NIPOMO COMMUNITY SERVICES DISTRICT
WATERLINE INTERTIE

Final Environmental Impact Report

State Clearinghouse No. 2005071114

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I. INTRODUCTION AND PURPOSE

A. ENVIRONMENTAL PROCEDURES AND FORMAT

This Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental impacts of the proposed Nipomo Community Services District Waterline Intertie Project (to be referred to herein as the "Intertie Project" or "proposed waterline intertie"). The Nipomo Community Services District encompasses approximately seven square miles southeast of the City of Arroyo Grande within the southern portion of San Luis Obispo County. Approximately one-half mile south of the current District boundary is the Santa Maria River with an approximate width of 2,000 to 3,000 feet at this location. The City of Santa Maria is located on the south side of the Santa Maria River.

This Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA) as amended (Public Resources Code Section 21000, et. seq.). An Initial Study for the project was prepared by the Nipomo Community Services District (or "District"), which is acting as the Lead Agency for the proposed project, and a Notice of Preparation (NOP) for an EIR was distributed to local Responsible and Trustee Agencies and other interested parties between June 27, 2008 and July 28, 2008. The objective of distributing the NOP was to identify and determine the full range and scope of environmental issues of concern so that these issues may be fully examined in the EIR. Comments received during the NOP distribution process regarding potentially significant environmental impacts have been addressed in Section V. Environmental Analysis of this Draft EIR. The Initial Study, Notice of Preparation and comments resulting from their distribution are contained within Appendix A to this EIR. This EIR is intended to address all of the impacts, mitigation measures, project alternatives, etc. associated with the proposed project. This EIR will be subject to full public and agency review prior to consideration of the proposed project by the Nipomo Community Services District.

This Draft EIR begins with Section I. Introduction and Purpose, which provides an introductory discussion of the purpose and scope of the document. Section II. EIR Summary/Mitigation Monitoring Program summarizes the project impacts and mitigation measures, as subsequently described in detail within Section V. Environmental Analysis. Section II also contains the State-mandated Mitigation Monitoring Program (pursuant to Section 21081.6 of the *Public Resources Code*). Section III. Project Description, provides a description of the pertinent aspects of the proposed project and related permits and approvals. This section also discusses pertinent aspects of the project's background history and identifies the objectives of the proposed project. As noted therein, the proposed project involves connecting to the City of Santa Maria water distribution system and construction of a waterline from Santa Maria to the Nipomo Community Services District water distribution system. The pipeline will be constructed beneath the Santa Maria River by horizontal directional drilling. A pump station(s) and water storage facilities will be constructed to boost the water pressure into the District system and provide water storage as necessary. Several water transmission facilities within the NCSD will replaced and upgraded. A final element of the proposed project involves the

conversion of District water supply wells to chloramination treatment in order to provide disinfection within the District's water distribution system. These facilities may be developed within three phases and could have an ultimate capacity to transport a maximum 6,200 acre feet per year. Section IV. Environmental Setting, provides an overview description of existing environmental conditions of the project site and the surrounding area.

Issues identified within the Initial Study are addressed in detail in Section V. Environmental Analysis. The environmental factors which require evaluation, based upon the issues identified within the Initial Study in combination with comments received during circulation of the Notice of Preparation include: land use and planning, population and housing, water, biological resources, aesthetics, cultural resources, geology, traffic, noise and air quality. The discussion of each issue within Section V. Environmental Analysis begins with a description of the existing environmental conditions followed by an identification of any pertinent thresholds of environmental significance. The nature and extent of impacts related to the proposed project are then identified. The EIR then determines whether the project impacts are significant or insignificant pursuant to the previously-identified thresholds of significance. Any regional or cumulative implications of the proposed project are also identified. Indirect or secondary impacts of the proposed project are discussed. For many environmental impacts, mitigation measures are provided in order to reduce potential environmental impacts to a level of insignificance. This analysis then identifies those residual impacts which remain significant in spite of any proposed mitigation measures. Those impacts that are not capable of being reduced to an insignificant level with mitigation measures are identified as significant, unavoidable adverse impacts (Class I Impact). Remaining project impacts will be categorized as potentially significant, but mitigated to an insignificant level (Class II Impact), non-significant (Class III Impact) or beneficial (Class IV Impact).

The significant adverse impacts which remain after implementation of proposed mitigation measures are summarized in Section VI. Unavoidable Adverse Impacts. Section VII. Growth Inducing Impacts of the Proposed Action discusses if and to what extent the proposed project will facilitate development within the areas served by the additional water supplies. Section VIII. Alternatives to the Proposed Project, provides a discussion of potential project alternatives which may be capable of reducing or eliminating the project-related adverse impacts. Project alternatives are also analyzed in terms of their ability to meet the objectives of the proposed project. Section IX. Organizations and Persons Consulted and Section X. References provide sources of information contained within the remainder of this Draft EIR. Several of the analyses of project impacts and mitigations are based upon technical reports and information, copies of which are provided as Technical Appendices to this document.

In 2005, the Nipomo Community Services District initiated preparation of a Draft and Final Environmental Impact Report which addressed the potential impacts of three proposed methods for extension of a water supply pipeline. A Draft Environmental Impact Report dated May, 2006 for that project was prepared, reviewed and circulated for public and agency review and comment during the months of May and June of 2006. Subsequent to circulation of that document, several revisions and/or additions to the

project design were recommended. These revisions included the reduction in water storage, additional NCSD water distribution system improvements, resolution of water quality issues and phased project development. In addition, an expanded number of project alternatives were also evaluated including the investigation of the viability of desalinization and direct use of State Water Project water. In December, 2006, the NCSD Board of Directors suspended further work on this prior EIR until the NCSD Board of Directors could evaluate a lower cost project and project design issues could be resolved. Since that time, several additional studies and field surveys have been prepared by NCSD in order to further evaluate and refine the design of the waterline intertie project. In addition, the NCSD recently updated their Water Master Plan (December, 2007) in which the District water model was updated and recommendations for improvements to the District water distribution system were made.

Several land use and planning documents prepared by various agencies have been utilized within this analysis and are incorporated by reference into this EIR. These documents include: the Urban Water Management Plan 2005 Update prepared for the Nipomo Community Services District; the South County Area Plan (Inland); the various Elements of the County of San Luis Obispo General Plan including Land Use and Circulation Element; the County Growth Management Ordinance; the County 2004 Annual Resources Summary Report and various environmental analyses prepared for projects throughout the Nipomo area as listed in Section X. References of this document.

This Draft EIR will provide a full and fair discussion of the *potential* environmental impacts of the proposed Nipomo Community Services District Waterline Intertie project. In preparing this EIR, the Nipomo Community Services District decision-makers, staff and members of the public will be fully informed as to the impacts, mitigation measures and reasonable alternatives associated with the proposed project. In accordance with Section 15021 of the State CEQA Guidelines, this EIR is intended to enable the Nipomo Community Services District, as Lead Agency, to evaluate these environmental impacts, mitigation measures and project alternatives in their consideration of the project proposal. The Lead Agency has an obligation to balance possible adverse effects of the project against a variety of public objectives *and benefits*, including economic, environmental and social factors, in determining whether the proposed project is acceptable and approved for development.

Pursuant to California *Public Resources Code* 21082.1, the Nipomo Community Services District has independently reviewed and analyzed the information contained in this Environmental Impact Report prior to its distribution as a Draft EIR. The conclusions and discussions contained herein reflect the independent judgment of the District as to those issues at the time of publication.

B. CEQA TOPICS LOCATION

TOPIC	LOCATION
Environmental Procedures and Format	Section I

EIR Summary	Section II
Mitigation Monitoring Program	Section II
Project Description	Section III
Environmental Setting	Section IV
Impact Analysis	Section V
Cumulative Impacts Analysis	Section V
Mitigation Measures	Section V
Unavoidable Adverse Impacts	Sections V and VI
Alternatives to the Proposed Project	Section VII
Growth Inducing Impacts	Section VIII
Organizations and Persons Consulted	Section IX
References	Section X

C. EFFECTS FOUND NOT TO BE SIGNIFICANT

The Initial Study prepared by the Nipomo Community Services District in combination with comments received during circulation of the Notice of Preparation determined that potentially significant environmental effects occurred in the areas of: land use and planning, population and housing, water, biological resources, aesthetics, cultural resources, geology, traffic, noise and air quality. As a result of the analyses within the Initial Study, potential impacts were determined to be insignificant in the areas of energy and mineral resources, hazards, public services, utilities and service systems and recreation. Unlike the other environmental issues noted above, these issues are not discussed further in the EIR.

II. EIR SUMMARY/MITIGATION MONITORING PROGRAM

A. EIR SUMMARY

1. **Project Summary**

The Nipomo Community Services District encompasses approximately seven square miles southeast of the City of Arroyo Grande within the southern portion of San Luis Obispo County. Approximately one-half mile south of the current District boundary is the Santa Maria River with an approximate width of 2,000 to 3,000 feet at this location. The City of Santa Maria is located in Santa Barbara County on the south side of the Santa Maria River.

The proposed project extends from a proposed pipeline connection and pump station site at the intersection of West Taylor Street and North Blosser Road approximately one mile south of the Santa Maria River in the City of Santa Maria. A proposed pipeline extension will run north on Blosser Road to the Santa Maria River levee. At that point, a pipeline will be placed under the levee, extended toward the bank of the river through an agricultural area, then directionally drilled beneath the Santa Maria River to a point on the Nipomo Mesa. Connection will be made to an existing pipeline on Orchard Road near Joshua Street which runs to Southland Street. This line will connect to an upgraded NCSD water distribution system on Orchard Road (north of Southland Street), Southland Street (east of Orchard Road), South Frontage Road (north of Southland Street), Darby Lane (east of South Frontage Road) and South Oakglen Avenue (north of Darby Lane to Tefft Street). The final project phase, if authorized, would include a pipeline extension from the proposed Pump Station No. 2 at Joshua Street and Orchard Road to the Quad Storage Tanks located at Tefft Street and Foothill Road.

A maximum of two pump stations and two water storage tanks will be constructed to boost the water pressure into the District system and provide operational or emergency water storage as necessary. Several water transmission facilities within the NCSD will be upgraded or replaced. A final element of the proposed project involves the conversion of District water supply wells from chlorination to chloramination treatment in order to provide disinfection that is compatible with the imported water supply.

The potential importation of a maximum of 6,200 acre-feet of water per year is intended to accomplish several objectives. Approximately 2,500 acre-feet per year will offset current groundwater production in order to avoid further depletion and assist in balancing of groundwater levels of the Nipomo Mesa Management Area (NMMA). The Phase I increment of 2,000 acre-feet per year of this total will be used to augment water supplies available to the existing customers of the Nipomo Community Services District thereby replacing/reducing groundwater pumping of the NMMA by that amount.

The second phase (Phase II) increment of supplemental water will total an additional 1,000 acre-feet per year. Half of this total (500 acre-feet each) will be used for the remaining groundwater replenishment for the NMMA (bringing that total to 2,500 acre-feet per year). The additional 500 acre-feet per year in the Phase II delivery of supplemental water will be used by the NCSD to serve future customers on currently vacant land within the existing NCSD boundaries.

The 3,200 acre-feet per year within the third (Phase III) increment of supplemental water could be utilized to serve future development within the Sphere of Influence areas adjacent to the existing NCSD boundaries.

The proposed Nipomo Community Services District Waterline Intertie involves a series of approvals and discretionary actions by the Nipomo Community Services District, as Lead Agency, and other involved regulatory agencies. The proposed project involves the following approvals by the Nipomo Community Services District: 1) certification of the Final Environmental Impact Report; 2) approval of the Mitigation Monitoring Program and 3) review and approval of detailed plans for pipelines, pump stations, storage facilities and other infrastructure for the proposed waterline intertie.

The proposed project may also require the following approvals by other involved regulatory agencies including: 4) Section 404 Permits under the Clean Water Act from the U.S. Army Corps of Engineers, which regulates the discharge of dredged and/or fill material into the "waters of the United States;" 5) Public Resources Code Sections 1601-1603 Streambed Alteration Agreements from the State of California, Department of Fish and Game, which regulates all diversions, obstructions or changes in the natural flow or bed, channel or bank of any river, stream or lake which supports fish or wildlife; 6) a National Pollution Discharge Elimination System (NPDES) permit to comply with Section 401 of the Clean Water Act from the State Water Quality Control Board in the event that a Section 404 Permit from the U.S. Army Corps of Engineers is required; 7) a Section 401 Water Quality Certification and a General Permit for Storm Water Discharges Associated with Construction Activities from the Central Coast Regional Water Quality Control Board; 8) a Section 7 Consultation or Section 10(a) Permit from the United States Fish and Wildlife Service which allows the "taking" of an endangered species; 9) a Section 7 Permit from or informal consultation with the National Oceanographic and Atmospheric Administration (NOAA) which oversees fisheries management in waterways nationwide; 10) a new or amended Domestic Water Supply Permit from the State Department of Public Health (formerly the Department of Health Services) for the introduction of supplemental water into the Nipomo Community Services District system; 11) an Authority to Construct issued by the San Luis Obispo County Air Pollution Control District and the Santa Barbara Air Pollution Control District in order to allow proposed horizontal directional drilling; 12) easements across the Santa Maria River and along the southern boundary of the river secured from landowners and other entities for right-of-way and construction of either Directional Drilling Options A and B and 13) any necessary construction and/or encroachment

permits from the County of San Luis Obispo, the City of Santa Maria or the County of Santa Barbara for equipment staging and construction operations.

2. Summary of Impacts and Mitigation Measures

The following summary of potential project impacts and proposed mitigation measures is arranged pursuant to the issues identified in the Initial Study and discussed in Section V. Environmental Analysis of this EIR (see Table 2, Summary of Impacts and Mitigation Measures). This table also identifies the residual impacts which remain significant after implementation of the proposed project mitigation measures. These residual impacts are classified according to the following criteria:

- Class I Impact - Significant and unavoidable adverse impacts that cannot be mitigated to a level of insignificance. Although mitigation measures may be proposed, these measures are not sufficient to reduce project impacts to a level of insignificance.

- Class II Impacts - Potentially significant adverse impacts which can be reduced to a level of insignificance or avoided entirely with the implementation of proposed mitigation measures.

- Class III Impacts - Adverse impacts which are found not to be significant.

- Class IV Impacts - Project impacts which are considered to be positive or of benefit to the site or the adjacent environment.

These residual impacts are also summarized by environmental topic in Table 1, "Summary of Residual Impacts After Mitigation" preceding this summary.

TABLE 1
SUMMARY OF RESIDUAL IMPACTS AFTER MITIGATION

ISSUE	Class I	Class II	Class III	Class IV
A. Land Use and Planning	X	*X*	X	
B. Population and Housing	X		X	
C. Water		X	X	X
D. Biological Resources		X	X	
E. Aesthetics		X	X	
F. Cultural Resources		X		
G. Geology		X	X	
H. Traffic		X	X	
I. Noise		X		
J. Air Quality		X		

TABLE 2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
A. LAND USE AND PLANNING		
A-1. The proposed project may impact land uses in areas adjacent to short-term project construction activities or long-term project operations.	*A-1: For any construction staging or storage proposed on prime farmland, permanent impacts to soil resources can be avoided with the following measures* ▪ *A geotextile membrane shall be placed on top of native soils prior to the placement of any stockpile, fill, base materials or construction materials* ▪ *Upon completion of the project, native soil will be replaced to its previous condition in terms of soil texture, water holding capacity and soil permeability* ▪ *Pipelines will be placed five to six feet below existing grade through agricultural farmland* ▪ *All excavated soils will be stockpiled during construction in a manner that protects the soils' physical, chemical and biological characteristics. Biologically active topsoil (A horizon) shall be segregated from deeper soils during construction and replaced in a similar manner upon completion of construction* ▪ *At the conclusion of construction, soils will be replaced in a manner that mimics the pre-construction characteristics of the soils, including compacting the soils to the same soil permeability, soil texture and available water holding capacity* *A-2: Project construction shall be coordinated with property owners and any farm lessee/operators. Impacts to agricultural use of the property can be avoided or minimized with the following measures* ▪ *All existing irrigation systems shall be located in order to avoid damaging buried irrigation lines, wells, risers and other*	*Mitigation Measures A-1 and A-2 will reduce potentially significant temporary or permanent impacts to agricultural lands to an insignificant level (Class II Impact).* Potential direct impacts upon adjacent land uses associated with project construction and operations are considered to be less than significant (Class III Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	agricultural infrastructure ▪ *Early notice of any planned closures or detours on existing roadways either within the fields or along existing paved roads with regular updates about forthcoming closures or detours shall be provided to area agricultural producers so that adequate planning can be made for the movement of agricultural goods and personnel.*	
A-2. The proposed project may indirectly induce changes in land use as a result of the reduction or elimination of a potential constraint upon development within areas served by the increased water supplies provided by the proposed project.	No mitigation measures are proposed.	The proposed project's potential long-term and cumulative land use and planning impacts resulting from the elimination of a constraint upon future development of areas served by the additional water supplies provided by the proposed project are considered to be significant impacts which cannot be reduced to an insignificant level. These significant, unavoidable adverse impacts will require the adoption of a Statement of Overriding Considerations by the Lead Agency (Class I Impact).

