



## Koch California Ltd.

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May 24, 2000

Nipomo Community Services District  
148 Wilson Street  
P.O. Box 326  
Nipomo, CA 93444

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

Dear Doug Jones:

I am requesting a copy the two memos on listed on page 8 of the draft initial study for new water transmission Main in the May 17<sup>th</sup> 2000 agenda:

“a memo from Environmental division to the Board of supervisors”

“a memo to the district from Jim Garing”

Thank You

A handwritten signature in black ink, appearing to read 'John Snyder', is written over a horizontal line.

John Snyder  
Vice President



Koch California Ltd.

Tel: (805) 929-4153

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FACSIMILE COVER PAGE

To: John Snyder

From: John Snyder

Fax #: 929-5598

Fax #: (805) 929-5598

Company: Koch California Ltd.

Tel #: (805) 929-4153

Subject:

Sent: 5/24/00 at 1:00:54 PM

Pages: 2 (including cover)

**MESSAGE:**

# NIPOMO COMMUNITY SERVICES DISTRICT

148 SOUTH WILSON STREET  
P.O. BOX 326 NIPOMO, CA 93444-0326  
(805) 929-1133 FAX (805) 929-1932

May 30, 2000

John Snyder  
Koch California Ltd.  
P O Box 1127  
Nipomo, CA 93444

SUBJECT: REQUEST FOR MEMOS

This is in response to your May 24, 2000 letter requesting documents.

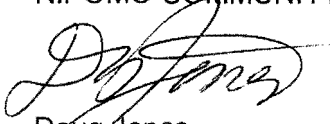
Attached are the two memos you requested.

1. Memo from Environmental Division to the Board of Supervisors
2. Memo to the District from Jim Garing

If you have any further questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Doug Jones  
General Manager

cc: Jon S. Seitz, District Legal Counsel

Document request/Snyder41

**DRAFT**

**XVII. Mandatory Findings of Significance. Less than significant impact.**

a. No wildlife habitats or populations, plant or animal communities, rare or endangered plants or animals, or cultural resources will be affected by the project. The service area of the District is not being expanded.

b. The population of the District was established through the environmental studies prepared for the County General Plan. The project is being constructed in response to that population figure as well as the needs of the existing population. The service area of the District is not being expanded. The District currently has the production capacity to provide water for its customers at buildout. This project is within both the short and long-term environmental goals of the County.

c. The project will not cause direct or indirect substantial adverse effects on human beings.

*Note: This checklist was based on information found in the General Plan for San Luis Obispo County; information provided by NCSD; "Engineering Considerations of Groundwater Yields and Rights on the Nipomo Mesa Sub-Area, San Luis Obispo County, CA (October 1993); "Water and Sewer System Master Plan (November 1995); Final EIR prepared for South County Area Plan - Inland Portion (May 1991); and Attachment A to a memo from Environmental Division to Board of Supervisors re: Submittal of CEQA Required Findings and Statement of Overriding Considerations for South County Area Plan Update (March 1994), and a memo to the District from Jim Garing, District Engineer, re: South County Area Plan Update, FEIR*

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**DRAFT**




## Department of Planning and Building San Luis Obispo County

Alex Hinds, Director  
Bryce Tingle, Assistant Director  
Barney McCay, Chief Building Official  
Norma Sallsbury, Administrative Services Officer  
Ellen Carroll, Environmental Coordinator

### ATTACHMENT A

TO: BOARD OF SUPERVISORS

FROM: JOHN MCKENZIE, ENVIRONMENTAL DIVISION 

DATE: MARCH 15, 1994

SUBJECT: SUBMITTAL OF CEQA REQUIRED FINDINGS AND STATEMENT OF  
OVERRIDING CONSIDERATIONS FOR SOUTH COUNTY AREA PLAN  
UPDATE; ED86-319, (G860007X)

#### I. PROJECT DESCRIPTION

The proposed project is an update of the Inland Portion of the South County Area Plan. The proposed Area Plan consists of text and maps describing and delineating land use categories, standards for development within each category and within specific areas of a category, and areas that are environmentally sensitive or hazardous.

