CHAPTER 5.12

UTILITIES AND SERVICE SYSTEMS

The following discussion of utility and service systems issues is based upon several previously certified Final Environmental Impacts Reports completed for major projects in the Nipomo area and are incorporated by reference into this document. Those EIRs include:

- South County Area Plan, Environmental Impact Report, May 1991
- Woodlands Specific Plan, Environmental Impact Report, December, 1998
- Willow Road/Highway 101 Interchange, Environmental Impact Report, April, 1999
- Lucia Mar Unified School District High School #2, Environmental Impact Report, November, 1998

Also used in the preparation of this section and incorporated by reference are several documents adopted by the District, including the Water and Sewer System Master Plan 2001 Update, Boyle Engineering, 2002; Water and Sewer Replacement Study, Boyle Engineering, 2000; Evaluation of Water Supply Alternative, Kennedy/Jenks, 2001; and the Sewer System Atlas, 2002.

A. Existing Conditions

Water System Facilities

The NCSD operates two water systems; the Town Division and the Black Lake Development. The Main water system is also known as the Town Division and includes the following facilities;

- Standpipe Tank – 1 million gallon capacity located just south of Summit Station and west of highway 101
- Twin Tanks – 2 million gallon capacity located east of Highway 101 and Olde Towne Nipomo towards the foothills.
- 11 groundwater wells
- A distribution system comprised of 6, 8, 10, 12, and 16 inch diameter pipes

The Black Lake development is served by a separate water system that includes two wells and a distribution system that brings water to the residences. The Town and Black Lake systems are linked by an emergency inter-tie that can be used to provide water to, or take water from, the Black Lake system. During the period from 1995 to 2000 the inter-tie was used only once to provide water to the Black Lake Development.

The NCSD recently updated their Water and Sewer Master Plan in March 2002. This document provides a description of the existing water system and an evaluation of the system's adequacies and capital improvement needs. The update does not include the Black Lake System. The Update identifies the significant system upgrades completed since 1995:

- Installation of a 12 inch pipe connecting North Oakglen to Sea Street
- Installation of a 12 inch pipe crossing the freeway at Tefft Street
- Construction of a 1 million gallon tank at the Twin Tanks site with a 12-

inch pipe connecting the tank to Thompson and Tefft Streets

- Additional piping added to create lopping in Olde Towne and the Mesa area

The Update also recommends improvements to the system; 1) to meet existing needs of residents and 2) to plan for future growth of the area. The report notes that the District should continue with a pump and motor replacement program to increase efficiencies and save on energy costs. The District has 2.28 million gallons in storage volume at two locations. An additional 1.14 million gallons in storage is recommended to reliably meet the needs of existing customers. This need is currently met by operating the Sundale well which is gas powered.

Table 5.12-1: Existing Well Data

TABLE 6
EXISTING WELL DATA

WELL	FLOW RANGE (1) (gpm)	MEDIAN FLOW (1) (gpm)	TYPICAL DEPTH TO GROUND WATER (1) (feet)	DATE DRILLED	PUMP MODEL	MOTOR TYPE	WELL STATUS
Bevington	392-410	401	317	Jun-85	Peerless Turbine	General Electric 100 HP	Active
Church	158	158	77	Jun-85	N/A	N/A 30 Hp	Active
Eureka	830-870	850	190	6/1/1979 Refurbished 1998	Anderson Turbine	General Electric 200 HP	Active
Olympic	140-150	145	287	Jun-85	N/A	N/A 40 HP	Active
Omiya	120	120	312	Jun-88	N/A Submersible	N/A 30 HP	Active
Savage	125	125	74	Jun-88	N/A	N/A	Off Line
Sundale	1000	1000	256	Aug-98	Floway Turbine - 10 BKM	DelRon Gear Drive 300 HP	Active
Via Concha	703	703	286	N/A	Peerless Turbine	US Motors 150 HP	Active
Dana #1	N/A	N/A	N/A	N/A	N/A	N/A	Stand By
Dana #2	N/A	N/A	N/A	N/A	N/A	N/A	Stand By
Hermwreck	N/A	N/A	N/A	N/A	N/A	N/A	Stand By
TOTAL (Active Wells)	3343-3411	3377					

N/A = Not Available
(1) Based on PG&E pump tests performed in 1990 and 1995, except for Eureka (based on information from District after pump was refurbished) and Sundale (Based on information from District after pump was installed).