B. POPULATION AND HOUSING

B-1. The proposed project may result in the demand for new housing due to the need for labor during project construction.	No mitigation measures are proposed.	Potential impacts related to increased housing demand associated with project construction activities are considered to be less than significant (Class III Impact).
B-2. The proposed project may indirectly induce a substantial growth in population as a result of the reduction or elimination of a potential constraint upon development within areas	No mitigation measures are proposed.	The proposed project's potential long-term and cumulative population and housing impacts resulting from the elimination of a constraint upon future development of areas served

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
served by the increased water supplies provided by the proposed project.		by the additional water supplies provided by the proposed project are considered to be significant impacts which cannot be reduced to an insignificant level. These significant, unavoidable adverse impacts will require the adoption of a Statement of Overriding Considerations by the Lead Agency (Class I Impact).

C. WATER

C-1. The proposed project may result in the creation of water quality incompatibility due to the differences in water treatment employed by the City of Santa Maria and the NCSD	**C-1:** A public awareness program shall be implemented by the Nipomo Community Services District that alerts District customers to the potential harmful effects of chloramines on certain aquatic species and reptiles and to treatment products that are readily available to treat water for fish tanks. Users of ultra-pure water, kidney dialysis patients and chloramine-sensitive manufacturing processes shall also be notified of the addition of chloramine to the District water supplies.	Mitigation Measure C-1 will reduce potentially significant impacts related to water quality incompatibility due to differences in water treatment employed by the City of Santa Maria and the NCSD to an insignificant level (Class II Impact).
C-2. The proposed project may result in degradation of surface and shallow groundwater quality as a result of underground horizontal directional drilling-related frac-outs.	**C-2:** Construction shall occur during the dry season (i.e., April 15 to November 15) when there is little or no flow in the Santa Maria River in order to reduce potential contact of frac-out fluids with surface waters. **C-3:** The Nipomo Community Services District shall complete a preliminary geotechnical investigation along the underground horizontal directional drilling route to further define the stratigraphy and determine the appropriate depth of drilling to avoid frac-outs (i.e., the depth of finest grained sediments) and to determine appropriate methods (i.e., appropriate drilling mud mixtures for specific types of sediments). Drilling pressures shall be closely monitored so that they do not exceed those needed to penetrate the formation. **C-4:** The Nipomo Community Services District shall prepare a Frac-out Monitoring, Response and Clean-up Plan that shall be approved by the Regional Water Quality Control Board prior to any underground horizontal directional drilling	Mitigation Measures C-2, C-3, and C-4 will reduce potentially significant water quality impacts related to underground horizontal directional drilling-induced frac-outs to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	activities. The Plan shall include the following elements: • Description of the equipment and procedures for controlling fluid pressures to reduce the risk of hydraulic fracturing. • Description of monitoring procedures to detect surface exposures of drilling mud in dry areas and in flowing waters or to groundwater. • Description of equipment and procedures to respond to hydraulic fractures that break out at the ground surface or to the groundwater including overland access routes, containment methods and materials, equipment to be used and availability, environmental protection measures, emergency response plan, and post-containment clean up and restoration. • Description of equipment, procedures and materials for grouting and abandoning an incomplete pilot hole that cannot be advanced further. • Evaluation plan and criteria for continuing drilling. • Agency notification and post-event permitting.	
C-3. The proposed project may result in degradation of surface water quality as a result of potential construction related spills.	**C-5:** The Nipomo Community Services District shall develop a Stormwater Pollution Prevention Plan (SWPPP) that will include Best Management Practices (BMPs) to prevent the discharge of construction materials, contaminants, washings, concrete, fuels, and oils. The SWPPP will be reviewed and approved by the Central Coast RWQCB prior to commencement of any clearing or other construction activities. BMPs should include the following measures: • Properly maintain (off-site) all construction vehicles and equipment that enter the construction area to prevent leaks of fuel, oil, and other vehicle fluids. • Conduct equipment and vehicle fueling off-site. If refueling is required at the Project site, it will be done within a bermed area with an impervious surface to collect spilled fluids. • Prepare a Spill Prevention/Spill Response Plan for the site that includes training, equipment and procedures to address spills from equipment, stored fluids and other materials including disposal of spilled material and materials used for clean up of contaminated soils and materials. • Place all stored fuel, lubricants, paints, and other construction liquids in secured and covered	Mitigation Measure C-5 will reduce potentially significant water quality impacts associated with equipment maintenance and fueling spills to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	containers within a bermed area. • Conduct any mixing and storage of concrete and mortar in contained areas. • Insure that all equipment washing and major maintenance is prohibited at the project site except in bermed areas. • Remove all refuse and excess material from the site as soon as possible. • Channelize storm water to avoid construction equipment and materials, and to divert runoff to existing drainages.	
C-4. The proposed project may result in a substantial depletion of the Santa Maria Groundwater Basin supplies, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.	No mitigation measures are proposed.	Potential impacts related to the groundwater supplies within the Santa Maria Groundwater Basin are considered to be less than significant (Class III Impact).
C-5. The proposed project will result in the replenishment of groundwater supplies within the Nipomo Mesa Management Area.	No mitigation measures are proposed.	Potential impacts related to groundwater supplies within the Nipomo Mesa Management Area are considered to be beneficial (Class IV Impact).

D. BIOLOGICAL RESOURCES

D-1. Construction activities within the proposed pipeline alignments, water storage tank and pump station locations may adversely affect non-listed wildlife occupying adjacent habitats within the Santa Maria River wildlife migration corridors.	No mitigation measures are proposed.	Potential impacts upon non-listed wildlife species, the Santa Maria River wildlife migration corridor or foraging bird species are considered to be less than significant (Class III Impact).
D-2. Construction activities within the proposed pipeline alignments, storage tank and pump station locations could adversely affect nesting activities of protected migratory birds and raptors.	**D-1:** Pipeline, water storage tank and pump station construction operations shall be conducted prior to, or after, the nesting season (February 15 to September 15) to avoid any potential impacts to nesting birds. This shall include any necessary vegetation and/or tree removals which could disrupt nesting birds. Therefore, construction activities should be conducted between the months of October and January to the extent feasible.	Mitigation Measure D-1 will reduce potentially significant impacts related to nesting activities of protected migratory birds and raptors to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	If the above measure is not feasible, pre-construction surveys shall be conducted by a qualified biologist two weeks prior to the initiation of construction activities initiated between February 15 and September 15 to identify potential bird nesting sites. • If active nest sites of common bird species protected under the Migratory Bird Treaty Act (e.g., Northern mockingbird, House finch, etc.) and Fish and Game Code Sections 3503 and 3503.5 are observed within 300 feet of construction activities, then the project shall be modified and/or delayed as necessary to avoid direct take of the identified nests, eggs and/or young. • If active nest sites of raptors and/or species of special concern are observed within the vicinity of project construction activities, construction shall avoid the nest site or be terminated until the California Department of Fish and Game is contacted and an appropriate buffer zone around the nest site is established. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest or the nest is abandoned.	
D-3. Construction activities could adversely affect special-status terrestrial and avian species potentially occurring in the project area.	**D-2:** All equipment staging and construction crew parking areas shall be located within pre-designated staging areas identified on construction plans which avoid identified sensitive habitats as determined by a qualified biological monitor. This shall include pre-designation of all staging areas, proposed horizontal directional drilling and jack-and-bore operations. Additionally, all construction access routes shall be established in previously disturbed areas and/or existing roadways. **D-3:** Exclusionary and silt fencing will be erected at the boundaries of the construction areas to avoid equipment and human intrusion into adjacent habitats with emphasis on protection of areas containing special-status species. The exact location of exclusionary and silt fencing for each construction area shall be determined by a qualified biological monitor. The fencing shall remain in place throughout the construction phase for each project component. **D-4:** A qualified biological monitor shall conduct a worker orientation for all construction	Mitigation Measures D-2 through D-9 will reduce potentially significant impacts associated with special-status terrestrial and avian species to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	contractors (site supervisors, equipment operators and laborers) which emphasizes the presence and identification of special-status species within the project area, their habitat requirements and applicable regulatory policies and provisions regarding their protection and measures being implemented to avoid and/or minimize impacts. **D-5:** If nighttime construction activities are warranted, all equipment lighting shall be shielded away from adjacent wildlife habitat areas and the open sky in order to minimize lighting/glare impacts of wildlife while still providing safe working conditions for construction personnel. **D-6:** A dust control program during the construction phase of the project shall be implemented to minimize dust impacts to adjacent vegetation communities and associated special-status species. **D-7:** A qualified biologist shall conduct a pre-activity survey to determine presence/absence of California horned lizard within and adjacent to the horizontal directional drilling laydown areas and jack-and-bore locations along the southern boundary of the Santa Maria River. Surveys shall only be required during the active period of California horned lizards (generally April through September). If California horned lizards are identified adjacent to and/or within work areas, hand rakes or an equivalent method shall be utilized by the biologist in order to scarify the ground surface and encourage the horned lizards (and other wildlife) to vacate the immediate area prior to construction. Alternatively, drift fences shall be used to capture horned lizards. As necessary, the qualified biologist shall physically relocate any California horned lizards to suitable habitat located outside the construction zone(s). Procedures and protocols for relocation shall be based up on pre-project consultation with the California Department of Fish and Game. **D-8:** A qualified biological monitor shall be on-site during all vegetation clearing and shall periodically monitor the project area during construction activities in order to inspect protective fencing, equipment staging areas and to physically relocate or remove any special-status wildlife species entering the construction zone (e.g., California horned lizard, etc.). All special-	

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	status species shall be relocated to suitable habitat located outside the construction zone by the qualified biologist. Exact procedures and protocols for relocating shall be based upon pre-project consultation with California Department of Fish and Game. **D-9:** Nesting bird surveys shall be conducted between February 15 and August 15 to identify nest sites of special-status bird species including Loggerhead shrike, California horned lark, Northern harrier, Cooper's hawk, White-tailed kite and Tricolored blackbird.	
D-4. Pipeline construction activities could adversely affect aquatic and semi-aquatic special-status species within the Santa Maria River, Blosser Road drainage canal, and agricultural stock ponds located along the Nipomo Mesa.	**D-10:** Site disturbance and construction activities associated with the Santa Maria River pipeline crossing, including the horizontal directional drilling operations shall not occur during the rainy season (October 15 to April 15). No construction activities shall occur during or immediately following a rain event or if water is flowing within the Santa Maria River. **D-11:** A qualified biological monitor stall conduct a worker orientation which emphasizes the presence of semi-aquatic, special-status species within the project area (e.g., California red-legged frog, Two-striped garter snake, etc.), their habitat requirements, applicable regulatory policies and provisions regarding their protection and measures being implemented to avoid and/or minimize impacts. **D-12:** The Blosser Road drainage canal shall be illustrated on all final construction plans. At no time shall any equipment and/or materials staging be allowed within the bed or banks of the drainage feature. In addition, a row of silt fencing or equivalent shall be installed along the perimeter of the drainage canal during project operations to prohibit CRLF movement into the work zone. **D-13:** All work areas within 100 feet of known California red-legged frog habitat shall be surveyed by a qualified biologist each day prior to the initiation of construction activities. As necessary, the qualified biologist shall physically relocate semi-aquatic, special-status species (e.g., Southwestern pond turtle, Two-striped garter snake, etc.) and common semi-aquatic species (e.g., Western toad, Pacific chorus frog, etc.) to	Mitigation Measures D-10 through D-16 will reduce potentially significant impacts associated with special-status aquatic or semi-aquatic species to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	suitable habitat areas located outside the construction zone(s). Exact procedures and protocols for relocation of the special-status species shall be based upon pre-project consultation with the California Department of Fish and Game. In the event California red-legged frog is identified in a work area, all work shall cease until the California red-legged frog has safely vacated the work area. At no time shall any California red-legged frog be relocated and/or affected by project operations without prior approval from the U.S. Fish and Wildlife Service. Exclusionary fencing will be erected at the boundaries of the construction areas to avoid equipment and human intrusion into adjacent habitats with emphasis on protection of areas containing special-status species. In addition, silt fencing will be installed around temporary aquatic habitats (i.e. trenches that have perched groundwater) that have formed during project activities, to minimize the potential for migration of CRLF from the adjacent agricultural pond. The exact location of exclusionary and silt fencing shall be determined by a qualified biological monitor. The fencing shall remain in place throughout the construction phase for each individual project component. **D-14:** Prior to commencing construction, NCSD shall prepare the following plans and agency permit applications and shall implement all plans prior to, during and immediately following construction activities. • In compliance with the San Luis Obispo County Land Use Ordinance, the District shall prepare an Erosion and Sedimentation Control Plan (ESCP) outlining the measures to address both temporary (i.e., site disturbance, stock piling and horizontal directional drilling activities) and final (i.e., post-construction) methods for stabilizing soil and minimizing soil loss from the proposed project site. All applicable measures shall be included on final construction plans and adhered to throughout the project. • All project operations shall comply with the requirements under the General Construction Storm Water General Permit, issued by the State Water Resources Control Board. Such requirements will include preparation of a Storm Water Pollution Prevention Plan (SWPPP). The	

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	SWPPP shall include provisions for the installation and maintenance of Best Management Practices to reduce the potential for erosion of disturbed soils at the project site. • A Spill Contingency Plan (SCP) shall be prepared outlining measures to prevent the release of petroleum and hazardous materials including containment methods for emergency clean-up operations. Prevention measures shall include, but not be limited to identification of appropriate fueling areas away from sensitive habitat areas such as swales and/or drainages, a maintenance schedule for equipment, and a list of appropriate containment and spill response materials to be stored on-site. All vehicles shall be staged only in appropriately marked and protected areas and at no time shall any cleaning and/or refueling of equipment be allowed upslope and/or within the vicinity of any drainages and/or wetland habitat areas, including agricultural stock ponds. If an accidental spill of a hazardous or toxic material occurs, the Regional Water Quality Control Board (RWQCB), the California Department of Fish and Game and California Department of Toxic Substances (CDTS) shall be notified. • The District shall submit an application for a Streambed Alteration Agreement (SAA) to the California Department of Fish and Game. If required, the final SAA shall be received prior to project construction. All conditions in the final SAA shall be strictly adhered to during construction. • A Frac-out Contingency Plan (FCP) shall be prepared for horizontal directional drilling operations within the Santa Maria River channel and shall include appropriate measures for containment of spills, agency notifications (including a detailed call-down list of all applicable regulatory agency representatives), clean-up protocols, and procedures for restoring the river channel to pre-disturbance conditions. The "Frac-out" clean-up procedures shall emphasize minimizing and/or avoiding impacts to the main channel and alluvial scrub habitat areas of the Santa Maria River. Lastly, the FCP shall include the conditions by which the boring operation would be abandoned, if applicable, and how many repeated bores may be attempted.	

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	D-15: Prior to commencing project construction, the District shall retain a biological monitor experienced with horizontal directional drilling technology. The biological monitor shall be responsible for conducting field inspections of horizontal directional drilling operations, reporting, and enforcement of all applicable conditions of approval, including any required conditions from the California Department of Fish and Game SAA. Specifically, the qualified monitor shall be on-site to inspect the river corridor and pipeline alignment during drilling activities that have the potential for a spill or "Frac-out" (i.e. pull back operations, etc.) to ensure no impacts occur to the Santa Maria River. In the event of a spill or "Frac-out" within the Santa Maria River corridor, all work shall be halted and the spill shall be contained using the procedures outlined in the FCP. **D-16:** Spill containment equipment shall be available on-site during all construction activities. As necessary, this shall include placement of individual spill response trailers at each active work area during project operations.	
D-5. Construction activities could result in short-term impacts to the sensitive habitat areas of the Santa Maria River, including jurisdictional Waters of the United States and designated critical habitat of the Southern California ESU Steelhead	Mitigation Measures D-10 through D-14 require provision of (pre-designated staging and fueling areas and equipment access routes, exclusionary fencing to protect sensitive habitat areas, dust control measures, etc.). **D-17:** In the event that a "Frac-out" occurs within the Santa Maria River channel due to horizontal directional drilling operations, the appropriate permits shall be obtained by the governing regulatory agency to facilitate clean-up and restoration of the affected portions of river channel to pre-project conditions. As necessary, this shall include a 404 Permit from the Army Corps of Engineers, a 401 Permit from the Regional Water Quality Control Board and Streambed Alteration Agreement from the California Department of Fish and Game. **D-18:** The restoration component of the Frac-out Contingency Plan (Mitigation Measure D-14) shall be implemented as necessary to ensure that the affected portions of stream channel and associated sensitive habitat areas are restored to pre-project conditions. The restored portions of stream channel shall be monitored until all performance	Mitigation Measures D-17 and D-18 will reduce potentially significant short-term impacts upon sensitive habitat areas within the Santa Maria River to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	criteria have been met as specified by the regulatory agency permits.	
D-6. Horizontal directional drilling operations along the southern boundary of the Santa Maria River have the potential to result in the permanent loss of special-status plant species.	**D-19:** Prior to project construction, a qualified botanist shall complete a focused botanical survey of the pipeline alignment along the southern boundary of the Santa Maria River. All Blochman's ragwort identified within 50 feet of the proposed horizontal directional drilling laydown area and pipeline alignment shall be marked with temporary flagging. **D-20:** Protective fencing shall be installed around populations of Blochman's ragwort to prevent loss of this special-status plant species. As necessary, this shall include minor modifications of the designated horizontal directional drilling laydown area to avoid Blochman's ragwort to the extent feasible.	Potential impacts associated with special-status plant species are considered to be insignificant (Class III Impact), however, Mitigation Measures D-19 and D-20 are provided to further reduce these impacts.
D-7. The proposed project may result in long-term impacts to the large eucalyptus trees located along the proposed pipeline alignment located on Southland Street, Orchard Road, South Frontage Road and Darby Lane. These trees may represent potential habitat for Monarch butterflies or nesting raptors.	**D-21:** The proposed waterline shall be aligned to avoid impacting the root systems of large eucalyptus trees located on Southland Street, Orchard Road, South Frontage Road and Darby Lane. The precise location shall be reviewed by a qualified arborist to insure avoidance of or minimize impacts to the root systems of large trees throughout pipeline alignment at these locations.	Mitigation Measure D-21 will reduce potentially significant impacts to large eucalyptus trees located on Southland Street and Orchard Road to an insignificant level (Class II Impact).
D-8. Long-term impacts associated with the potential generation of silt and sedimentation sources along the pipeline alignments, water storage tank and pump stations could result in adverse effects to adjacent habitat areas and associated special-status wildlife species.	**D-22:** Mitigation Measure D-14 includes provisions for stabilizing *soils surrounding* the water storage tank, pump station sites and pipeline alignments *affected by project construction* and monitoring. As necessary, this shall include the following: • Implementation of standard Best Management Practices (e.g., hydroseeding, wattles, and earthen swales, etc.) along the recontoured sites and erosion control monitoring during subsequent rainy seasons to ensure that previously disturbed areas are stabilized. • Installation of long-term drainage devices at all water storage tank and pump stations, including, as necessary, catchment basins, culverts with down-drains and storm flow energy dissipating devices	Mitigation Measure D-22 will reduce potentially significant long-term impacts associated with the generation of silt and sedimentation to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
D-9. Pipeline operation and maintenance activities may result in long-term adverse impacts to special-status species.	(riprap or diffusers). **D-23:** All water storage tank and pump station facility lighting shall be shielded away from adjacent wildlife habitat areas and sky to minimize lighting/glare impacts of wildlife, to the extent feasible while still providing safe working conditions for facility personnel.	Mitigation Measure D-23 will reduce potentially significant impacts associated with long-term pipeline operations and maintenance activities to an insignificant level (Class II Impact).