The Planning Area encompasses approximately 82,357 acres (128 square miles) located in the southwesterly portion of San Luis Obispo County.

A Final EIR and additional information have been prepared to evaluate the proposed Area Plan update and its revisions (including Planning Commission and Board of Supervisor recommendations), as well as consider two sets of citizen-requested alternatives.

#### II. THE RECORD

For the purposes of CEQA and the Findings identified in the following Sections IV - VI, the record of the Planning Commission and Board of Supervisors relating to the application includes:

- A. Documentary and oral evidence received and reviewed by the Planning Commission and Board of Supervisors during the public hearings on the project.
- B. The Final Environmental Impact Report prepared for the update of the South County Area Plan - Inland Portion, including the Appendices.
- C. The additional information to the Final Environmental Impact Report prepared for the update of the South County Area Plan - Inland Portion, including Appendices.

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#### IV. FINDINGS FOR IMPACTS IDENTIFIED AS INSIGNIFICANT

##### A. Cultural Resources

1. Impacts - Refer to Final EIR pages V-52 through V-53.
2. Mitigation - No significant impacts would result, therefore no mitigations are necessary.
3. Finding - Insignificant
4. Supportive Evidence - No significant project related impacts are anticipated because:
  - a. no significant impacts to known historic sites are expected;
  - b. specific standards to protect known historic sites (e.g. Dana Adobe site) are proposed in the Area Plan; and
  - c. the procedures currently used by the Environmental Division to process projects will identify and mitigate most potentially significant impacts to unspecified cultural resources in the South County Planning Area.

##### B. Geology

1. Impacts - Refer to Final EIR page V-45.
2. Mitigation - No significant impacts would result, therefore no mitigations are necessary.
3. Finding - Insignificant
4. Supportive Evidence - No significant project related impacts are anticipated because:
  - a. there are no significant geological hazards in the areas proposed for change, and
  - b. the existing permit procedures require soils and geologic reports where site-specific circumstances warrant such investigations.

#### V. FINDINGS FOR IMPACTS IDENTIFIED AS SIGNIFICANT BUT MITIGABLE

##### A. Water Resources

1. Impacts - Refer to Final EIR pages V-2 through V-15 and additional information page V-18. The potentially significant impacts associated with three property requests (Bartleson, Dechert, Williams) are discussed in Section VI.

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2. Mitigation - The proposed Plan includes an increase of higher-density residential development as well as encourage some industrial development for three of the four Specific Plan areas. For the "rural village" prototype, the Area Plan encourages smaller lots, larger and fewer detention basins, and drought-tolerant landscaping. The revised Plan includes areawide standards that directs discretionary projects to use water conserving methods as a part of new development. Also, a recent amendment to the County Land Use Ordinance has been approved by the Board of Supervisors, which directs new development countywide to use drought-tolerant landscaping. These measures should reduce overall consumptive water use associated with landscape planting from new development.
3. Findings - Changes or alterations have been incorporated into the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR and additional information.
4. Supportive Evidence - The following is a brief description of the impacts identified as significant and the recommended and/or required mitigation which will reduce the identified impacts to a level of insignificance:
  - a. With the exception of the following recommended changes, all other proposed changes in the revised Area Plan are located on the Nipomo Mesa, which has a very high recharge rate:
    - Four properties, totaling approximately 390 acres, within the Los Berros area (Bartleson, Dechart, Fossaceca, Herrick, Los Berros Store, Williams). The Area Plan includes a provision that no residential (or equivalent lodging) development shall occur until a long-term sustainable water source is established for the Bartleson property (369 acres) and Dechart property (75 acres) (See Section VI).
    - One property, totaling 5 acres, immediately north of Santa Maria, west of Highway 166 (Martinez).
    - One property immediately southeast of Nipomo (Williams) would provide an on-site well in exchange for service to be provided by Nipomo CSD (See Section VI).
  - b. The groundwater regime beneath the mesa is now approximately in balance with the outflow to adjacent portions of the basin.
  - c. The revised Area Plan proposes to increase the acreage of Residential Multi-Family land use category. This land use category has been identified as potentially providing a greater recharge into the groundwater basin. In addition, certain areas that have been targeted for "Specific Plan" development include provisions for future industrial development, which has been identified as providing high recharge rates.