Wells

Groundwater is the sole source of water available to the District. There are a total of 11 wells available to the NCSD with seven active wells producing water, three wells on standby and one well that is not in operation due to water quality concerns. Table 5.12-1 above is from the Master Plan Update document and shows status of the NCSD wells.

Each well was tested by PG&E in 1994/95 with regard to flow rate, pumping water level, and motor efficiency. Wells/pumps that have efficiency rating of 65% or greater are considered to be in "good" operating condition by PG&E. The tests completed by PG&E at that time indicated that all 11 wells were operating at efficiencies less than 65%. Five wells were operating in the fair to poor range of 40% to 65%. Recent upgrades to three of these wells have improved this situation, but new testing has not been completed to confirm the current condition of the wells. The Master Plan makes specific recommendations with regard to well pump and motor replacement.

Water Distribution

The District Water Distribution is described as follows in this excerpt from the Water and Sewer Master Plan Update, 2002:

> *"The main distribution pipelines in the District are 8-inch, 10- inch, 12-inch and 16-inch diameter pipelines. Pipes extend east from the freeway along Tefft Street, Juniper Street, and Division Street. Water is distributed to the south through 10-inch and 8-inch piping in Pomeroy and Orchard. A 10-inch pipeline in Camino Caballo and an 8-inch pipeline in Pomeroy connect the wells to the main water system. A 10-inch pipeline connects the standpipe to Summit Station and the Mesa area.*
>
> *Overall, the water system is well looped without numerous lengthy dead end pipes. One notable feature is that the main system and the Black Lake system are not inter-tied except for an emergency*

interconnection. The central business district and the outlying residential rural areas of the District are separated by Highway 101 and Nipomo Creek. Stream crossings at North Oakglen and Tefft Street, and freeway crossings at Juniper, Tefft and Division Street connect the two areas of the water system.

The material of existing pipelines within the District consists of asbestos cement, and polyvinyl chloride (PVC). According to the District, older cast iron and ductile iron pipes have been replaced with PVC. The majority of the pipelines are asbestos cement and PVC. Pipelines range in age from a few months to 35 years."

The water distribution system consists of the Olde Towne Central Business District, and the residential areas on the west side of Highway 101 (Mesa and Summit Station). The Summit Station area has low water pressure because of the higher elevation. Low water pressure also is in the Mesa area because of the distance between the tanks and wells. The study frames the challenges facing the distribution system as follows:

"The primary challenge of the distribution system has been transmission of the water from the wells on the west end of the system to storage on the east and north ends of the system. Supply and storage facilities are separated by miles of distribution piping. Recommended improvements are intended to increase transmission from the wells to areas of high demand, and to the storage tanks."

The Water Sewer Master Plan Update recommends $3.7 million in upgrades to increase water pressures to a reliable 30 pounds per square inch (psi). Improvements would be focused on increasing capacity from the wells to the Mesa Area improving pressures in Summit Station and increasing flow capacity from the east side of town to the west. The update also studies more cost effective ways of improving water pressure in the Summit Station area and identifies construction of a booster pump as one way to increase water pressure.