E. AESTHETICS

E-1. Project construction may result in the short-term alteration of views from adjacent areas.	No mitigation measures are proposed.	Potential impacts related to the visual impacts associated with project construction are considered to be less than significant (Class III Impact).
E-2. Project infrastructure facilities may degrade views from adjacent areas.	**E-1:** Prior to project construction, a Landscape Screening Plan shall be prepared for the District which provides landscaped screening consisting of trees and/or shrubs adjacent to proposed booster stations *or any above ground water storage facilities*. Trees or shrubs will be provided which will reach a six (6) feet surrounding booster stations without sacrificing safety considerations within two years of construction of these facilities. **E-2:** Prior to project construction, a Landscape Maintenance Plan shall be prepared which provides a program for growing and maintaining the proposed vegetative screens so that they achieve the two-year growth plan for vegetation. The plan shall also identify the long range maintenance and vegetative replacement plan to insure that said screening will be maintained for 15 years, including replacement of any trees which may die. **E-3:** Prior to project construction, a color board will be provided which identifies the exterior colors and materials to be utilized on proposed water storage tanks and booster stations. The colors and materials selected will involve muted tones which match or are comparable with the colors found in the surrounding areas.	Mitigation Measures E-1 through E-3 will reduce potentially significant aesthetic impacts associated with views of project facilities to an insignificant level (Class II Impact).
E-3. Long-term project operations may result in the generation of light and glare into surrounding areas.	**E-4:** Prior to project construction, an Exterior Lighting Plan shall be prepared for the District which indicates the height, location and intensity of all proposed exterior lighting. All light fixtures	Mitigation Measure E-4 will reduce potentially significant visual impacts due to the generation of light and glare to an

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	shall be shielded so that neither the lamp nor the reflective interior surface is visible from beyond 50 feet of project facilities. All light poles, fixtures and hoods shall be dark (non-reflective) colored. All exterior lighting sources shall be low-level adjusted so that light is directed downward. Security lighting shall be shielded so as not to create glare when viewed from adjacent properties with lighting heights no more than is absolutely necessary. All project lighting shall not be obtrusive to travelers along any adjacent roadways.	insignificant level (Class II Impact).

F. CULTURAL RESOURCES

F-1. Project construction may disturb or materially alter areas containing prehistoric cultural resources which may be related to an identified prehistoric site.	**F-1:** Cultural resource monitoring shall accompany construction trenching and excavation along the South Frontage Road near Grande Avenue (SLO-808), between Division Street and Story Street (SLO-1254) as well as along a 100 meter area on the south side of Southland Street directly south of 641 Southland. A Cultural Resource Monitoring Plan shall be developed and approved by the County of San Luis Obispo which will include project review, a pre-construction archeological workshop, Chumash involvement, networking with all involved members of the project and the production of a final monitoring report. **F-2:** The vacant lot located southeast of the intersection of Tefft Street and Highway 101 containing SLO-1394 shall not be utilized during any project construction activities including, but not limited to, a staging area for project construction.	Mitigation Measures F-1 and F-2 will reduce potentially significant impacts related to the disturbance or alteration of prehistoric cultural resources to an insignificant level (Class II Impact).
F-2. Project grading and construction may result in the discovery of currently-unknown cultural resources.	**F-3:** An archaeological workshop shall be conducted by a qualified archaeologist at the pre-construction meeting for construction personnel to educate them about what types of cultural material may be encountered during construction grading and excavation. A procedure for notification of accidental discovery and communication network shall be developed so that if any suspected cultural materials are unearthed, they can be quickly examined and evaluated by a qualified archaeologist and appropriate recommendations can be made. **F-4:** During any grading or excavation associated with the project, if any cultural materials are unearthed, work in that area shall be halted until	Mitigation Measures F-3 and F-4 will reduce potentially significant impacts related to the discovery of currently-unknown cultural resources during project construction to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	all cultural materials can be examined by a qualified archaeologist and appropriate recommendations made pursuant to County Land Use Ordinance Section 22.0.	

G. GEOLOGY

G-1. The proposed project could expose facilities to potential substantial adverse effects, including the risk of loss, involving strong seismic ground shaking and associated ground failure, including liquefaction.	No mitigation measures are proposed.	Potential impacts related to exposure of facilities to seismic ground shaking and associated ground failure are considered to be less than significant (Class III Impact).
G-2. The proposed project could expose facilities to the risk of landslides.	No mitigation measures are proposed.	Potential impacts related to exposure of facilities to landslides are considered to be less than significant (Class III Impact.)
G-3. The proposed project could result in substantial soil erosion or the loss of topsoil into the Santa Maria River or other local drainages.	**G-1:** The following shall be included in Final Grading and Drainage Plans to prevent erosion induced siltation of on-site and off-site drainages: • The use of temporary berms and sedimentation traps, such as silt fencing, straw bales, and sand bags, to be installed in association with project excavations, grading and underground horizontal directional drilling activities in order to minimize erosion of soils and sedimentation into the Santa Maria River and other local drainages. Sedimentation basins and traps shall be cleaned periodically with silt removal and disposal in a location approved by the District. • A prohibition against grading during the rainy season (November 1-April 15) unless erosion control measures found adequate by the District are implemented. • Methods for revegetation of disturbed soils for long-term stabilization.	Mitigation Measure G-1 will reduce potentially significant impacts associated with erosion induced siltation of the Santa Maria River and other local drainages to an insignificant level (Class II Impact).
G-4. The proposed project would be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and could potentially result in lateral	No mitigation measures are proposed.	Potential impacts related to locating the project on an unstable geologic unit or unstable soils are considered to be less than significant (Class III Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
spreading, subsidence, liquefaction or collapse.		
G-5. The proposed project would potentially result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state and that is delineated on a local general plan, specific plan or other land use plan.	No mitigation measures are proposed.	Potential impacts related to the loss of availability of a known mineral resource are considered to be less than significant (Class III Impact).

H. TRAFFIC

H-1. The proposed project will generate additional traffic which could result in traffic congestion or unacceptable levels of service on an adjacent roadway or intersection.	No mitigation measures proposed.	Potential impacts related to traffic generation are considered to be less than significant (Class III Impact).
H-2. Project construction activities may result in the diversion of traffic creating an unacceptable level of service, insufficient parking, blocking or impeding access to adjacent properties or result in hazards to pedestrians or bicyclists.	**H-1**: All project construction sites accessing onto or occurring adjacent to public roadways shall provide adequate signage, barriers and, if necessary, flagmen in order to insure the safe diversion of traffic, bicyclists and/or pedestrians. These measures shall also insure continued access from adjacent properties to local roadways.	Mitigation Measure H-1 will reduce potentially significant impacts related to the diversion of traffic, impeding access to adjacent properties and potential hazards to pedestrians or bicyclists to an insignificant level (Class II Impact). Potential impacts related to the loss of available parking are considered to be less than significant (Class III Impact).

I. NOISE

I-1. The proposed project will generate construction noise which may impact surrounding areas containing noise sensitive uses.	**I-1:** All project construction activities shall comply with the County of San Luis Obispo Noise Ordinance Section 22.06.042(d) which limits noise-generating construction activities to the hours between 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on Saturdays and Sundays. **I-2:** All construction equipment utilizing combustion engines shall be equipped with	Mitigation Measures I-1 through I-3 will reduce potentially significant impacts related to the generation of short-term construction noise to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	"critical" grade (rather than "stock" grade) noise mufflers that are in good condition. Noise level reductions with the use of "critical" grade mufflers can be as high as 5 dBA. Back up "beepers" will also be tuned to insure lowest possible noise levels. **I-3:** All necessary measures to muffle, shield or enclose construction equipment shall be implemented in order to insure that noise levels at the property line of the nearest residence do not exceed an exterior noise level of 60 dBA. During project construction, noise monitoring shall be conducted by a qualified acoustical engineer in order to insure the acceptable noise threshold of 60 dBA at the property line of the nearest sensitive receptor.	
I-2. The proposed project will generate increased noise levels due to long-term project operations.	**I-4:** Stationary noise sources (i.e. pump stations and other project facilities) shall be located at least 300 feet from any occupied residential dwellings unless noise-reducing engine housing enclosures or other appropriate noise screens are provided in order to insure that exterior noise levels do not exceed 60 CNEL.	Mitigation Measure I-4 will reduce potentially significant noise impacts associated with long-term project operations to an insignificant level (Class II Impact).

J. AIR QUALITY

J-1. The proposed project will result in the generation of air pollutants during project construction activities.	**J-1:** Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving any construction site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed water, if available, shall be used for dust control and other construction-related purposes during project construction. **J-2:** All dirt stock-pile areas shall be sprayed daily as needed. **J-3:** Exposed ground areas that are planned to be reworked at dates greater than one month shall be sown with a fast-germinating native grass seed and watered until vegetation is established. **J-4:** All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting or other methods approved by the APCD. **J-5:** All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil	Mitigation Measures J-1 through J-16 will reduce potentially significant air quality impacts associated with project construction to an insignificant level (Class II Impact).

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	binders are used. **J-6:** Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at a construction site. **J-7:** All trucks hauling dirt, sand, soil or other loose materials shall be covered or maintain at least two feet of freeboard. **J-8:** Where vehicles enter and exit unpaved roads onto streets, wheel washers or gravel pads shall be installed or trucks and equipment will be washed when leaving the site. **J-9:** Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where possible. **J-10:** All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day. **J-11:** All PM10 mitigation measures required must be included on any grading or building plans. These plans shall indicate the source of reclaimed water to be used for dust control. In addition, the contractor shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of particulate matter off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to construction. **J-12:** All construction equipment shall be properly maintained and tuned according to manufacturer's specifications. **J-13:** All off-road and portable, diesel-powered equipment, including, but not limited to, bulldozers, grading, cranes, loaders, scrapers, backhoes, generator sets, compressors or auxiliary power units, shall be fueled exclusively with CARB motor vehicles diesel fuel. Such equipment shall be stored within a fenced enclosure during non-working hours in order to minimize potential vandalism.	

DESCRIPTION OF IMPACT	MITIGATION MEASURE SUMMARY	RESIDUAL IMPACTS
	J-14: Where possible, diesel powered equipment shall be replaced with gasoline, electrical, CNG or LPG powered equipment. **J-15:** Diesel equipment used in proposed horizontal directional drilling shall either be certified pursuant to the California Air Resources Board's Portable Equipment Registration Program or will be subject to an Authority to Construct issued by the San Luis Obispo County Air Pollution Control District (APCD). This permit will allow implementation of Best Available Control Technologies including diesel particulate filters and/or proper fuel selection. **J-16:** Prior to any project grading, a geologic analysis will be performed in order to determine if asbestos-bearing serpentine rock is present. If naturally occurring asbestos is found at the project site, an Asbestos Health and Safety Program and an Asbestos Dust Control Plan will be submitted to the Air Pollution Control District for review and approval prior to project grading.	
J-2. The proposed project will generate pollutants associated with long-term project operations.	**J-17:** The daily water pumping operations for the proposed projects shall utilize electric-powered pumps; diesel pumps shall be provided for backup (standby) operation to be used only on an emergency basis during power outages or equipment breakdown. **J-18:** The District shall investigate the feasibility and cost-effectiveness of the use of solar power or other alternative energy sources to power water pumps or other project facilities. *This analysis shall assess the existing technologies and tradeoffs in order to determine the feasibility of alternate energy sources including solar power. This assessment will be based upon cost constraints, reliability, space requirements and other implementation factors*.	Mitigation Measures J-17 and J-18 will reduce potentially significant air quality impacts related to pollutant generation associated with long-term project operations to an insignificant level (Class II Impact).

B. MITIGATION MONITORING PROGRAM

Provided on the following pages is a listing of the proposed mitigation measures associated with the proposed Nipomo Community Services District Waterline Intertie Project (see Table 3, Mitigation Monitoring Program). Following each mitigation measure is an indication of the action involved with enforcement or implementation of the mitigation measure (i.e. "Specific Action"), the timing of implementation (i.e. "Mitigation Milestone") and the Responsible Monitoring Party. This Mitigation Monitoring Program is intended to follow the State CEQA Guidelines which require a monitoring program to insure the implementation of these mitigation measures.

Prior to issuance of construction permits, the Nipomo Community Services District, as Lead Agency, shall provide an environmental monitor for all impacts requiring environmental mitigation in order to insure compliance with mitigation measures in the EIR. The environmental monitor shall be under contract to the District. The monitor will prepare a working monitoring plan that reflects the District-approved environmental mitigation measures/ conditions of approval. This plan will include (1) goals, responsibilities, authorities and procedures for verifying compliance with environmental mitigations; (2) lines of communication and reporting methods; (3) regular reporting of compliance; (4) construction crew training regarding environmental sensitivities; (5) authority to stop work and (6) actions to be taken in the event of non-compliance.

Environmental monitoring will be conducted throughout all stages of project design and construction in order to minimize impacts to resources and to verify implementation of mitigation measures contained within the Final Environmental Impact Report. This Monitor will: a) prepare/receive project mitigation plans; b) maintain copies of all non-compliance reports and environmental monitoring reports and c) report to the District on the status of the project's compliance with mitigation requirements. In certain instances, implementation of mitigation measures require monitoring by a specialized expert/monitor (biologist, archaeologist, etc.) depending upon the nature of the measure. Monitors will evaluate various project plans and construction activities in order to establish and maintain an ongoing level of compliance with mitigation measures. Any activity that may cause an unanticipated negative environmental effect will be immediately brought to the attention of the District by the monitor. The monitor also has the ability to halt specific work during project construction in a situation of clear non-compliance to environmental specifications which could result in an immediate and unnecessary environmental impact. These environmental monitoring procedures are intended to insure that the proposed project fully complies with the mitigation measures set forth in the Final Environmental Impact Report.