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- d. The recent passage of the county amendment requiring drought-tolerant plants for new landscape planting should result in a small net increase of groundwater recharge.

B. Traffic and Circulation

1. Impacts - Refer to Final EIR pages V-17 through V-24, and additional information document page V-18. A potentially significant impact, the crossing of Black Lake Canyon is discussed in Section VI.
2. Mitigation - The buildout traffic impacts of the proposed Area Plan will be slightly less than the existing Plan, which has already been considered through the South County Circulation Study. While less than the existing Plan, the impacts associated with proposed Area Plan buildout will require numerous road improvements above what currently exists. Some Clean Air Plan land use strategies have been incorporated into the proposed Plan which will further reduce single-occupant vehicle trip numbers and length. The proposed Area Plan includes provisions to consider crossing Black Lake Canyon (possibly using Zenon Road). This potentially significant impact is discussed in Section VI. The Interim Air Quality Fee will provide for capital improvements on programs (i.e., transit, rideshare, park-and-ride lots) that will reduce traffic.
3. Finding - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR and additional information.
4. Supportive Evidence - The following is a brief description of the impact identified as significant and the mitigation which will reduce the identified impacts to a level of insignificance.
  - a. Currently, a traffic fee is being collected to provide for buildout improvements under the existing Plan. When compared to the existing plan, the proposed Area Plan will result in slightly fewer vehicle miles travelled overall and slightly fewer improvements necessary at buildout. While the fee per unit may change slightly, the fee program for new development will remain in effect, thereby providing the necessary funds to mitigate road circulation impacts.
  - b. The proposed Area Plan recommends changes within the Nipomo urban area to provide for more compact communities and mixed uses which would reduce motorized vehicle trips.
  - c. The proposed Area Plan includes additional provisions to encourage non-motorized pathways (e.g., bicycle, pedestrian and equestrian).
  - d. The existing South County Interim Air Quality Fee provides for capital improvement programs aimed at reducing single-occupant vehicle trips.



M E M O

**TO:** Doug Jones, General Manager  
Jon Seitz, District Council

**DATE:** June 2, 1997

**FROM:** Jim Garing, District Engineer

**SUBJECT:** South County Area Plan Update; Final Environmental Impact Report

=====  
The adopted South County Area Plan consists of text and maps describing and delineating land use categories and density. It also contains a detailed land use category map for the Nipomo Community Service District depicting land use categories within the District ranging from open-space through residential single-family, residential multiple-family and office and commercial. As such, the South County Area Plan sets forth and predicts future population density, land use, water use and wastewater generation throughout the entire District.

The Plan indicates existing population within Nipomo at approximately 7,000 persons, estimated by the Planning Department as of February 21, 1989. The buildout population for Nipomo, according to the plan is shown to be 18,438 persons which is an increase in population over existing population of 11,438 persons. While the plan indicates that buildout population is substantially greater than existing population, the plan changes the ultimate buildout population for Nipomo by reducing the total by 6,881 persons. Absent this plan update, the buildout population for Nipomo would have been 25,319 persons.

Appendix A of the Final Environmental Impact Report for the South County Area Plan provides a "REVIEW OF GROUNDWATER CONDITIONS IN THE NORTHERN SANTA MARIA BASIN AND SCENARIOS FOR THE EVALUATION OF IMPACTS OF DEVELOPMENT ON THE WATER RESOURCES OF NIPOMO MESA". This portion of the FEIR is extensive and detailed, 59 pages in length and has been prepared by The Morro Group.

On March 15, 1994, John McKenzie of the Environmental Division submitted CEQA Required Findings and Statement of Overriding Considerations for the South County Area Plan Update to the Board of Supervisors. Among these findings, water resources were found to be a

significant but mitigable impact. Mitigation for water use on the Mesa and in Nipomo as provided by implementation of the South County Area Plan includes area wide standards that direct discretionary projects to use water conserving methods as part of new development, and an amendment to the County Land Use Ordinance which directs new development county wide to use draught tolerant landscaping. Supportive evidence regarding water resources on the Mesa and in Nipomo includes the statement that "The groundwater regime beneath the Mesa is now approximately in balance with the outflow to adjacent portions of the basin."