Water Storage Facilities

The Water Storage system operated by the NCSD is described in the 2002 Water and Sewer Master Plan. The following excerpt from the Plan describes the storage facilities:

> *"Four storage tanks currently serve the District's water system: the Twin Tanks, and the Standpipe. These reservoirs provide daily regulatory, fire, and emergency storage.*
>
> *The Twin Tanks consists of one 1.0 million gallon tank, with a radius of 43 feet and height of 24 feet, and two 0.5 million gallon tanks, each with a radius of 30 feet and a height of 24 feet. The reservoirs have a high water elevation of approximately 548 feet. Parallel 10-inch and 12-inch diameter inlet/outlet lines along Tefft Street connect the Twin Tanks to the distribution system.*
>
> *The Standpipe is a 1.0 million gallon welded steel tank, with a diameter of 44 feet and a height of 90 feet. The reservoir has a high water elevation of approximately 548 feet. The bottoms of the Twin Tanks are at 524 feet. Because the Standpipe and the Twin Tanks Reservoirs are part of the same pressure zone, the Standpipe normally operates between 524 and 548 feet, reducing the effective storage in the standpipe to 270,000 gallons. A 16-inch diameter inlet/outlet line to Hetrick Avenue connects the Standpipe to the distribution system.*
>
> *The 1000 gpm Sundale well also allows the district to use groundwater as storage for fires and emergencies. The well is powered by natural gas and is able to provide pumping capacity in the case of a power outage."*

The Water and Sewer Master Plan approved by the District in 2002 prioritizes a number of improvement projects for the water storage and distribution systems. The recommended improvements are broken into three categories;

Improvements to Meet Existing Needs-Water and Sewer, Improvements to Meet Future Needs-Water and Sewer and Additional Recommendations. Special recommendations for improving water service to Summit Station are included in a separate chapter. The study also provides an estimated cost for the recommended improvements.

The County's Annual Resource Summary Report rates the capability of unincorporated communities to provide public services to the areas they serve. The Annual Report uses a Level of Severity rating system ("0" being no problem and "3" being that a water delivery system has reached its design capacity) to assess water systems in the County areas. The rating system for water includes evaluating the available supply and the production and distribution system for a particular jurisdiction. In the case of the NCSD, the Report indicates "0" Level of Severity for its water distribution system. This means that the NCSD has an adequate water delivery system that is operating well within design specifications.

Water Supply

Analysis of the District's water situation indicates that while the District may be able to obtain supplemental water sources sometime in the future, there is uncertainty surrounding the availability of the potential sources. The District has completed studies with regard to alternative water sources and identifies the City of Santa Maria, hardrock drilling on the east side of highway 101, and desalination as potential future water sources. An agreement with the City of Santa Maria appears to be the most likely to occur, although no documentation is evident. Also it should be noted that hard rock drilling can be an unreliable source of water and should not be relied on for a long-term water supply. The pipeline to the District from the City is expected to be hung from the Highway 101 Bridge over the Santa Maria River when improvements are made to the bridge by Caltrans beginning in 2008. Although, negotiations between the City and the District are on-going, there are several hurdles that must be cleared prior to water being piped into the District. Chapter 5.4 of this PEIR contains more detailed information about the District's water situation.

The adjudication of the groundwater basin is a key factor that will constrain the District from using increased amounts of the groundwater resource for its customers. At some point in the future, the Court will allocate a share of the groundwater resource to the involved parties. This process will most likely result in a reduction of the amount of water available to the District. This action will take place regardless of the size of the Sphere of Influence and the District will be limited in the amount of water it may pump from the groundwater resource. The following table shows the District's current and future water demand within its existing boundaries and the additional water demand projected to serve the eight Sphere of Influence Areas if they were to be built out under the current zoning:

Table 5.12-2: Water Demand within Existing Boundary plus Projected Build-out Future Water Demand of all 8 Study areas under the Existing Zoning

Water Demand Area	**Acre Feet Per Year**
NCSD Existing Boundary at Build Out	2,700
Study Area #1	289
Study Area #2	2
Study Area #3	284
Study Area #4	106
Study Area #5- water provided by Cal Cities Water	0
Study Area #6-Woodlands-Private Mutual Water Co.	0
Study Area #7	212
Study Area #8	28
Total Demand	**3,621**
Potential Water Supplies (Urban Water Mgt Plan-NCSD)	**Acre Feet Per Year**
Groundwater Within the Nipomo Hydrologic Sub-basin (1)	2,400
Wells on east side of Highway 101(2)	1,100
Other Potential Sources (3)	2,600
Total Supply Planned for by the District	**6,100**

1) Current supply. Adjudication could reduce this amount of water.
2) Fractured geologic structure is may be an unreliable long-term, municipal water source.
3) Assumes well site near Santa Maria River, purchase from other agencies and desalination. These supplies are in the " idea" stage and have not been documented as a viable, " wet" water source.