TABLE 3
MITIGATION MONITORING PROGRAM

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
A. LAND USE AND PLANNING			
A-1: For any construction staging or storage proposed on prime farmland, permanent impacts to soil resources can be avoided with the following measures ▪ *A geotextile membrane shall be placed on top of native soils prior to the placement of any stockpile, fill, base materials or construction materials* ▪ *Upon completion of the project, native soil will be replaced to its previous condition in terms of soil texture, water holding capacity and soil permeability* ▪ *Pipelines will be placed five to six feet below existing grade through agricultural farmland* ▪ *All excavated soils will be stockpiled during construction in a manner that protects the soils' physical, chemical and biological characteristics. Biologically active topsoil (A horizon) shall be segregated from deeper soils during construction and replaced in a similar manner upon completion of construction* ▪ *At the conclusion of construction, soils will be replaced in a manner that mimics the pre-construction characteristics of the soils, including compacting the soils to the same soil permeability, soil texture and available water holding capacity*	*Avoid impacts to agricultural soils*	*During project construction*	*Nipomo Community Services District*
A-2: Project construction shall be coordinated with property owners and any farm lessee/operators. Impacts to agricultural use of the property can be avoided or minimized with the following measures ▪ *All existing irrigation systems shall be*	*Coordinate with property owners, lessee/ operators*	*During project construction*	*Nipomo Community Services District*

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
located in order to avoid damaging buried irrigation lines, wells, risers and other agricultural infrastructure ▪ *Early notice of any planned closures or detours on existing roadways either within the fields or along existing paved roads with regular updates about forthcoming closures or detours shall be provided to area agricultural producers so that adequate planning can be made for the movement of agricultural goods and personnel.*			

B. POPULATION AND HOUSING

No mitigation measures are proposed.	--	--	--

C. WATER

C-1: A public awareness program shall be implemented by the Nipomo Community Services District that alerts District customers to the potential harmful effects of chloramines on certain aquatic species and reptiles and to treatment products that are readily available to treat water for fish tanks. Users of ultra-pure water, kidney dialysis patients and chloramine-sensitive manufacturing processes shall also be notified of the addition of chloramine to the District water supplies.	Conduct public awareness program	Prior to project construction	Nipomo Community Services District
C-2: Construction shall occur during the dry season (i.e., April 15 to November 15) when there is little or no flow in the Santa Maria River in order to reduce potential contact of frac-out fluids with surface waters.	Construction to occur during dry season	During project construction	Nipomo Community Services District
C-3: The Nipomo Community Services District shall complete a preliminary geotechnical investigation along the underground horizontal directional drilling route to further define the stratigraphy and determine the appropriate depth of drilling to avoid frac-outs (i.e., the depth of finest grained sediments) and to determine appropriate methods (i.e., appropriate drilling mud mixtures for specific types of sediments). Drilling pressures shall be closely monitored so that they do not exceed those needed to penetrate the formation.	Complete a preliminary geotechnical investigation	Prior to and during project construction	Nipomo Community Services District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
C-4: The Nipomo Community Services District shall prepare a Frac-out Monitoring, Response and Clean-up Plan that shall be approved by the Regional Water Quality Control Board prior to any underground horizontal directional drilling activities. The Plan shall include the following elements: • Description of the equipment and procedures for controlling fluid pressures to reduce the risk of hydraulic fracturing. • Description of monitoring procedures to detect surface exposures of drilling mud in dry areas and in flowing waters or to groundwater. • Description of equipment and procedures to respond to hydraulic fractures that break out at the ground surface or to the groundwater including overland access routes, containment methods and materials, equipment to be used and availability, environmental protection measures, emergency response plan, and post-containment clean up and restoration. • Description of equipment, procedures and materials for grouting and abandoning an incomplete pilot hole that cannot be advanced further. • Evaluation plan and criteria for continuing drilling. • Agency notification and post-event permitting.	Prepare a Frac-Out Monitoring, Response and Clean Up Plan	Prior to project construction	Nipomo Community Services District
C-5: The Nipomo Community Services District shall develop a Stormwater Pollution Prevention Plan (SWPPP) that will include Best Management Practices (BMPs) to prevent the discharge of construction materials, contaminants, washings, concrete, fuels, and oils. The SWPPP will be reviewed and approved by the Central Coast RWQCB prior to commencement of any clearing or other construction activities. BMPs should include the following measures: • Properly maintain (off-site) all construction vehicles and equipment that enter the construction area to prevent leaks of fuel, oil, and other vehicle fluids. • Conduct equipment and vehicle fueling off-site. If refueling is required at the Project site, it will be done within a bermed area with an impervious	Develop a Stormwater Pollution Prevention Plan	Prior to project construction	Nipomo Community Services District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
surface to collect spilled fluids. • Prepare a Spill Prevention/Spill Response Plan for the site that includes training, equipment and procedures to address spills from equipment, stored fluids and other materials including disposal of spilled material and materials used for clean up of contaminated soils and materials. • Place all stored fuel, lubricants, paints, and other construction liquids in secured and covered containers within a bermed area. • Conduct any mixing and storage of concrete and mortar in contained areas. • Insure that all equipment washing and major maintenance is prohibited at the project site except in bermed areas. • Remove all refuse and excess material from the site as soon as possible. • Channelize storm water to avoid construction equipment and materials, and to divert runoff to existing drainages.			

D. BIOLOGICAL RESOURCES

D-1: Pipeline, water storage tank and pump station construction operations shall be conducted prior to, or after, the nesting season (February 15 to September 15) to avoid any potential impacts to nesting birds. This shall include any necessary vegetation and/or tree removals which could disrupt nesting birds. Therefore, construction activities should be conducted between the months of October and January to the extent feasible. If the above measure is not feasible, pre-construction surveys shall be conducted by a qualified biologist two weeks prior to the initiation of construction activities initiated between February 15 and September 15 to identify potential bird nesting sites. • If active nest sites of common bird species protected under the Migratory Bird Treaty Act (e.g., Northern mockingbird, House finch, etc.) and Fish and Game Code Sections 3503 and 3503.5 are observed within 300 feet of construction activities, then the project shall be modified and/or delayed as necessary to avoid direct take of the identified nests, eggs and/or young.	Avoid bird nesting season or conduct pre-construction surveys	Prior to project construction	Nipomo Community Services District and California Department of Fish and Game

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
• If active nest sites of raptors and/or species of special concern are observed within the vicinity of project construction activities, construction shall avoid the nest site or be terminated until the California Department of Fish and Game is contacted and an appropriate buffer zone around the nest site is established. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest or the nest is abandoned.			
D-2: All equipment staging and construction crew parking areas shall be located within pre-designated staging areas identified on construction plans which avoid identified sensitive habitats as determined by a qualified biological monitor. This shall include pre-designation of all staging areas, proposed horizontal directional drilling and jack-and-bore operations. Additionally, all construction access routes shall be established in previously disturbed areas and/or existing roadways.	Locate equipment staging and construction areas away from sensitive habitats	During project construction	Nipomo Community Services District
D-3: Exclusionary and silt fencing will be erected at the boundaries of the construction areas to avoid equipment and human intrusion into adjacent habitats with emphasis on protection of areas containing special-status species. The exact location of exclusionary and silt fencing for each construction area shall be determined by a qualified biological monitor. The fencing shall remain in place throughout the construction phase for each project component.	Provide exclusionary and silt fencing	During project construction	Nipomo Community Services District
D-4: A qualified biological monitor shall conduct a worker orientation for all construction contractors (site supervisors, equipment operators and laborers) which emphasizes the presence and identification of special-status species within the project area, their habitat requirements and applicable regulatory policies and provisions regarding their protection and measures being implemented to avoid and/or minimize impacts.	Conduct worker orientation	Prior to and during project construction	Nipomo Community Services District
D-5: If nighttime construction activities are warranted, all equipment lighting shall be shielded away from adjacent wildlife habitat areas and the open sky in order to minimize lighting/glare impacts of wildlife while still providing safe working conditions for construction personnel.	Shield nighttime lighting from adjacent wildlife habitat areas	During project construction	Nipomo Community Services District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
D-6: A dust control program during the construction phase of the project shall be implemented to minimize dust impacts to adjacent vegetation communities and associated special-status species.	Implement dust control program	During project construction	Nipomo Community Services District
D-7: A qualified biologist shall conduct a pre-activity survey to determine presence/absence of California horned lizard within and adjacent to the horizontal directional drilling laydown areas and jack-and-bore locations along the southern boundary of the Santa Maria River. Surveys shall only be required during the active period of California horned lizards (generally April through September). If California horned lizards are identified adjacent to and/or within work areas, hand rakes or an equivalent method shall be utilized by the biologist in order to scarify the ground surface and encourage the horned lizards (and other wildlife) to vacate the immediate area prior to construction. Alternatively, drift fences shall be used to capture horned lizards. As necessary, the qualified biologist shall physically relocate any California horned lizards to suitable habitat located outside the construction zone(s). Procedures and protocols for relocation shall be based up on pre-project consultation with the California Department of Fish and Game.	Conduct surveys to determine presence or absence of California horned lizard	Prior to project construction	Nipomo Community Services District and California Department of Fish and Game
D-8: A qualified biological monitor shall be on-site during all vegetation clearing and shall periodically monitor the project area during construction activities in order to inspect protective fencing, equipment staging areas and to physically relocate or remove any special-status wildlife species entering the construction zone (e.g., California horned lizard, etc.). All special-status species shall be relocated to suitable habitat located outside the construction zone by the qualified biologist. Exact procedures and protocols for relocating shall be based upon pre-project consultation with California Department of Fish and Game.	Monitor vegetation clearing and construction	During project construction	Nipomo Community Services District and California Department of Fish and Game
D-9: Nesting bird surveys shall be conducted between February 15 and August 15 to identify nest sites of special-status bird species including Loggerhead shrike, California horned lark, Northern harrier, Cooper's hawk, White-tailed kite and Tricolored blackbird.	Conduct bird nesting surveys	Prior to project construction	Nipomo Community Services District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
D-10: Site disturbance and construction activities associated with the Santa Maria River pipeline crossing, including the horizontal directional drilling operations shall not occur during the rainy season (October 15 to April 15). No construction activities shall occur during or immediately following a rain event or if water is flowing within the Santa Maria River.	Horizontal directional drilling to avoid rainy season and special-status wildlife species	During project construction	Nipomo Community Services District
D-11: A qualified biological monitor stall conduct a worker orientation which emphasizes the presence of semi-aquatic, special-status species within the project area (e.g., California red-legged frog, Two-striped garter snake, etc.), their habitat requirements, applicable regulatory policies and provisions regarding their protection and measures being implemented to avoid and/or minimize impacts.	Conduct worker orientation	Prior to and during project construction	Nipomo Community Services District
D-12: The Blosser Road Drainage canal shall be illustrated on all final construction plans. At no time shall any equipment and/or materials staging be allowed within the bed or banks of the drainage feature. In addition, a row of silt fencing or equivalent shall be installed along the perimeter of the drainage canal during project operations to prohibit CRLF movement into the work zone.	Avoid Blosser Road drainage canal	During project construction	Nipomo Community Services District
D-13: All work areas within 100 feet of known California red-legged frog habitat shall be surveyed by a qualified biologist each day prior to the initiation of construction activities. As necessary, the qualified biologist shall physically relocate semi-aquatic, special-status species (e.g., Southwestern pond turtle, Two-striped garter snake, etc.) and common semi-aquatic species (e.g., Western toad, Pacific chorus frog, etc.) to suitable habitat areas located outside the construction zone(s). Exact procedures and protocols for relocation of the special-status species shall be based upon pre-project consultation with the California Department of Fish and Game. In the event California red-legged frog is identified in a work area, all work shall cease until the California red-legged frog has safely vacated the work area. At no time shall any California red-legged frog be relocated and/or affected by project operations	Survey work areas adjacent to special-status species habitats	Prior to and during project construction	Nipomo Community Services District and California Department of Fish and Game

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
without prior approval from the U.S. Fish and Wildlife Service. Exclusionary fencing will be erected at the boundaries of the construction areas to avoid equipment and human intrusion into adjacent habitats with emphasis on protection of areas containing special-status species. In addition, silt fencing will be installed around temporary aquatic habitats (i.e. trenches that have perched groundwater) that have formed during project activities, to minimize the potential for migration of CRLF from the adjacent agricultural pond. The exact location of exclusionary and silt fencing shall be determined by a qualified biological monitor. The fencing shall remain in place throughout the construction phase for each individual project component.			
D-14: Prior to commencing construction, NCSD shall prepare the following plans and agency permit applications and shall implement all plans prior to, during and immediately following construction activities. • In compliance with the San Luis Obispo County Land Use Ordinance, the District shall prepare an Erosion and Sedimentation Control Plan (ESCP) outlining the measures to address both temporary (i.e., site disturbance, stock piling and horizontal directional drilling activities) and final (i.e., post-construction) methods for stabilizing soil and minimizing soil loss from the proposed project site. All applicable measures shall be included on final construction plans and adhered to throughout the project. • All project operations shall comply with the requirements under the General Construction Storm Water General Permit, issued by the State Water Resources Control Board. Such requirements will include preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include provisions for the installation and maintenance of Best Management Practices to reduce the potential for erosion of disturbed soils at the project site. • A Spill Contingency Plan (SCP) shall be prepared outlining measures to prevent the release of petroleum and hazardous materials including	Prepare plans and agency permit applications	Prior to and during project construction	Nipomo Community Services District, Regional Water Quality Control Board, California Department of Fish and Game and California Department of Toxic Substances

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
containment methods for emergency clean-up operations. Prevention measures shall include, but not be limited to identification of appropriate fueling areas away from sensitive habitat areas such as swales and/or drainages, a maintenance schedule for equipment, and a list of appropriate containment and spill response materials to be stored on-site. All vehicles shall be staged only in appropriately marked and protected areas and at no time shall any cleaning and/or refueling of equipment be allowed upslope and/or within the vicinity of any drainages and/or wetland habitat areas, including agricultural stock ponds. If an accidental spill of a hazardous or toxic material occurs, the Regional Water Quality Control Board (RWQCB), the California Department of Fish and Game and California Department of Toxic Substances (CDTS) shall be notified. • The District shall submit an application for a Streambed Alteration Agreement (SAA) to the California Department of Fish and Game. If required, the final SAA shall be received prior to project construction. All conditions in the final SAA shall be strictly adhered to during construction. • A Frac-out Contingency Plan (FCP) shall be prepared for horizontal directional drilling operations within the Santa Maria River channel and shall include appropriate measures for containment of spills, agency notifications (including a detailed call-down list of all applicable regulatory agency representatives), clean-up protocols, and procedures for restoring the river channel to pre-disturbance conditions. The "Frac-out" clean-up procedures shall emphasize minimizing and/or avoiding impacts to the main channel and alluvial scrub habitat areas of the Santa Maria River. Lastly, the FCP shall include the conditions by which the boring operation would be abandoned, if applicable, and how many repeated bores may be attempted.			
D-15: Prior to commencing project construction, the District shall retain a biological monitor experienced with horizontal directional drilling technology. The biological monitor shall be responsible for conducting field inspections of horizontal directional drilling operations, reporting,	Monitor horizontal directional drilling	During project construction	Nipomo Community Services District and the California Department of Fish and Game

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
and enforcement of all applicable conditions of approval, including any required conditions from the California Department of Fish and Game SAA. Specifically, the qualified monitor shall be on-site to inspect the river corridor and pipeline alignment during drilling activities that have the potential for a spill or "Frac-out" (i.e. pull back operations, etc.) to ensure no impacts occur to the Santa Maria River. In the event of a spill or "Frac-out" within the Santa Maria River corridor, all work shall be halted and the spill shall be contained using the procedures outlined in the FCP.			
D-16: Spill containment equipment shall be available on-site during all construction activities. As necessary, this shall include placement of individual spill response trailers at each active work area during project operations. Mitigation Measures D-10 through D-14 require provision of (pre-designated staging and fueling areas and equipment access routes, exclusionary fencing to protect sensitive habitat areas, dust control measures, etc.).	Make spill equipment available during construction activities	During project construction	Nipomo Community Services District
D-17: In the event that a "Frac-out" occurs within the Santa Maria River channel due to horizontal directional drilling operations, the appropriate permits shall be obtained by the governing regulatory agency to facilitate clean-up and restoration of the affected portions of river channel to pre-project conditions. As necessary, this shall include a 404 Permit from the Army Corps of Engineers, a 401 Permit from the Regional Water Quality Control Board and Streambed Alteration Agreement from the California Department of Fish and Game.	Obtain regulatory permits for Frac-out cleanup and habitat restoration	During project construction	Nipomo Community Services District, Army Corps of Engineers, the Regional Water Quality Control Board and the California Department of Fish and Game
D-18: The restoration component of the Frac-out Contingency Plan (Mitigation Measure D-14) shall be implemented as necessary to ensure that the affected portions of stream channel and associated sensitive habitat areas are restored to pre-project conditions. The restored portions of stream channel shall be monitored until all performance criteria have been met as specified by the regulatory agency permits.	Prepare Frac-out Contigency Plan	During project construction	Nipomo Community Services District
D-19: Prior to project construction, a qualified	Complete	Prior to project	Nipomo Community

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
botanist shall complete a focused botanical survey of the pipeline alignment along the southern boundary of the Santa Maria River. All Blochman's ragwort identified within 50 feet of the proposed horizontal directional drilling laydown area and pipeline alignment shall be marked with temporary flagging.	focused botanical survey for Blochman's ragwort	construction	Services District
D-20: Protective fencing shall be installed around populations of Blochman's ragwort to prevent loss of this special-status plant species. As necessary, this shall include minor modifications of the designated horizontal directional drilling laydown area to avoid Blochman's ragwort to the extent feasible.	Install protective fencing	During project construction	Nipomo Community Services District
D-21: The proposed waterline shall be aligned to avoid impacting the root systems of large eucalyptus trees located on Southland Street, Orchard Road, South Frontage Road and Darby Lane. The precise location shall be reviewed by a qualified arborist to insure avoidance of or minimize impacts to the root systems of large trees throughout pipeline alignment at these locations.	Avoid root systems of eucalyptus trees	During project construction	Nipomo Community Services District
D-22: Mitigation Measure D-14 includes provisions for stabilizing *soils surrounding* the water storage tank, pump station sites and pipeline alignments *affected by project construction* and monitoring. As necessary, this shall include the following: • Implementation of standard Best Management Practices (e.g., hydroseeding, wattles, and earthen swales, etc.) along the recontoured sites and erosion control monitoring during subsequent rainy seasons to ensure that previously disturbed areas are stabilized. • Installation of long-term drainage devices at all water storage tank and pump stations, including, as necessary, catchment basins, culverts with down-drains and storm flow energy dissipating devices (riprap or diffusers).	Implement Best Management Practices and install drainage facilities	During project construction	Nipomo Community Services District
D-23: All water storage tank and pump station facility lighting shall be shielded away from adjacent wildlife habitat areas and sky to minimize lighting/glare impacts of wildlife, to the extent	Shield lighting away from adjacent wildlife habitat areas	During project construction	Nipomo Community Services District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
feasible while still providing safe working conditions for facility personnel.			