With regard to providing water service, the FEIR for the South County Area Plan Update indicates that "Continued buildout under the proposed plan may require expansion of facilities of the NCSD.... to provide service in the Nipomo Urban Area... . Based on past conditions of increasing demand, the necessary expansion of facilities can be accommodated provided the availability of the groundwater supply is maintained."

As mentioned above, the Final Environmental Impact Report for the South County Area Plan Update includes an extensive section on water resources of the Nipomo Mesa. Among the points raised in this detailed study are the following:

1. The topography of the Mesa documents the capability of the dune sands to infiltrate essentially all the rain fall that falls on the Mesa even under much wetter climates that have occurred in past Ice Ages.
2. In 1987 both the County and Lawrence, Fisk & McFarland performed water balance calculations for the Mesa concluding that a 4,200 acre foot per year deficit should be occurring. In 1975 the Department of Water Resources performed water balance calculations which indicated that a much smaller, 1,450 acre foot per year deficit was occurring and in the years 1967 through 1975 the Department of Water Resources calculated a change in storage equal to about a deficit of 2,750 acre feet per year on the Mesa. This FEIR analyzes these conclusions, questioning several aspects of the calculations as they were performed. The water balance calculations noted should have resulted in average declines in the water table each year. The report notes that these declines have not actually occurred and the report concludes that "The groundwater levels beneath Nipomo Mesa would appear to be at levels that are near naturally full, and very wet years such as 1983 have not resulted in

significant increases in groundwater in storage. Therefore, there is not now information indicating that there is a significant and continuing state of decline in groundwater levels beneath the Mesa." The deficits noted above are apparently not deficits at all, but are out flow to adjacent units of the aquifer. The Nipomo subunit is remaining essentially full. The report further notes that "There is no indication that a continuing decline in water levels, even if present, would likely lead to an adverse condition such as described above. Groundwater levels beneath the westerly part of the Mesa are at about 100 feet above sea level approximately 3 miles from the coast, whereas equivalent levels in the Santa Maria Valley to the south are approximately 16 miles inland. If there is a potential for an adverse condition, it is that the Mesa may not be able to continue to "export" water at a rate sufficient to overcome the deficits in adjoining sub-areas, particularly in the Santa Maria Valley to the south."

3. "The Nipomo Mesa sub-area has, in the past, functioned as an area of significant recharge to more intensively irrigated areas to the north on the Arroyo Grande plain and to the south in the Santa Maria Valley. This relationship has developed because the porous sand soils of the Mesa provide rapid infiltration of rainfall, and its topography functions as natural recharge basins that contain and infiltrate almost all the rain that falls on the Mesa. The adjacent agricultural areas can not match this recharge capability even though tilled fields have an above average capability for infiltration."
4. The report goes on to analyze water balance calculations for low density single-family, medium density single-family, high density multi-family, typical industrial development on the Mesa. Summarizing the impacts of this development on the Mesa, the report indicates "The impact scenario developed above indicate that medium-to-low density residential development can be accommodated on the Mesa with essentially no significant impact on water resources. High density multi-family and most industrial developments will have a beneficial impact on water resources due to the elimination of use by existing natural vegetation and the very low consumption of water by these land uses."

Memo to Doug Jones/Jon Seitz

June 2, 1997

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## CONCLUSIONS

The South County Area Plan Update establishes land use and future growth within the Nipomo Community Services District and the Final Environmental Impact Report for the South County Area Plan Update analyzes the water resource impact of that growth and concludes that the impacts of accommodating that growth are mitigable. The primary mitigations (mandating ultra-low flow fixtures in new development and mandating draught resistant landscaping in all new development) have been implemented. In addition, the Nipomo Community Services District has it's own water use reducing measures which have been implemented. Considering all of the above, I believe that environmental analysis of new wells for the Nipomo Community Services District would not need to include analysis of impact on water resources on the Nipomo Mesa subunit. Other impacts which may be applicable (noise, aesthetics, air quality) should be analyzed as necessary on a case by case basis.

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