The water supply section of the NCSD's Urban Water Management Plan does not provide documentation regarding the status of acquiring the sources that are mentioned above. In fact, all of the sources that are listed as part the District's future supply are either in the preliminary planning stages (desalination) or may

not be a viable, long-term, municipal water source (hard rock-fractured structure drilling). It appears unrealistic at this point in time that the District has access to a reliable and sustainable future water supply of 6,100 acre feet. The table below considers these assumptions and is used to show a more realistic water supply scenario for the District:

Table 5.12-3: Potential Water Supply Scenarios

Potential Source	Scenario #1	Scenario #2
Groundwater	2,100	2,400
Water Conservation	500	500
City of Santa Maria	0	1,000
Desalinization	0	0
Recycled Water Delivery	0	0
Hard Rock Drilling	100	300
Totals	**2,700**	**4,200**

Based on the projected demand of 3,621 acre feet needed to serve all eight study areas under existing zoning, the NCSD may be able to serve these areas if the high case water scenario depicted in the above table is realized in the next 20 years. However, these water sources are in the early planning stages and the District has yet to implement an effective water conservation program.

While the District has indicated its commitment to providing adequate water service to these areas, documentation verifying the availability of future water supplies has not yet been provided. If the scenario #1 is realized for the 8 study areas, the District would have a projected water deficit of 945 acre-feet. If the scenario #2 comes to pass, the District will have an excess of 555 acre-feet. This being the case it would be prudent for the District to provide verifiable documentation of a water source being available for an annexation prior to the

annexation being approved. This documentation should be provided in a format consistent with the Guidebook for Implementation of Senate Bill 610. This guidebook provides a legislatively approved process for documenting water supplies and builds on the Urban Water Management Plan prepared by the District.

Wastewater System

The NCSD is responsible for collecting, transporting and treating wastewater for its 5,626 customers in the town area and 1,175 customers in Black Lake. The two systems are separate and the District operates both systems. According to the County's annual Resource Summary Report the town system is at approximately 40% of capacity during average dry-weather flow and the Black Lake system is at 30% of capacity. The collection system is generally in good condition and is regularly maintained by the District. The District's Water and Sewer Master Plan Update provides for a capital improvement program to help prioritize and implement projects related to the sewer systems.