E. AESTHETICS

E-1: Prior to project construction, a Landscape Screening Plan shall be prepared for the District which provides landscaped screening consisting of trees and/or shrubs adjacent to proposed booster stations *or any above ground water storage facilities*. Trees or shrubs will be provided which will reach a six (6) feet surrounding booster stations without sacrificing safety considerations within two years of construction of these facilities.	Prepare Landscape Screening Plan	Prior to project construction	Nipomo Community Services District
E-2: Prior to project construction, a Landscape Maintenance Plan shall be prepared which provides a program for growing and maintaining the proposed vegetative screens so that they achieve the two-year growth plan for vegetation. The plan shall also identify the long range maintenance and vegetative replacement plan to insure that said screening will be maintained for 15 years, including replacement of any trees which may die.	Prepare Landscape Maintenance Plan	Prior to project construction	Nipomo Community Services District
E-3: Prior to project construction, a color board will be provided which identifies the exterior colors and materials to be utilized on proposed water storage tanks and booster stations. The colors and materials selected will involve muted tones which match or are comparable with the colors found in the surrounding areas.	Select colors and materials with muted tones for storage tanks and pump stations	Prior to project construction	Nipomo Community Services District
E-4: Prior to project construction, an Exterior Lighting Plan shall be prepared for the District which indicates the height, location and intensity of all proposed exterior lighting. All light fixtures shall be shielded so that neither the lamp nor the reflective interior surface is visible from beyond 50 feet of project facilities. All light poles, fixtures and hoods shall be dark (non-reflective) colored. All exterior lighting sources shall be low-level adjusted so that light is directed downward. Security lighting shall be shielded so as not to create glare when viewed from adjacent properties with lighting heights no more than is absolutely necessary. All	Prepare Exterior Lighting Plan	Prior to project construction	Nipomo Community Services District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
project lighting shall not be obtrusive to travelers along any adjacent roadways.			

F. CULTURAL RESOURCES

F-1: Cultural resource monitoring shall accompany construction trenching and excavation along the South Frontage Road near Grande Avenue (SLO-808), between Division Street and Story Street (SLO-1254) as well as along a 100 meter area on the south side of Southland Street directly south of 641 Southland. A Cultural Resource Monitoring Plan shall be developed and approved by the County of San Luis Obispo which will include project review, a pre-construction archeological workshop, Chumash involvement, networking with all involved members of the project and the production of a final monitoring report.	Monitor construction trenching and excavation along South Frontage Road	During project construction	Nipomo Community Services District
F-2: The vacant lot located southeast of the intersection of Tefft Street and Highway 101 containing SLO-1394 shall not be utilized during any project construction activities including, but not limited to, a staging area for project construction.	Avoid archaeological site SLO-1394	During project construction	Nipomo Community Services District
F-3: An archaeological workshop shall be conducted by a qualified archaeologist at the pre-construction meeting for construction personnel to educate them about what types of cultural material may be encountered during construction grading and excavation. A procedure for notification of accidental discovery and communication network shall be developed so that if any suspected cultural materials are unearthed, they can be quickly examined and evaluated by a qualified archaeologist and appropriate recommendations can be made.	Conduct archaeological workshop for construction personnel	Prior to and during project construction	Nipomo Community Services District
F-4: During any grading or excavation associated with the project, if any cultural materials are unearthed, work in that area shall be halted until all cultural materials can be examined by a qualified archaeologist and appropriate recommendations made pursuant to County Land Use Ordinance Section 22.0.	Halt construction if cultural materials are unearthed	During project construction	Nipomo Community Services District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY

G. GEOLOGY

G-1: The following shall be included in Final Grading and Drainage Plans to prevent erosion induced siltation of on-site and off-site drainages: • The use of temporary berms and sedimentation traps, such as silt fencing, straw bales, and sand bags, to be installed in association with project excavations, grading and underground horizontal directional drilling activities in order to minimize erosion of soils and sedimentation into the Santa Maria River and other local drainages. Sedimentation basins and traps shall be cleaned periodically with silt removal and disposal in a location approved by the District. • A prohibition against grading during the rainy season (November 1-April 15) unless erosion control measures found adequate by the District are implemented. • Methods for revegetation of disturbed soils for long-term stabilization.	Include measures to prevent erosion induced siltation on Final Grading and Drainage Plans	Prior to project construction	Nipomo Community Services District

H. TRAFFIC

H-1: All project construction sites accessing onto or occurring adjacent to public roadways shall provide adequate signage, barriers and, if necessary, flagmen in order to insure the safe diversion of traffic, bicyclists and/or pedestrians. These measures shall also insure continued access from adjacent properties to local roadways.	Provide adequate signage, barriers or flagmen	During project construction	Nipomo Community Services District

I. NOISE

I-1: All project construction activities shall comply with the County of San Luis Obispo Noise Ordinance Section 22.06.042(d) which limits noise-generating construction activities to the hours	Comply with County Noise Ordinance	During project construction	Nipomo Community Services District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
between 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on Saturdays and Sundays.			
I-2: All construction equipment utilizing combustion engines shall be equipped with "critical" grade (rather than "stock" grade) noise mufflers that are in good condition. Noise level reductions with the use of "critical" grade mufflers can be as high as 5 dBA. Back up "beepers" will also be tuned to insure lowest possible noise levels.	Utilize "critical" grade mufflers	During project construction	Nipomo Community Services District
I-3: All necessary measures to muffle, shield or enclose construction equipment shall be implemented in order to insure that noise levels at the property line of the nearest residence do not exceed an exterior noise level of 60 dBA. During project construction, noise monitoring shall be conducted by a qualified acoustical engineer in order to insure the acceptable noise threshold of 60 dBA at the property line of the nearest sensitive receptor.	Muffle, shield or enclose construction equipment	During project construction	Nipomo Community Services District
I-4: Stationary noise sources (i.e. pump stations and other project facilities) shall be located at least 300 feet from any occupied residential dwellings unless noise-reducing engine housing enclosures or other appropriate noise screens are provided in order to insure that exterior noise levels do not exceed 60 CNEL.	Locate stationary noise sources away from residences	During project construction	Nipomo Community Services District

J. AIR QUALITY

J-1: Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving any construction site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed water, if available, shall be used for dust control and other construction-related purposes during project construction.	Use water trucks or sprinkler systems for dust control	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-2: All dirt stock-pile areas shall be sprayed daily as needed.	Spray dirt stock-pile areas	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-3: Exposed ground areas that are planned to be reworked at dates greater than one month shall be sown with a fast-germinating native grass seed and	Plant exposed ground areas	During project construction	Nipomo Community Services District and County Air Pollution

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
watered until vegetation is established.			Control District
J-4: All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting or other methods approved by the APCD.	Use soil stabilizers in disturbed soil areas	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-5: All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	Pave roadways, driveways, sidewalks, etc. as soon as possible	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-6: Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at a construction site.	Restrict construction vehicle speed	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-7: All trucks hauling dirt, sand, soil or other loose materials shall be covered or maintain at least two feet of freeboard.	Cover trucks hauling dirt, sand, soil or other loose material	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-8: Where vehicles enter and exit unpaved roads onto streets, wheel washers or gravel pads shall be installed or trucks and equipment will be washed when leaving the site.	Use wheel washers or gravel pads	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-9: Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where possible.	Sweep streets daily	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-10: All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day.	Water excavated or graded material	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-11: All PM10 mitigation measures required must be included on any grading or building plans. These plans shall indicate the source of reclaimed water to be used for dust control. In addition, the contractor shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of particulate matter off site. Their duties shall include holidays and weekend periods when work may not	Include PM10 measures on any grading or building plans	During project construction	Nipomo Community Services District and County Air Pollution Control District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
be in progress. The name and telephone number of such persons shall be provided to the APCD prior to construction.			
J-12: All construction equipment shall be properly maintained and tuned according to manufacturer's specifications.	Properly maintain and tune construction equipment	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-13: All off-road and portable, diesel-powered equipment, including, but not limited to, bulldozers, grading, cranes, loaders, scrapers, backhoes, generator sets, compressors or auxiliary power units, shall be fueled exclusively with CARB motor vehicles diesel fuel. Such equipment shall be stored within a fenced enclosure during non-working hours in order to minimize potential vandalism.	Use CARB diesel fuel	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-14: Where possible, diesel powered equipment shall be replaced with gasoline, electrical, CNG or LPG powered equipment.	Replace diesel equipment where possible	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-15: Diesel equipment used in proposed horizontal directional drilling shall either be certified pursuant to the California Air Resources Board's Portable Equipment Registration Program or will be subject to an Authority to Construct issued by the San Luis Obispo County Air Pollution Control District (APCD). This permit will allow implementation of Best Available Control Technologies including diesel particulate filters and/or proper fuel selection.	Use certified diesel equipment	During project construction	Nipomo Community Services District and County Air Pollution Control District
J-16: Prior to any project grading, a geologic analysis will be performed in order to determine if asbestos-bearing serpentine rock is present. If naturally occurring asbestos is found at the project site, an Asbestos Health and Safety Program and an Asbestos Dust Control Plan will be submitted to the Air Pollution Control District for review and approval prior to project grading.	Prepare analysis to determine presence of asbestos-bearing soils	Prior to project construction	Nipomo Community Services District and County Air Pollution Control District
J-17: The daily water pumping operations for the proposed projects shall utilize electric-powered pumps; diesel pumps shall be provided for backup (standby) operation to be used only on an emergency basis during power outages or equipment breakdown.	Utilize electric-powered water pumps	During project operations	Nipomo Community Services District

MITIGATION MEASURE SUMMARY	SPECIFIC ACTION	MITIGATION MILESTONE	RESPONSIBLE MONITORING PARTY
J-18: The District shall investigate the feasibility and cost-effectiveness of the use of solar power or other alternative energy sources to power water pumps or other project facilities. *This analysis shall assess the existing technologies and tradeoffs in order to determine the feasibility of alternate energy sources including solar power. This assessment will be based upon cost constraints, reliability, space requirements and other implementation factors*.	Investigate feasibility of solar power	Prior to project operations	Nipomo Community Services District

C. ISSUES RAISED BY AGENCIES AND PUBLIC

An Initial Study of the project was prepared by the Nipomo Community Services District and a Notice of Preparation (NOP) for an EIR was distributed to local Responsible and Trustee Agencies, the State Clearinghouse, involved local groups and members of the public between June 27, 2008 and July 28, 2008. The objective of distributing the NOP was to identify and determine the full range and scope of environmental issues of concern on the proposed project so that these issues may be examined in the EIR. Comments received during the NOP distribution regarding potentially significant environmental impacts have been, where applicable to this EIR, addressed in Section V. Environmental Analysis of this EIR. The Initial Study and Notice of Preparation are contained in Technical Appendix A of this EIR.

Issues identified within the Initial Study are discussed in detail with Section V. Environmental Analysis. The environmental factors which require evaluation based upon the issues identified within the Initial Study include: Land Use and Planning, Population and Housing, Water, Biological Resources, Aesthetics, Cultural Resources, Geology, Traffic, Noise and Air Quality.

Issues or concerns raised in response to the Notice of Preparation are listed below (see Table 4, Reponses to Notice of Preparation/Scoping Meeting) accompanied by an indication of the source and date of the comment received. Comments received in response to the Notice of Preparation and the July 23, 2008 Scoping Meeting are also contained in Technical Appendix A of this EIR.

TABLE 4
RESPONSES TO NOTICE OF PREPARATION/SCOPING MEETING

Notice of Preparation Respondent	Date	Issues/ Concerns
Governor's Office of Planning and Research	June 27, 2008	• Notice of Preparation distribution letter
California Department of Fish and Game	July 28, 2008	• Complete assessment of flora and fauna, direct, indirect and cumulative impacts, feasible mitigation measures and required alternatives • CESA Permit required if listed species taken • Elimination or channelization of watercourses is opposed
California Native American Heritage Commission	July 3, 2008	• Records survey and archaeological inventory required • Contact Native American Heritage Commission • Provisions for accidental discovery of cultural resources or human remains

San Luis Obispo County Air Pollution Control District	July 24, 2008	• Notification of APCD if contaminated soils encountered • Construction and operational permit requirements • Environmental information requirements
Santa Maria Valley Water Conservation District	July 18, 2008	• SMVWCD supports the proposed project and will abide by the recent Court Judgment
Maria Vista Estates Homeowners Association, the Bening Company LLC and Maria Vista Estates (identical letters)	July 22, 2008	• Areas of analysis to be included in the Draft EIR
Bening Company LLC	July 22, 2008	• Inadequacy of project description
William Petrick	July 23, 2008	• Status of contract with City of Santa Maria • Reliability of SWP water • Project costs and funding
Harold Snyder	July 28, 2008	• Areas of analysis to be included in the Draft EIR
Scoping Meeting Respondent		
William Petrick	July 23, 2008	• Project alternatives must include use of SWP water • Lack of an agreement with the City of Santa Maria
Jennifer Joshwick	July 23, 2008	• Reclamation offers a viable alternative water source
Arthur Tognazzi	July 23, 2008	• No withdrawal of groundwater from the NMMA • Water from the City of Santa Maria to be a blend of groundwater and SWP water

D. ISSUES TO BE RESOLVED

The following issues related to proposed project facilities remains to be resolved.

1. Implementation of proposed design-related mitigation measures that are identified within the EIR. Mitigation measures which amend any proposed project design or construction procedures are recommended within the EIR in order to reduce potentially significant project impacts. These proposed design-related mitigation measures are discussed in detail throughout Section V. Environmental Analysis of this EIR.

2. The direction of the proposed horizontal directional drilling and the precise location of drilling activities and the pipeline layout areas must be determined.

3. The precise location of major project infrastructure facilities including the water storage tanks and two pump stations, one on the south (Santa Maria) side and one on the north (Nipomo) side of the river, must be identified. The need for Pump Station No. 1 on the south side of the Santa Maria River must also be determined.

III. PROJECT DESCRIPTION

A. PROJECT BACKGROUND

The Nipomo Community Services District (NCSD or the District) was formed in 1965 and currently provides water, wastewater, lighting and solid waste disposal services to approximately 12,000 residents of the Nipomo area. The Nipomo Community Services District is a California Community Services District organized pursuant to Government Code Sections 61000 et. seq. The NCSD's service area overlies the southern portion of the Nipomo area within the unincorporated portion of San Luis Obispo County. Pursuant to the Government Code, the NCSD provides water to its residents, similar to a municipal water district. The Nipomo Community Services District's authority does not include legislative or executive powers over zoning or land use. (Further details concerning the legislative authority of the Nipomo Community Services District can be found in Section V.A. Land Use). The District currently relies primarily upon groundwater from the Nipomo Mesa Management Area (formerly known as the Nipomo Mesa Groundwater Subbasin) of the Santa Maria Groundwater Basin for water supply.

Over the past several years, a number of groundwater studies have been conducted in the Nipomo Mesa area in order to assess the status of groundwater resources in the area. These analyses include: 1) Water Resources of the Arroyo Grande – Nipomo Mesa Area in 2002, prepared by the California Department of Water Resources (DWR), dated October 25, 2002; 2) Water and Wastewater Impacts Analyses for both the Summit Station Area Land Use Ordinance Amendment and the Woodlands EIR, prepared by Cleath & Associates, both dated 2003; (3) Nipomo Mesa Groundwater Resource Capacity Study prepared by the firm of S.S. Papadopoulos & Associates, Inc.; (4) "Water Supply in the Nipomo Mesa Area, October, 2004", a Resource Capacity Study prepared by the County of San Luis Obispo, Department of Planning and Building in 2004 and 5) Technical Memorandum Regarding Emergency Water Shortage Regulations and Future Groundwater in Storage prepared by Science Applications International Corporation (SAIC) dated January 6, 2008.

The above referenced studies contained varying conclusions concerning the status of groundwater supplies in the Nipomo Mesa Management Area. The Cleath Reports concluded that a groundwater overdraft condition does not exist in the Nipomo Mesa Sub-Area but a water deficit does exist within the area and this deficit is compensated by inflows from other portions of the Santa Maria Groundwater Basin. The 2002 Department of Water Resources Report concluded that overdraft of the Santa Maria Groundwater Basin is not likely through the year 2020 but indicates that projected water demands significantly exceed the dependable safe yield of groundwater in the Nipomo Mesa Sub-Area. The 2004 Papadopulos Report concluded that the Nipomo Mesa Sub-Basin is currently in overdraft and that the greater Santa Maria Groundwater Basin is in steady decline. The County's 2004 Resource Capacity Study indicated that in order to maintain sustainability of the Nipomo Mesa groundwater supply, total extractions would have to be stabilized at 6,000 acre-feet per year (as first indicated in the Department of

Water Resources Report) and that sustainability can be achieved through a combination of conservation and water supply augmentation.

Since 1997, the entire Santa Maria Groundwater Basin, including the Nipomo Mesa Groundwater Management Area, has been the subject of ongoing adjudication based upon a lawsuit initiated by the Santa Maria Valley Water Conservation District against the City of Santa Maria and other water purveyors in the groundwater basin. When the lawsuit was first initiated, the issue was whether or not the City of Santa Maria had the right to claim ownership of percolated effluent resulting from the use of imported water in the basin. Subsequently, the lawsuit has broadened to address groundwater management of the entire Santa Maria Groundwater Basin. A preliminary ruling by the Court concluded that the overall Santa Maria Groundwater Basin is not currently in an overdraft condition but recognized the need for active management of the existing hydrologic sub-areas.

