within the District. The development will include two (2) new 1-inch meters and will not exceed the estimated infill development demands included in the UWMP Update.

FISCAL IMPACT

Water capacity fees will be based on the domestic meter sizes requested for the final County approved project as well as CAL FIRE's fire service requirements. Based on the information provided, the following services are proposed:

- Domestic water: 2 @ 1-inch meters

- Sewer: 2 services

The estimated fee deposit for the project is \$56,130 based on the current FY 2025-2026 District fee schedule. Fees for Connection shall be calculated and owing as of the date the District accepts the public water and sewer improvements for the project and sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.

RECOMMENDATION

Staff recommends that the Board approve the Applicant's request for an Intent-to-Serve letter for the project with the following conditions:

PROJECT-SPECIFIC CONDITIONS

- Each new parcel shall be served by a single 1-inch meter and backflow assembly for indoor use and fire sprinkler service, if fire sprinklers are required by CAL FIRE of SLO County.
- Each new parcel shall be served by a single sewer lateral.

STANDARD CONDITIONS

- Project shall obtain water, sewer, and solid waste service for all parcels.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on the property prohibiting the use of well(s) to provide water service to any parcel within the Project.
- Properly abandon any existing groundwater wells and provide documentation to District.
- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water and sewer improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water and sewer laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water and sewer improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name prior to issuance of Will Serve letter.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.
- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.
- Construct the improvements required and submit the following:

- Reproducible "As Builts" - A digital format disk (PDF) which includes engineer, developer, tract number and water and sewer improvements
 - Offer of Dedication
 - Engineer's Certification
 - Summary of all water and sewer improvement costs
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.
- This letter is void if land use is other than residential use as defined by the District.
- Intent-to-Serve letters shall automatically terminate three (3) years from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
 - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
 - Applicant provides proof of reasonable due diligence in processing the Project.
 - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- District service is conditioned on the applicant complying with all terms, conditions, rules, and regulations of other agencies that have jurisdiction over the project.
- This Intent-to-Serve letter shall not be interpreted as the District's Board of Directors endorsement of the project.
- The District reserves the right to revoke this Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

ATTACHMENTS

- A. Application
- B. Site Plan

REGULAR BOARD MEETING

OF

NOVEMBER 12, 2025

ITEM D-7

ATTACHMENT A



NIPOMO COMMUNITY SERVICES DISTRICT

148 SOUTH WILSON STREET
POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932
Website: ncsd.ca.gov

Office use only:
Date and Time
Complete
Application and
fees received:

RECEIVED

SEP 02 2025

NIPOMO COMMUNITY
SERVICES DISTRICT

INTENT-TO-SERVE APPLICATION

1. This is an application for: ☒ Sewer and Water Service ☐ Water Service Only
2. SLO County Planning Department/Tract or Development No.: C20-0027
3. Project location: 187 E. Branch Street
4. Assessor's Parcel Number (APN) of parcel(s) to be served: 090-381-010
5. Owner Name: Thomas Robbins
6. Mailing Address: 232 E. Chesnut St. Nipomo Ca 93444
7. Email: rtorealestate@yahoo.com
8. Phone: 805-598-0319 FAX: _____
9. Agent's Information (Architect or Engineer):
Name: Perry McBeth (Engineer - Garing Taylor & Associates)
Address: 141 S Elm Street, Arroyo Grande Ca. 93420
Email: pmcbeth@garingtaylor.com
Phone: 805-489-1321 FAX: _____
10. Type of Project: (check box) (see Page 3 for definitions)

<input checked="" type="checkbox"/> Single-family dwelling units	<input type="checkbox"/> Multi-family dwelling units
<input type="checkbox"/> Commercial	<input type="checkbox"/> Mixed Use (Commercial and Residential)

11. Does this project require a sub-division? ☒ Yes ☐ No

If yes, number of new lots created 2

12. Site Plan:

For all projects, submit three (3) standard size (24" x 36") and one reduced copy (8½" x 11") of site plans.

Show parcel layout, water and sewer laterals, and general off-site improvements, as applicable. **Note that the District only provides one domestic meter per parcel.**

13. Board Approval:

Board approval is required for the following type of projects:

- more than four dwelling units
- property requiring sub-divisions
- higher than currently permitted housing density
- commercial developments

14. **RESIDENTIAL SERVICE**

Single Family Residential (SFR)

Number of Parcel's created	2	Proposed number of SFR	2
----------------------------	---	------------------------	---

Multi-Family Residential (MFR)

Number of Parcel's created		Proposed number of MFR	
Number of Domestic Meter(s)		Estimated Meter Size(s)	
Number of Landscape Meter(s)		Estimated Meter Size(s)	
Number of Fire System(s)		Estimated Meter Size(s)	

15. **COMMERCIAL AND/OR MIXED USE SERVICE DEMAND ESTIMATES:**

Commercial and Mixed Use

Number of Parcel's created		Proposed number of residential dwellings	
Number of Domestic Meter(s)		Estimated Meter Size(s)	
Number of Landscape Meter(s)		Estimated Meter Size(s)	
Number of Fire System(s)		Estimated Meter Size(s)	

16. Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect.

Agreement:

The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, indemnify, and hold the District and District's agents, employees and consultants harmless from any and all claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities resulting from the negligence or willful misconduct of the District.

Nothing in the foregoing indemnity provision shall be construed to require Applicant to indemnify District against any responsibility or liability or contravention of Civil Code §2782

Application Processing Fee.....See Attached Fee Schedule on Page 3

The District will only accept cashier's check or bank wire for the payment of Water Capacity, Sewer Capacity and other related development fees.

Date Aug 26, 2025 Signed

(Must be signed by owner or owner's agent)

Print Name Thomas Rossini

REGULAR BOARD MEETING
OF
NOVEMBER 12, 2025

ITEM D-7

ATTACHMENT B