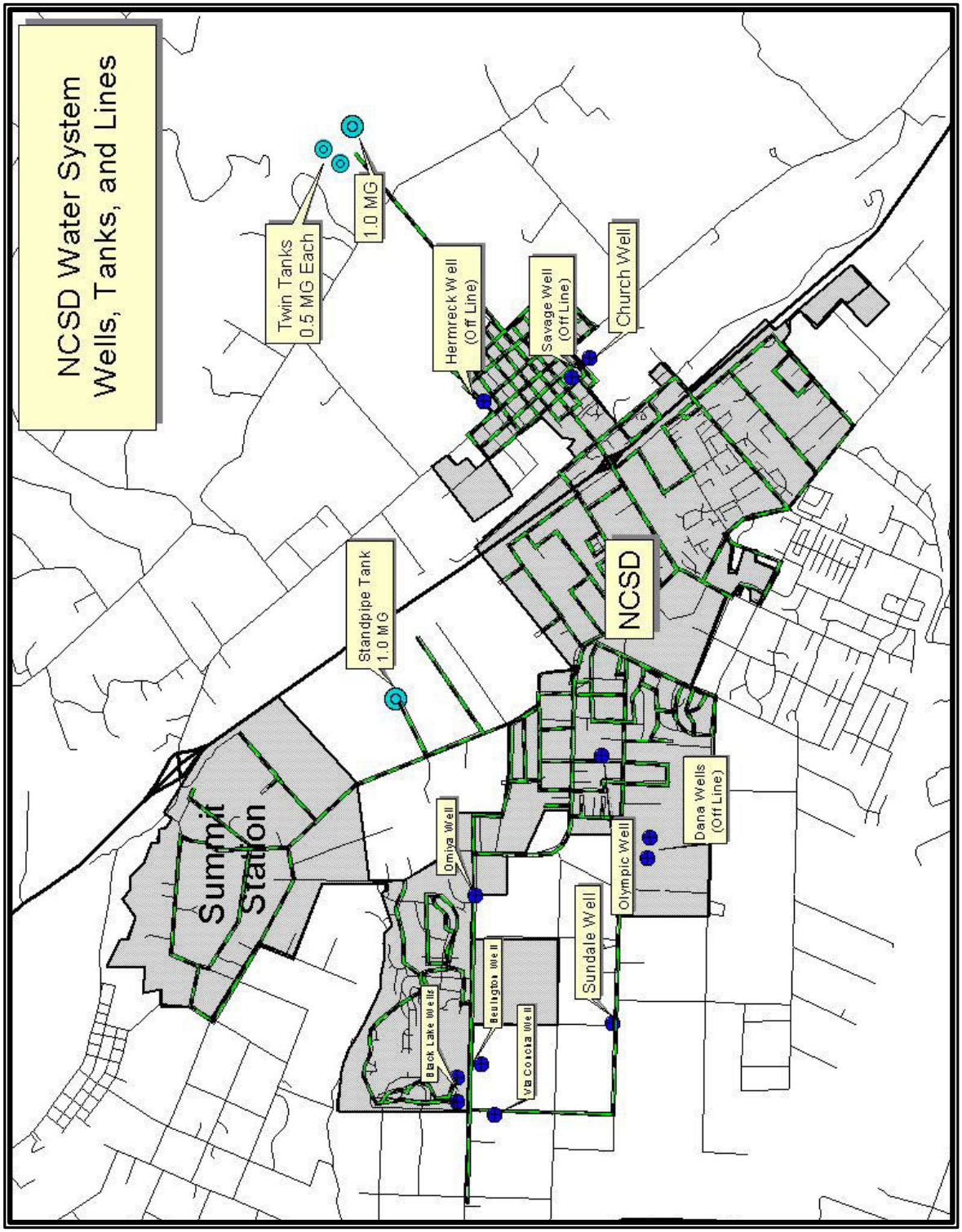
The County's Annual Resource Summary Report rates the capability of unincorporated communities to provide public services to the areas they serve. To assess sewer systems in the County areas, the Annual Report uses a Level of Severity rating system with 0 being no problem and 3 being that peak daily flows equal or exceed the treatment plant capacity. The Sewage Collection system of a community is also evaluated with "0" being no problem and "3" being that peak flows reach 100% of capacity. In the case of the NCSD, the Report indicates "0" Level of Severity for its sewer collection system. This means that the NCSD does not have a capacity problem with its sewage collection system.

Overall, the Water and Sewer System Update prepared by Boyle Engineering found that the Sewer System was well designed to handle the existing needs. Areas noted in the update include the gravity collector in Division Street, the excess capacity of most of the existing lift stations, and the recent and expected increase in flows to the Tefft lift stations caused by the construction of several new developments. The Tefft Street lift station is currently operating near

capacity. District personnel have observed wet well capacity problems, particularly during power outages.

Upgrades to this lift station are recommended to increase capacity. To reliably meet the existing and near-term wastewater collection system needs the Update recommends that a total of $1.7 million in system improvements. These improvements include the Tefft Street Lift station upgrades, the Montecito Verde II/Nipomo Palms bypass project, and upgrades to the trunk line and main lift station. The Tefft Street project is progressing and the bid process is underway. Preliminary engineering plans have been completed for the Montecito Verde/Nipomo Palms bypass project. Trunk line improvements have been delayed due the uncertainty of the addition of new developments. Additional development would have AN effect on the capacity needed to serve a particular area.