On August 3, 2005, the Court approved a Settlement Stipulation for the case which divides the Santa Maria Groundwater Basin into three separate management sub-areas; the Northern Cities Management Area, the Nipomo Mesa Management Area and the Santa Maria Valley Management Area. The Settlement Stipulation contained specific provisions with regard to groundwater rights, groundwater monitoring programs and development of plans and programs to respond to potential water shortage conditions. Within the Settlement Stipulation and subsequent Judgment, the Nipomo Community Services District has agreed to purchase supplemental water from the City of Santa Maria for delivery to the Nipomo Mesa Management Area.

In 2004, the San Luis Obispo Local Agency Formation Commission (LAFCO) completed a Sphere of Influence Update and Municipal Services Review for the Nipomo Community Services District (pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000) as well as a Program Environmental Impact Report (EIR) for that project. The EIR evaluated the impacts of expanding the Sphere of Influence to include eight study areas (5,000 acres) adjacent to the Nipomo Community Services District. As a result of the Sphere of Influence Update and their analysis of available services and resources, LAFCO required that prior to the approval of any annexation to the NCSD, the District shall implement a water conservation program that decreases water use by 15 percent based upon per connection water consumption and update its Urban Water Management Plan (UWMP) "to reflect the need to provide additional water in the amount of 1,000 acre feet" to serve the expanded Sphere of Influence area. LAFCO also required that prior to the approval of any annexation, the District must complete negotiations for a supplemental water source outside the Nipomo Mesa Management Area.

In December, 2005, the Nipomo Community Services District completed their Urban Water Management Plan 2005 Update. This update was intended to provide a viable tool for the NCSD's long-term water use planning and to comply with requirements of the California Urban Water Management Act which requires that all urban water suppliers serving more than 3,000 customers prepare and adopt an urban water management plan

every five years. The NCSD Urban Water Management Plan 2005 Update contains background on past and current water demands for different sectors of the Nipomo Community Services District. A copy of this plan in included within Technical Appendix B of this EIR. It provides data on water deliveries in the year 2000 and estimates of total water demand in 2005, based upon the following land use sectors: single family residential, multi-family residential and all other non-residential uses designated as "commercial". Estimates of future demand within the Urban Management Plan 2005 Update contained various assumptions regarding land uses and growth rates within the Nipomo area. As indicated therein, projected water demands for 2025 range from 4,030 acre-feet per year (assuming an existing County land use designation scenario and a 2.3 percent growth rate) to 5,750 acre-feet per year (assuming a high density land use assumption, higher than that currently allowed by the South County Area Plan, and a 7.8 percent growth rate). Future water demands were compared to projected water supplies during a normal water year, a single dry year and multiple dry years. Within a single dry year, no differences in conditions from the normal supply year are anticipated. Additional irrigation demands within this scenario are expected to be compensated by water conservation. Within multiple dry years, irrigation uses would be limited and additional water conservation measures would be required.

In response to these concerns regarding the availability of groundwater supplies in combination with the legislative requirements and judicial directives noted above, the Nipomo Community Services District entered into a Memorandum of Understanding with the City of Santa Maria dated September 7, 2004 for the purchase of approximately 2,500 acre-feet per year with deliveries of water to NCSD not to exceed a maximum of 250 acre-feet per month. The water will be a mix of both City groundwater and State Water Project water that is delivered to the City. According to the District, this acquisition of additional water supply is intended to augment current groundwater inventories with the goals of increasing the reliability and diversity of water supplies and balancing groundwater levels in the Nipomo Mesa Management Area. The Settlement Agreement and Judgment allocates approximately 2,500 acre-feet per year between Nipomo Community Services District and other water purveyors who overlie the Nipomo Mesa Management Area, including the Woodlands, Golden State (formerly Southern California) Water Company and Rural Water Company. Copies of the Memorandum of Understanding, Court Stipulation and Court Judgment are included within Technical Appendix C of this EIR.

In 2005, the Nipomo Community Services District prepared a Feasibility Study which evaluated several alternative methods for extension of a waterline from the City of Santa Maria across the Santa Maria River to connect to existing water transmission facilities within the NCSD. This study provided the basis for selection of three alternatives for extending a waterline from the City of Santa Maria. At that time, the proposed project involved the adoption of one of three alternative methods for the extension of the water supply pipeline across the Santa Maria River: a) attaching the pipeline to the existing Highway 101 bridge or b) two routes for horizontal directional drilling and underground burial of the pipeline beneath the riverbed.

In December, 2007, the Nipomo Community Services District completed their Water and Sewer Master Plan Update. A copy of this Master Plan is included within Technical Appendix D of this EIR. This Master Plan Update discussed projects completed under the previous master plans, identified new projects to meet current and future water and sewer demands and estimated costs and priorities for these future projects. The methodology utilized in the Master Plan Update included the development of future water demand and sewer flow projections. These projections to the year 2030 were based upon population growth and increases in system use assuming a General Plan build-out scenario for the NCSD service area and its Sphere of Influence. Existing annual water demand was identified at 3,000 acre-feet per year with future (2030) water demand estimated to be 6,200 acre-feet per year. This estimate of future water demand provided the basis for the design capacity of the proposed waterline intertie project.

In 2005, the Nipomo Community Services District initiated preparation of a Draft and Final Environmental Impact Report which addressed the potential impacts of these three proposed methods for extension of a water supply pipeline. A Draft Environmental Impact Report dated May, 2006 for that project was prepared, reviewed and circulated for public and agency review and comment during the months of May and June of 2006. Subsequent to circulation of that document, several revisions and/or additions to the project design were recommended. These revisions included the reduction in water storage, additional NCSD water distribution system improvements, resolution of water quality issues and phased project development. In addition, an expanded number of project alternatives were also evaluated including the investigation of the viability of desalinization and direct use of State Water Project water. In December, 2006, the NCSD Board of Directors suspended further work on the EIR until the NCSD Board of Directors could evaluate a lower cost project and project design issues could be resolved.

Since that time, several additional studies and field surveys have been prepared by NCSD in order to further evaluate and refine the design of the waterline intertie project. This information includes the Preliminary Engineering Memorandum, prepared by Boyle Engineering, dated November, 2006; Evaluation of Supplemental Water Alternatives – Technical Memorandum No. 1, prepared by Boyle Engineering dated June 2007; Evaluation of Desalinization as a Source of Supplemental Water - Technical Memorandum No. 2, prepared by Boyle Engineering dated September 28, 2007; Evaluation of Supplemental Water Alternatives - Technical Memorandum No. 3, prepared by Boyle Engineering dated November 30, 2007; California Red-Legged Frog Survey Results, prepared by Padre Associates dated April 12, 2007; Recent Biological Field Survey Results from Padre Associates dated March, 2008 and final Preliminary Engineering Memorandum for the proposed project dated May, 2008 prepared by Boyle Engineering.

In addition, the NCSD recently updated their Water and Sewer Master Plan (December, 2007) in which the District water model was updated and recommendations for improvements to the District water distribution system were made. The final Preliminary Engineering Memorandum presented several revisions to the project design which included revised pipeline sizes and routes, a relocated pump stations, elimination of another pump station, a resized water storage reservoir, upgraded in-system water

distribution facilities, phased development of the proposed project and an alternative method of water treatment.

In January, 2008, the State Court issued its final decision on the groundwater rights litigation discussed above. In April, 2008, the NCSD Board of Directors authorized preparation of this Draft and Final Environmental Impact Report pursuant to the requirements set forth in the California Environmental Quality Act (Public Resources Code 21000 et. seq.) and the State CEQA Guidelines which will address the environmental impacts of the currently proposed project.

B. PROJECT OBJECTIVES

The basic objective of the proposed Nipomo Community Services District Waterline Intertie Project is to construct a pipeline connection from the City of Santa Maria water distribution system across the Santa Maria River to the existing water distribution system within the Nipomo Community Services District. In so doing, the proposed project will also achieve the following objectives:

1. Slow the depletion of the above-sea-level groundwater in storage beneath the Nipomo Mesa Groundwater Management Area (NMMA) of the Santa Maria Groundwater Basin to reduce the potential for sea water intrusion by using supplemental water consistent with the settlement agreement and the judgment related to the groundwater adjudication. Since projections have shown that sea water intrusion could occur in 12-14 years with no new development, and under 8 years in a "dry years" scenario, the nearest-term project completion is essential. The conservative goal of this project is to provide at least 2,000 acre-feet per year (AFY) of supplemental water to the NMMA by 2013.

2. Comply with the 2005 groundwater adjudication settlement stipulation and judgment that dictates the need for active management of the NMMA.

3. Assist in stabilizing the groundwater levels in the NMMA by reducing pumping in the NMMA.

4. Augment current water supplies available to the Nipomo Community Services District by a phased delivery of supplemental water. Phase I will supply approximately 2,000 AFY by pipeline from Santa Maria following Phase 1 construction completion. Phase II will supply up to an additional 1,000 AFY by pipeline from Santa Maria (a cumulative total of 3,000 AFY). A third phase (Phase III), if implemented, would supply up to an additional 3,200 AFY (a cumulative total of 6,200 AFY) by pipeline from Santa Maria. *Each phase will be separately approved and funded by authorization of the NCSD Board of Directors. Phases I and II will supply water only to customers in the current NCSD boundaries and other water purveyors in the NMMA, specifically the Woodlands Mutual Water Company, Golden State Water Company and Rural Water Company. Only in Phase III will water be made available to new customers in the 2004 Sphere of Influence Areas that are annexed into the NCSD boundaries."*

5. Augment current water supplies available to the Woodlands and other water purveyors on the Mesa by 831 acre-feet per year as follows: Woodlands (415 AFY), Golden State Water Company (208 AFY) and Rural Water Company (208 AFY).

6. Increase the reliability of District water supply by providing a diversity of water sources. Avoid the potential use of supplemental water return flows from the District,

the Woodlands and the other purveyors, being used to support the water requirements of new development.

7. Comply with Local Agency Formation Commission (LAFCO) conditions for securing supplemental water prior to annexation of lands now within the District's Sphere of Influence. This supplemental water for annexations shall be in addition to the 3,000 AFY developed by Phases I and II.

8. Avoid multiple waterline crossings of the Santa Maria River and associated environmental impacts, by constructing a single pipeline capable of transporting sufficient water for potential NMMA growth consistent with the South County Area Plan (Inland) of San Luis Obispo County's General Plan. The pipeline diameter crossing the Santa Maria River would accommodate a 6,200 AFY capacity.

9. Slow the depletion of the above-sea-level groundwater in storage beneath the NMMA by:

   A. Providing supplemental water for new development within the current service area of the District and the Mesa's other water purveyors (Golden State and Rural Water) consistent with the South County Area Plan (Inland);

   B. Facilitating supplemental water delivery for new development within the District's Sphere of Influence consistent with the South County Area Plan (Inland) and the conditions in LAFCO's 2004 Sphere of Influence Update;

   C. Providing the basis for the assessment of County Impact Fees upon development outside the District's Sphere of Influence and the service areas of the Mesa's other water purveyors (Golden State and Rural Water Companies).

These project objectives play an important role in this EIR in that these objectives provide the basis for judging the merits of the proposed project. These objectives also assist in the evaluation (and possible adoption or rejection) of alternatives to the proposed project (see Section VII. Alternatives to the Proposed Project).

C. PROJECT LOCATION

The Nipomo Community Services District encompasses approximately seven square miles southeast of the City of Arroyo Grande within the southern portion of San Luis Obispo County (see Figure 1, Regional Map). Approximately one-half mile south of the District boundary is the Santa Maria River with a width ranging between 2,000 to 3,000 feet at this location. The City of Santa Maria is located within Santa Barbara County on the south side of the Santa Maria River (see Figure 2, Vicinity Map and Figure 3, Aerial Photograph).

The proposed project extends from a proposed pipeline connection and pump station site at the intersection of West Taylor Street and North Blosser Road approximately one mile south of the Santa Maria River in the City of Santa Maria. A proposed pipeline extension will run north on Blosser Road to the Santa Maria River levee. At that point, a pipeline will be placed under the levee, extended toward the bank of the river through an agricultural area, then directionally drilled beneath the Santa Maria River to a point on the Nipomo Mesa. Connection will be made to an existing pipeline on Orchard Road near Joshua Street which runs to Southland Street. This line will connect to an upgraded NCSD water distribution system on Orchard Road (north of Southland Street), Southland Street (east of Orchard Road), South Frontage Road (north of Southland Street), Darby Lane (east of South Frontage Road) and South Oakglen Avenue (north of Darby Lane to Tefft Street). The final project phase, if authorized, would include a pipeline extension from the proposed Pump Station No. 2 at Joshua Street and Orchard Road to the Quad Storage Tanks located at Tefft Street and Foothill Road