Figure 5.12-1: NCSD Water System, Tanks, and Lines



B. Thresholds of Significance

The proposed project would represent a significant impact to the NCSD's utility and service systems if it were to result in a need for new system, supplies or substantial alterations existing systems.

C. Project Impacts

Expanding the District's Sphere of Influence could have the indirect impact of encouraging a change in land uses in some Study Areas by providing public services (water and sewer). While in this case the NCSD does not control land use decisions (the County), the provision of public services can affect the utility systems of the District. The Initial Study identified the following potentially significant impacts associated with Utilities and service Systems:

> **Impact U-1.** The expansion of the Sphere of Influence could lead to annexations to the District that may require new or expanded water treatment or distribution facilities and sewer facilities.

Impact Discussion U-1

The District's Water and Sewer Master Plan Update plans for the inclusion of most of the eight Study Areas within their service boundary. The Nipomo Community Services District Board of Directors authorized this Water and Sewer Master Plan update in November of 2000. The purpose was to update the 1995 Plan with current information regarding existing District customers and future development scenarios that would likely expand the District's service area. The 2001 Plan adopted by the NCSD Board of Directors evaluates several key service issues:

- Water Demands and Sewer Loading
- Description of Existing Water System
- Description of Existing Sewer System
- Design Criteria

- Analysis of Existing Water System
- Analysis of Existing Sewer System
- Evaluation of Future Water System
- Evaluation of Future Sewer System
- Recommended Improvements
- Recommendations for Water Service to Summit Station

This study provides information for decision makers to proceed with a capital improvement plan that prioritizes future projects for the District based on anticipated growth in the Nipomo area. The Update also makes recommendations with regard to how to best serve the Summit Station area, which has experienced low water pressures for many years.

The Plan Update provides the NCSD with an understanding of the strengths and deficiencies of the water and sewer systems and recommends improvement to correct potential or existing problems. In Chapter 11 of the update the improvements are prioritized based on urgency of need and potential benefits. Chapter 11 of the update breaks the improvements into the following two sections: Improvements to Meet Existing Needs and Improvements to Meet Future Needs. It also includes cost estimates for the various improvement projects.

The County's Annual Resource Summary Report rates the capability of unincorporated communities to provide public services to the areas they serve. The Annual Report uses a Level of Severity rating system (0/None being no problem and three being that a water delivery system has reached its design capacity) to assess water systems in the County areas. The rating system for water includes evaluating the available supply and the production and distribution system for a particular jurisdiction. In the case of the NCSD, the Report indicates "0" Level of Severity for its water distribution system. This means that the NCSD

has an adequate and stable water supply and that the delivery system is in operating well within design specifications. The County is in the process of completing a Resource Capacity Study for the Nipomo Area regarding the water supply situation. This study evaluates the groundwater resources in the area and identifies potential problems.

The impact of expanding the Sphere of Influence on the water treatment and distribution system will be less then significant (Class III) because the District has evaluated the possible impacts of adding these areas into their service area. The District Master Plan provides a comprehensive, prioritized list of system improvements with estimated costs as well. The NCSD is prepared to deal with the infrastructure requirements of newly annexed properties.

The District recently adopted annexation policies provide a funding mechanism for the development of new water supplies and the infrastructure to managed such supplies.

> **Impact U-2.** The expansion of the Sphere of Influence could lead to annexations to the District that may require new or expanded sewer facilities.

Impact Discussion U-2

The Master Plan also evaluates the existing sewer system and the future needs of the District. Overall, the Water and Sewer System Update prepared by Boyle Engineering found that the Sewer System was well designed to handle the existing needs. Areas noted in the update include the gravity collector in Division Street, the excess capacity of most of the existing lift stations, and the recent and expected increase in flows to the Tefft lift stations caused by the construction of several new developments. The Tefft Street lift station is currently operating near capacity. District personnel have observed wet well capacity problems, particularly during power outages. Upgrades to this lift station are recommended to increase capacity.

To reliably meet the existing and near-term wastewater collection system needs the Update recommends that a total of $1.7 million in system improvements. These improvements include the Tefft Street Lift station upgrades, the Montecito Verde II/Nipomo Palms bypass project, and upgrades to the trunk line and main lift station. The Tefft Street project is progressing and the bid process is underway. Preliminary engineering plans have been completed for the Montecito Verde/Nipomo Palms bypass project. Trunk line improvements have been delayed due the uncertainty of the addition of new developments. Additional development would have effect on the capacity needed to serve a particular area.

The impact of expanding the Sphere of Influence on the wastewater treatment and collection system would be less then significant (Class III) because the District has evaluated the possible impacts of adding these areas into their service area. The District Master Plan provides a comprehensive, prioritized list of system improvements with estimated costs as well. The NCSD is prepared to deal with the infrastructure requirements of newly annexed properties. Also, the District must document its capability to serve a property proposed for an annexation prior to an annexation being approved by LAFCO. This process also involves environmental review in compliance with the California Environmental Quality Act.

> **Impact U-3.** The expansion of the Sphere of Influence could lead to annexations to the District that may require a new or expanded water supply.

Impact Discussion U-3

The provision of water to new development in Nipomo is the key issue facing the Nipomo Community Services District. The following provides a summary of the key issues that affect decision-making in regard to the provision of water services. The District will not likely be able to extract more water from the groundwater resource then they are currently pumping—2360 acre feet per year. In fact, it is likely that through the adjudication of the groundwater basin, the

District will be receive a decreased allocation. This situation requires the District to evaluate other water supply alternatives.

The Nipomo Hydrologic Sub-area will continue to be impacted by future development that uses water from this source. It should be noted that the District's new annexation policy requires that any parcel annexed into the District either have a supplemental water source from outside the hydrologic sub-area or that the proponent pay a substantial per unit fee ($10,000 per unit) to be used for the development of supplemental water by the District.

The adjudication of the sub-area is an action that will greatly impact all of the water users in the Nipomo area. The Courts' decision with regard to the allocation of the water resources will provide direction for all users of the resource including the NCSD. This variable makes it difficult to predict the outcome; however, it is likely that after review of all of the data the Court will allocate water resources in manner that will prevent further adverse impacts to the sub-area and preserve the sustainability of the resource.

Under these circumstances it can be assumed that the District will not be able to pump more water from the groundwater resources in the Nipomo Hydrologic Sub-area. The groundwater basin on the east side of the Highway 101 is in a "fractured" geologic structure and may not be a reliable long-term water source. Groundwater wells in fractured rock are known to produce large quantities of water over a period of time and then run "dry" very quickly.

In 2001, the District contracted with Kennedy/Jenks Consultants to prepare an **Evaluation of Water Supply Alternatives**. As the title implies, this study evaluates the water supply alternatives that may be available to the District. The first water alternative analysis was completed for the District in 1994. The most recent study was completed in October 2001 and is an update and expansion of that first analysis. The objective of the most recent study is to provide more current information and evaluate a wider range of supply alternatives. The study identifies a broad range of water supply alternatives and then recommends that several alternatives be reviewed in further detail, including:

- Water Conservation (500-1000 AFY)
- Intertie with the City of Santa Maria (2000-3000 AFY)
- Desalination of blowdown water, produced water, and/or recycled and groundwater exchange with the Tosco Refinery (1,300 AFY)
- Recycled water delivery to an groundwater exchange with agricultural users (500-1000 AFY)
- Hard rock drilling (500-1000 AFY)

The study indicates the existing demand based on average consumption of a population of 10,790 people currently served by the NCSD. The existing demand distribution areas already being served by the NCSD is broken down as follows:

Table 5.12-4: Existing Demand

Land Use or Water User	Water Demand (AFY)
Residential	1,423
Non-Residential	68
Nipomo Regional Park	46
Brassica Nursery	19
Other large users-unaccounted for water	335
Main Water System total	1,890
Black Lake Water System	450
Total	**2,340**