FIGURE 1
Regional Map

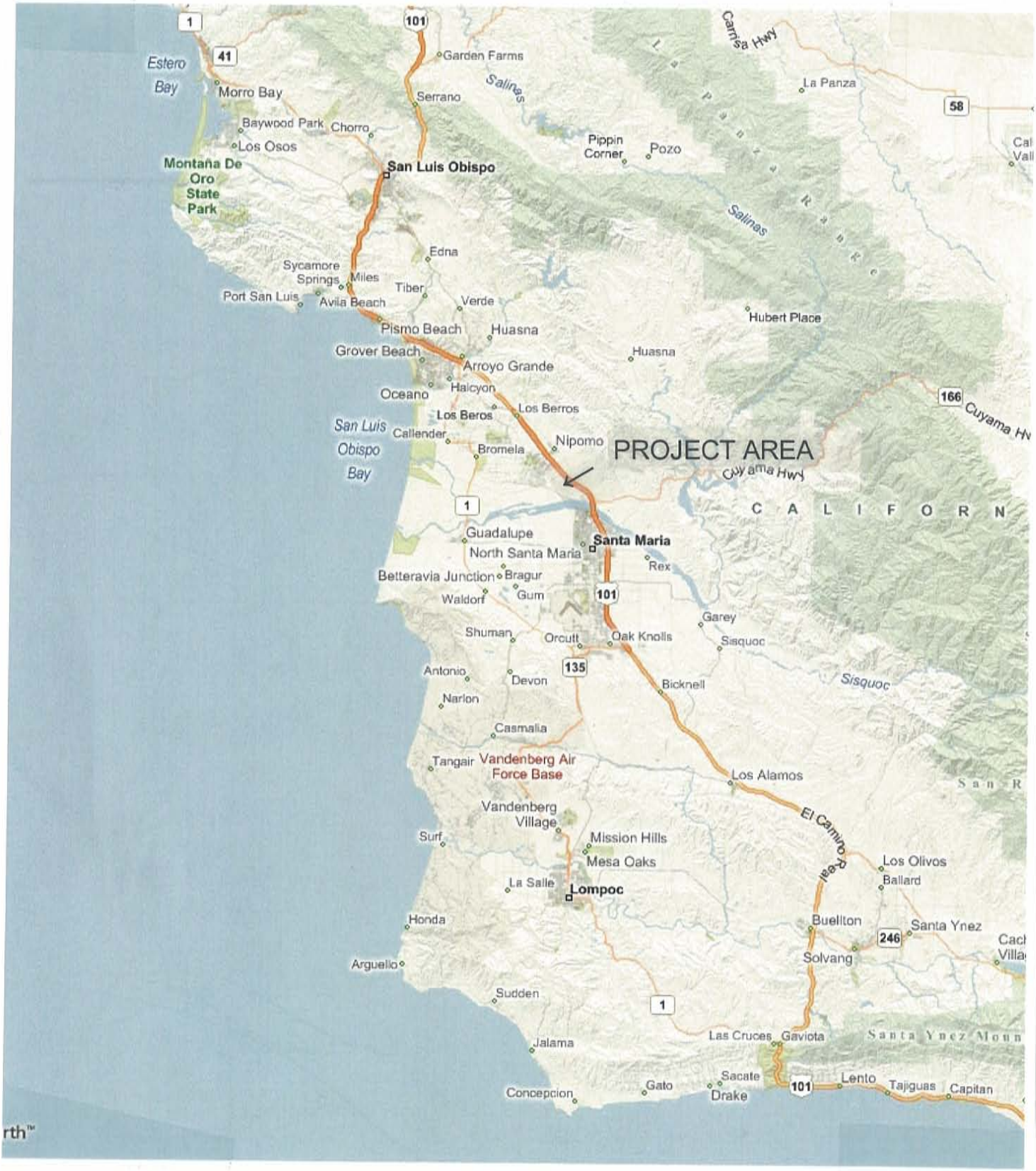


FIGURE 2
Vicinity Map

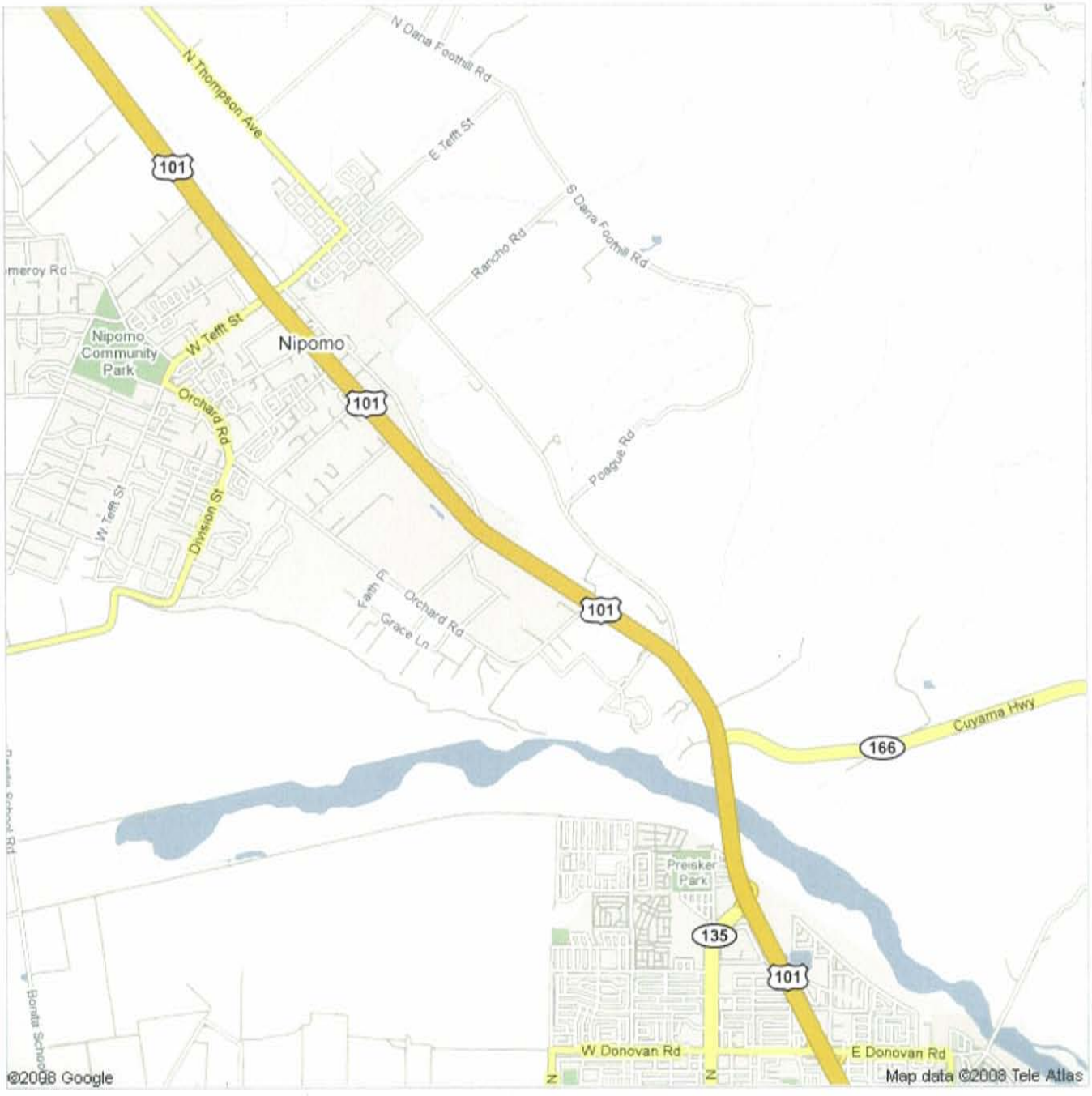
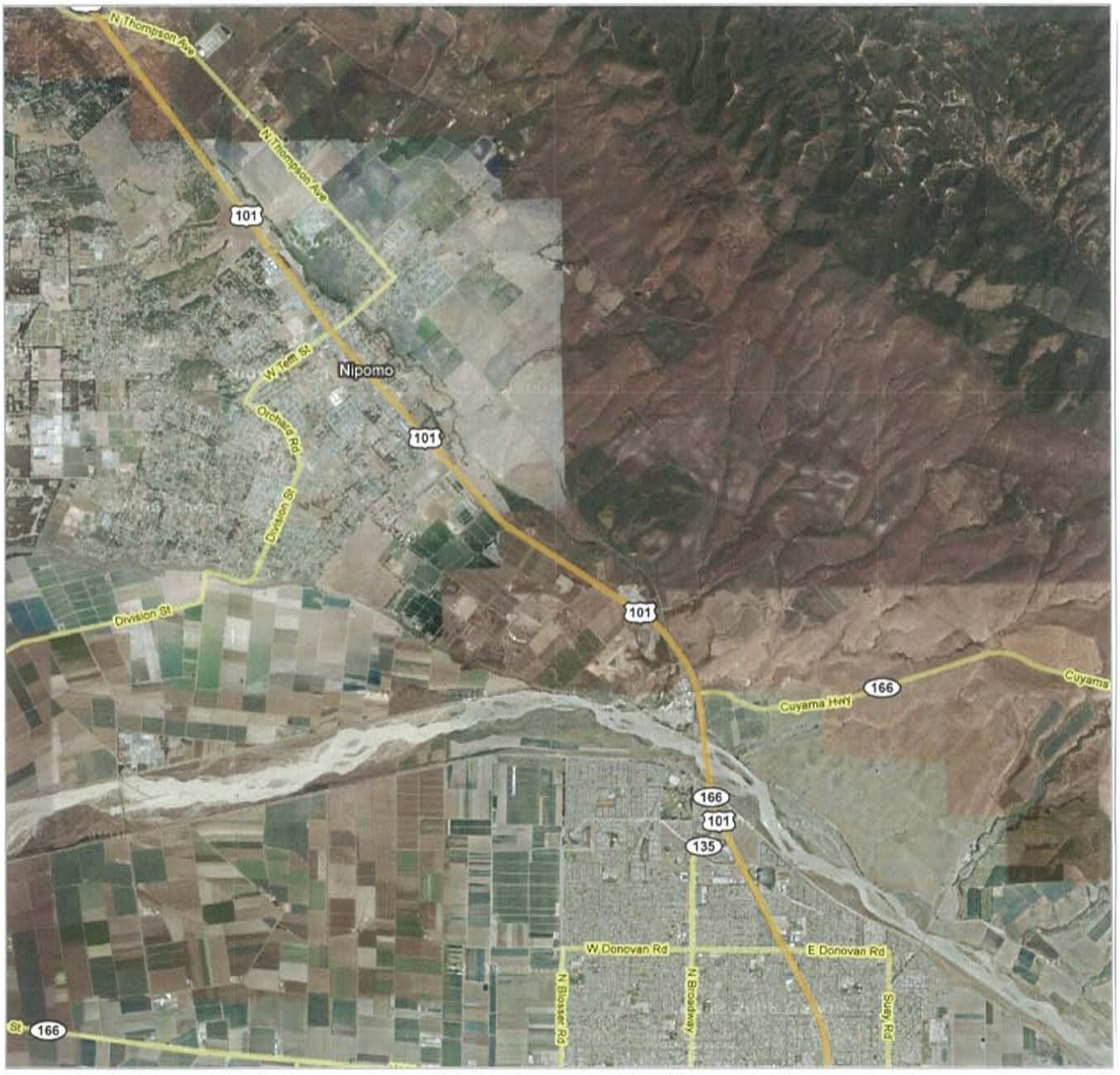


FIGURE 3
Aerial Photograph



D. PROJECT CHARACTERISTICS

The proposed project involves connecting to the City of Santa Maria water distribution system and construction of a waterline from Santa Maria to the Nipomo Community Services District water distribution system. The pipeline will be constructed beneath the Santa Maria River by horizontal directional drilling. A pump station(s) and water storage facilities will be constructed to boost the water pressure into the District system and provide operational or emergency water storage as necessary. Several water transmission facilities within the NCSD will be upgraded or replaced. A final element of the proposed project involves the conversion of District water supply wells from chlorination to chloramination treatment in order to provide disinfection that is compatible with the imported water supply.

Waterline Extension

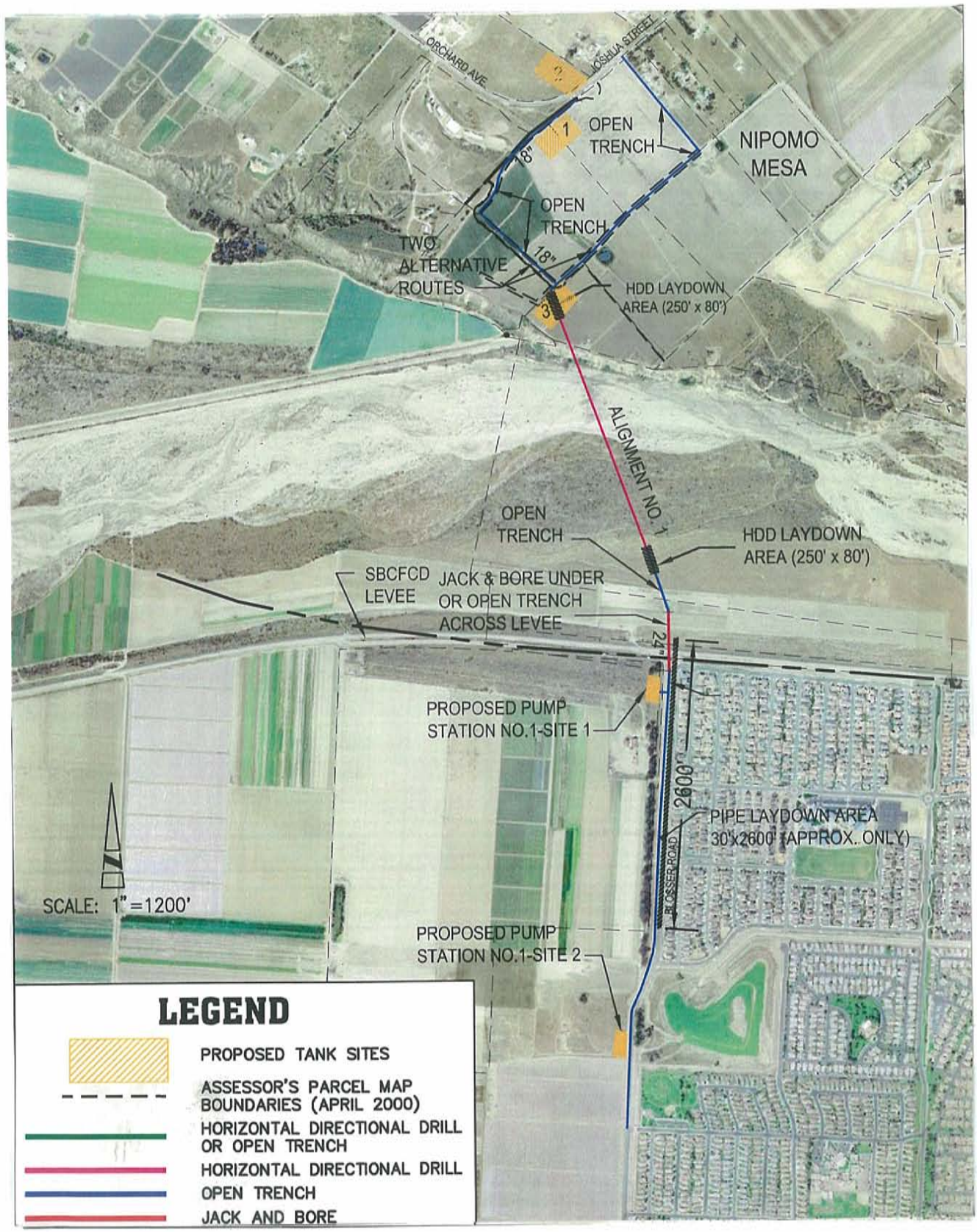
The proposed Nipomo Community Services District waterline extension originates at the northern end of the City of Santa Maria at the intersection of West Taylor Street and North Blosser Road (see Figure 4, Pipeline Route and Project Facilities). At that point, a connection will be made to the City of Santa Maria water supply system via the existing Blosser Road Extension pipeline. Approximately 5,000 linear feet of 18-inch pipeline will be installed along the east side of Blosser Road using conventional open trench construction. At Atlantic Street, approximately 300 linear feet of 24-inch carrier pipe will be installed inside a 36-inch steel casing which will be placed under the Santa Maria levee at this location. This pipeline and protective casing will be installed under the levee using perpendicular jack-and-bore construction methods. Installation of the pipeline under the levee (instead of trenching up and over the levee) is the method of pipeline installation preferred by the Santa Barbara County Public Works Department.

Once the pipeline is constructed beneath the levee, approximately 900 linear feet of 24-inch pipeline will be installed in a north and northwest direction through open trench construction leading to the horizontal directional drilling site (see Figure 4, Pipeline Route and Project Facilities).

Horizontal directional drilling (HDD) will be utilized to install either a 24-inch pipeline within a 36-inch steel casing or direct placement of a 24-inch carrier pipe utilizing underground trenchless technology for approximately 2,500 linear feet in a northwest or southeast direction underneath the riverbed and surfacing at the opposite end of the underground drilling. By way of background, directional drilling is used to cross rivers, roads or other sensitive areas that require very limited impact to the environment or interruption of ongoing systems (such as traffic flow). The feasibility of HDD for this site and pipeline size will be confirmed during geotechnical exploration prior to the final design. A drilling rig is assembled at one end of the drilling operation and is oriented at a low angle. Once drilling reaches the desired depth, the drill path direction and depth are adjusted to traverse beneath the riverbed while also avoiding obstacles such as hard rock, existing pipelines, etc.

For this project, drilling operations may originate at either end of the underground drilling path. The proposed drilling will begin with the drilling of a pilot hole and the

FIGURE 4
Pipeline Route and Project Facilities



insertion of a 36-inch steel casing or direct insertion of a 24-inch carrier pipe at one end of the underground pipeline route. Pipes are laid out and assembled within a laydown area at one end of the pipeline segment. In this case, the pipeline laydown area will be established along Blosser Road near the southern end of the underground drilling. An equipment staging area will also be established at the Nipomo Mesa end of the drilling operations. Once the pipeline path is first drilled and reaches its destination, the pipeline is pulled back through the drilled underground shaft (see Figure 5, Horizontal Directional Drilling Cross-Section.)

At this surface location on the Nipomo Mesa, approximately 2,500 linear feet of *18*-inch waterline will be installed using open trench construction along one of two proposed routes to the proposed Pump Station No. 2 and reservoir site near Joshua Street and Orchard Road. At this location, connection will be made to an existing 12-inch waterline that runs along Orchard Road to Southland Avenue (see Figure 4, Pipeline Route and Project Facilities). With the introduction of supplemental water, the direction of flow in this waterline will be reversed to a south-to-north direction when the connection is in operation. At other times, flows will continue in the north-to-south direction.

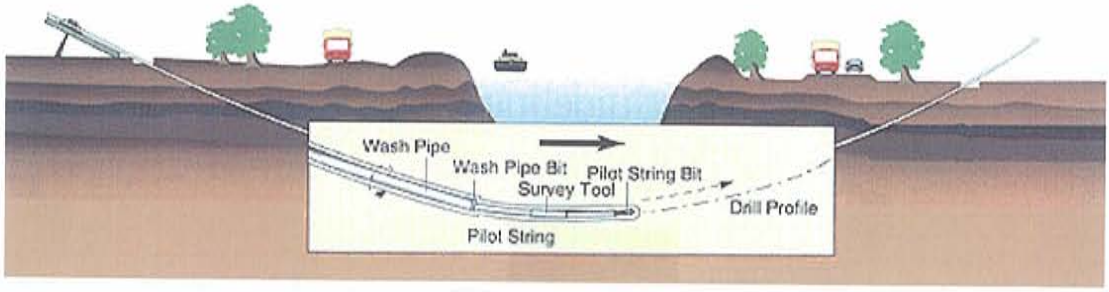
In order to increase the capacity of the water transmission system (from 3,000 to 6,200 acre-feet per year), two additional waterlines will be required if Phase III of the project is constructed. An 18-inch parallel waterline or a replacement 24-inch waterline would be installed for approximately 5,000 linear feet along the eastern side of Blosser Road from the original point of connection to Atlantic Place. In addition, approximately 27,000 linear feet of 24-inch waterline would be installed to connect Pump Station No. 2 with the Quad Storage Tanks located at Tefft Street and Foothill Road approximately five miles to the east. Phase III project facilities may also include an additional 0.5 million gallon underground reservoir, upgrades to Pump Station No. 2 and construction of Pump Station No. 1.

- ***Required Infrastructure***

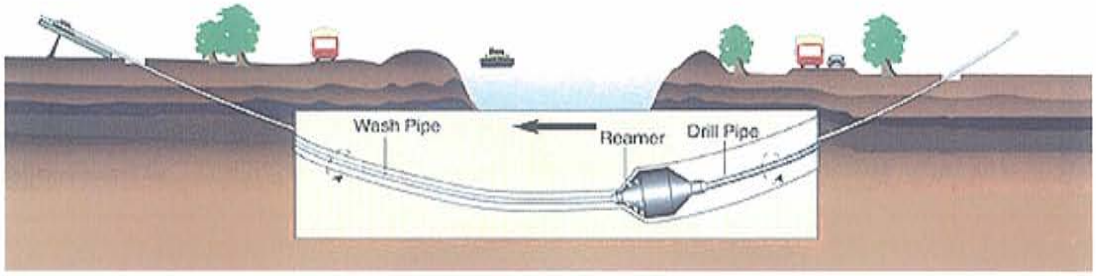
In addition to the pipeline facilities described above, the proposed waterline intertie will require provision of other infrastructure facilities including storage tanks, pump stations, pressure reducing valves and one pressure reducing station as well as metering, electrical controls, instrumentation and communications equipment. In order to provide adequate storage and accommodate anticipated waterline flows, one 0.5 million gallon underground water storage tank will be constructed at one of three possible locations on the Nipomo Mesa near Joshua Street and Orchard Road (noted as Locations 1, 2 and 3 on Figure 4, Pipeline Route and Project Facilities.) The storage tank will measure approximately 70 feet in diameter and 22 feet in depth. Underground water storage reduces pumping requirements and potential aesthetic impacts.