The study indicates that a total projected demand for the Nipomo area at build-out of 5,890 AFY (includes Woodlands) and a current demand of 2,340 AFY. This shows a net deficit of 3,550 AFY. The table below comes from the study:

Table 5.12-5: Projected Demand at Build-Out

Land Use or Water User	Water Demand (AFY)
Residential-Including Black Lake	3,278
Non-Residential	132
The Woodlands	1,640
Nipomo High School	81
Nipomo Regional Park	46
Brassica Nursery	19
Other large users-unaccounted for water	693
Total	**5,890**

The Study assumes that the NCSD would ultimately serve the Woodlands as well as other surrounding areas currently not within the District's service boundaries. The Alternatives Study also assumes a larger eventual service area for NCSD and addresses that by analyzing a full range of water resource alternatives. The Alternatives analysis is a useful long range planning study that gives the NCSD information about the various water options. The feasibility of these water supply options is still in question at this point in time. However, the NCSD is pursuing negotiations with the City of Santa Maria and a preliminary study regarding desalination was funded in this year's budget.

It appears at this point in time that supplemental water sources outside the Nipomo Hydrologic Sub-area are still in the planning stages and could take several years to fully develop. This uncertainty would lead to a logical conclusion that future annexations should be contingent upon a development proposal, or the NCSD, providing a documented and reliable supplemental water source. This impact is potentially significant impact unless mitigation is adopted (Class II).

D. Cumulative Impacts

The CEQA Deskbook defines Cumulative impacts as "two or more individual impacts that, when considered together are considerable or that compound or increase other environmental impacts." The District's SOI is a contributing factor to continued growth and development in the Nipomo area. However, it should be noted that Nipomo has grown significantly over the last two decades without the prior expansion of the District's Sphere of Influence. Typically, development projects were approved by the County for development and then approved by LAFCO and the District for inclusion into the District's SOI and service area. The growth in the area has been driven by approvals at the County level. The approvals usually anticipate the project itself providing public services such as water and sewer. Major development approvals such as this include:

- Black Lake Development-Within the District's SOI/Service Area
- The Woodlands-Outside the District's SOI/Service Area
- Maria Vista-Within the District's SOI/Service Area
- Knollwood-Within the District's SOI/Service Area

The Land Use section of this DEIR contains a listing of recently proposed projects that may reasonably be expected to be completed.

E. Mitigation Measures

Mitigation U-1. Prior to final approval of any annexation that is a "project" under the Water Code 10912 definition, the District shall submit a Water Assessment pursuant to the procedures found in the Guidebook for Implementation of SB 610 and SB 221, using only the steps applicable to SB 610.

The following mitigation measures are from other sections of this DEIR and are applicable to reducing the impacts on Utilities and Public Services:

Mitigation LU-2. The proposed Sphere of Influence be limited to include areas that are less likely to see an intensification of land use or a premature development because of the provision of services from the Community Services District. Please see LU-2 in the Land Use section for the limited Sphere of Influence. This would result in a reduced need for the District to provide water service to surrounding areas.

Mitigation W-1. Prior to LAFCO approval of any annexation, the District shall:

(1) Complete or update the Urban Water Management Plan that shall upon implementation decrease water use by 25%.

(2) Complete or update the Urban Water Management Plan to reflect the need to provide water service in the amount of 1000 acre feet for the expanded Sphere of Influence. The Urban Water Management Plan prepared/updated by the District shall be prepared consistent with the State of California's Urban Water Management Plan Act. A certified professional engineer specializing in water resource planning shall update the Plan.

Mitigation W-2. Prior to approval by LAFCO of any annexation, the District shall obtain or complete negotiations for a supplemental water source and show documentation that an agreement is in place to provide

such water in the future. Documentation shall be consistent Section 5, Step Two, Documenting Supply, of the Draft SB 610 guidebook dated September 25, 2002. A certified professional engineer specializing in water planning shall review and evaluate such documentation.

F. Residual Impacts

The mitigation described above reduce the impacts to the Utilities and Public Services to a less than significant level. The impacts are reduced to a less then significant impact (class II) with the implementation of the above stated mitigation measures.