In order to insure adequate pumping pressures, a maximum of two pump stations may be constructed. Pump Station No. 1, if determined to be necessary, will be located at one of two locations, both of which are south of the Santa Maria River adjacent to Blosser Road. One potential location is approximately 600 feet north of the West Taylor Street/South Blosser Road intersection while the second possible site is located on the west side of Blosser Road at Atlantic Place (see Figure 4, Pipeline Route and Project Facilities.)

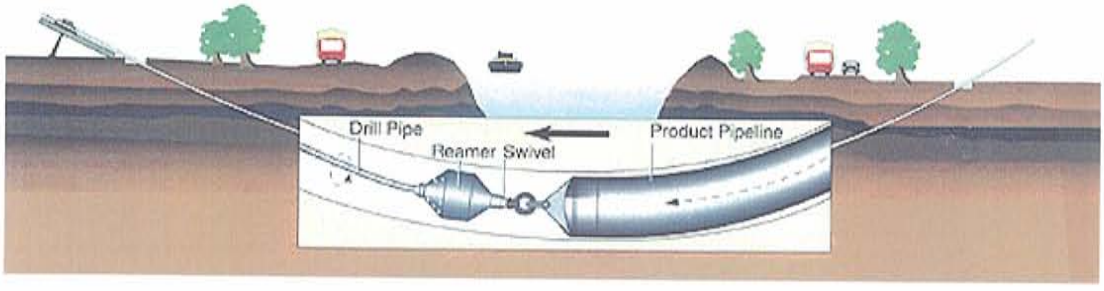
FIGURE 5
HDD Cross-Section



Pilot Hole – A pilot hole is drilled beginning at a prescribed angle from horizontal and continues under and across the river along a design profile made up of straight tangents and long radius arcs. Concurrent to drilling the pilot hole, the contractor may elect to run a larger diameter "wash pipe" that will encase the pilot drill string. The wash pipe acts as a casing providing rigidity to the smaller diameter pilot hole. Directional control is brought about by a small bend in the drill string just behind the cutting head. If the bend is orientated to the right, the drill path then proceeds in a smooth radius bend to the right. The drill path is monitored by an electronic device housed in the pilot drill string near the cutting head with data transmitted back to the surface.



Preream – Once the pilot hole is completed, the hole must be enlarged to a suitable diameter for the pipeline. This is accomplished by "prereaming" the hole to successively larger diameters. Generally, the reamer is attached to the drill string on the bank opposite the drilling rig and pulled back through the pilot hole.



Pullback – Once the drilled hole is enlarged, the pipeline can be pulled through it. The pipeline is prefabricated on the surface. A reamer is attached to the drill pipe and then connected to the pipeline pullhead via a swivel in order to prevent any rotation of the pipeline thereby allowing for a smooth pull into the drilled hole. The drilling rig then begins the pullback operation, rotating and pulling on the drill string until the reamer and pipeline break ground at the opposite end.

During the initial project phase, a flow meter will be installed at the Pump Station No. 1 site in order to monitor the volume of water flows. The need for construction of a pump station at this location will be evaluated during subsequent project phases (see "Project Phasing").

A second pump station, known as Pump Station No. 2, will be located on the north side of the river on the Nipomo Mesa adjacent to the underground water storage tank site near Joshua Street and Orchard Road in order to boost pressures as necessary to transport water into the NCSD water distribution system. This pump station will be constructed during the first phase of project construction with the potential for the installation of additional pumps at a later phase. Each pump station will contain four 75 horsepower pumps to handle anticipated flow rate and provide backup (standby) service. Pumps will be sized to accept water from the City of Santa Maria water system and boost pressure for transport and to enter the higher pressure NCSD water supply system. Pumps will be housed within an enclosed booster station structure measuring approximately 1000 square feet (roughly 25 feet by 40 feet, subject to refinement during final design) and approximately ten feet in height. The structure will be designed to buffer operating noise from the pumping equipment and to fit architecturally with the surrounding area while also providing necessary security (see Figure 6, Typical Booster Station).

Additional infrastructure facilities include a single pressure reducing station to be installed on the existing 12-inch waterline serving the recently-constructed Maria Vista residential development and four additional pressure reducing stations on Orchard Road, Southland Street, South Frontage Road and South Oakglen Avenue(see Figure 7, NCSD System Improvements.)

- ***Upgraded NCSD Water Distribution System***

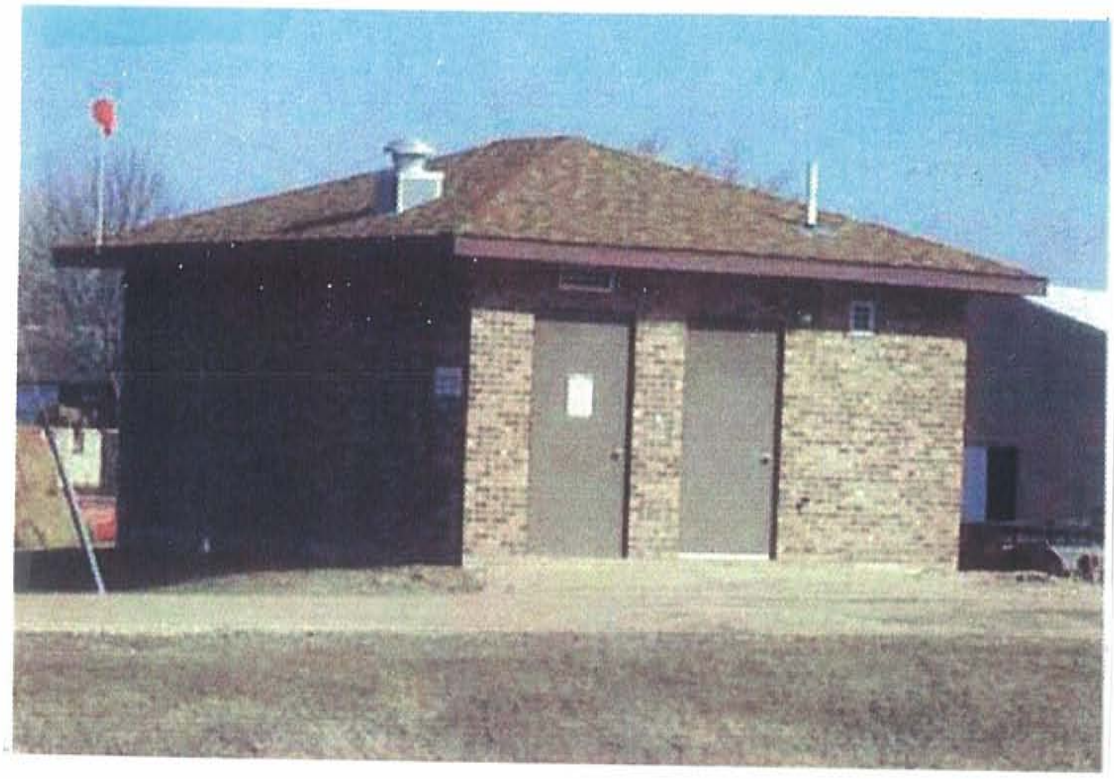
As a result of the importation of this supplemental water, several existing water transmission facilities within the Nipomo Community Services District must be replaced and upgraded in order to accommodate increased water volumes and pressures. These pipelines, as shown on Figure 7, NCSD System Improvements, are listed below:

- 11,000 linear feet of 12-inch waterline along Southland Street east of Orchard Road, South Frontage Road north to Grande Avenue, east under Highway 101 and along Darby Lane to South Oakglen Avenue and north on South Oakglen Avenue to Tefft Street.
- 5,200 linear feet of upgraded 12-inch waterline in Orchard Road between Southland Street and Grande Avenue.

- ***Project Phasing***

The proposed project will be developed within three phases. Phase I involves development of project facilities adequate to provide an additional supplemental water supply totaling approximately 2,000 acre-feet per year. Phase II involves provision of additional facilities in order to provide an increase of 500-1,000 acre-feet per year to a total of 2,500-3,000 acre-feet per year. These ranges of delivered flows are dependent upon the District's demands and their ability to directly use this water since there is no

FIGURE 6
Typical Booster Station



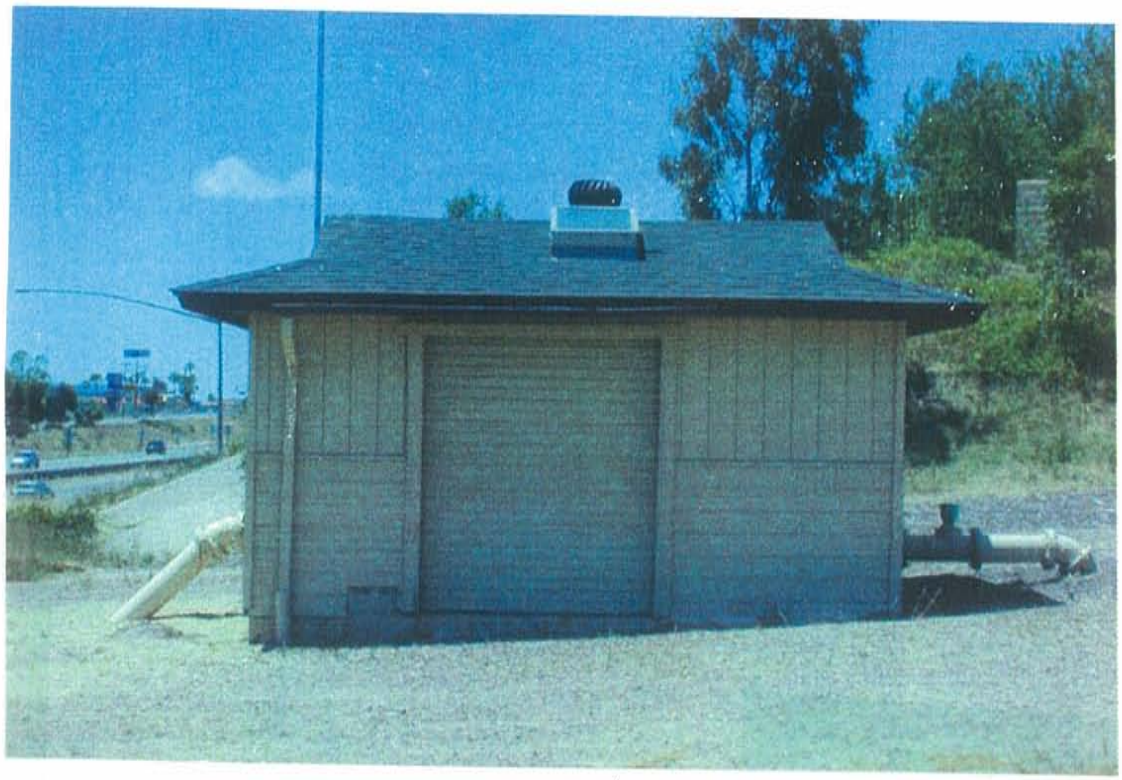
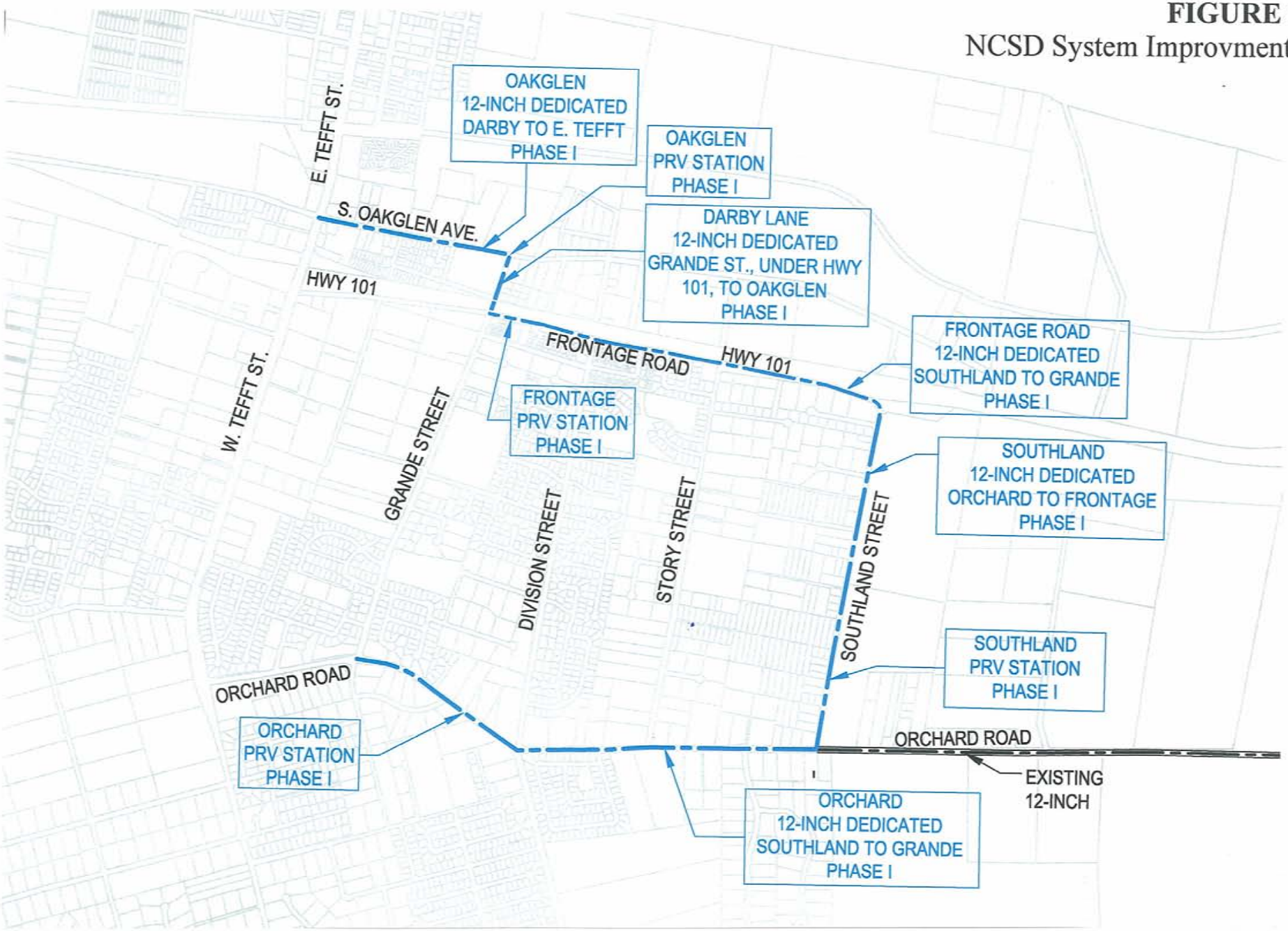


FIGURE 7
NCSD System Improvments



seasonal storage facility available to buffer these flows. Phases I and II may be combined. The final project phase, if authorized, will result in the development of the remaining project facilities which would provide an ultimate total of 6,200 acre-feet per year which represents the system capacity of the proposed pipeline and infrastructure. Provided below is a listing of project facilities by phase. These facilities are illustrated on Figures 8, Project Facilities and Phasing and Figures, 9, 10, and 11, Phase I, II and III, Project Facilities)

Phase I

1) Install 5,000 linear feet of 18-inch waterline along Blosser Road the connection to the City of Santa Maria water distribution system at the intersection of West Taylor Street and North Blosser Road to Atlantic Place at the Santa Maria River levee.

2) Install 300 linear feet of 24-inch waterline within a 36-inch steel casing beneath the southern Santa Maria River levee using jack-and-bore construction methods.

3) Install 900 linear feet of 24-inch waterline from the Santa Maria River levee to the horizontal directional drilling site within the riverbed.

4) Install 2,500 linear feet of 24-inch waterline either directly in the ground or within a 36-inch steel casing from the Santa Maria riverbed to the Nipomo Mesa using horizontal directional drilling.

5) Install 2,500 linear feet of 24-inch waterline along one of two proposed routes from the horizontal directional drilling site (pipeline laydown area) on the Nipomo Mesa to Pump Station No. 2.

6) Install a flow meter at Pump Station No. 1 site.

7) Construct Pump Station No. 2 near Joshua Street and Orchard Road on the Nipomo Mesa.

8) Construct a 0.5 million gallon underground reservoir, if required, at one of three possible locations on the Nipomo Mesa near Joshua Street and Orchard Road.

9) Install four additional pressure reducing stations on Orchard Road, Southland Street, South Frontage Road and South Oakglen Avenue (see Figure 7, NCSD System Improvements) and a single pressure reducing station in the existing 12-inch waterline serving the Maria Vista residential subdivision.

10) Install 11,000 linear feet of 12-inch waterline along Southland Street east of Orchard Road, South Frontage Road north to Grande Street, east under Highway 101 and along Darby Lane to South Oakglen Avenue and north on South Oakglen Avenue to Tefft Street.

11) Install a chloramination boosting system at Pump Station No. 2 and convert District wells to chloramination treatment.

FIGURE 8
Project Facilities and Phasing

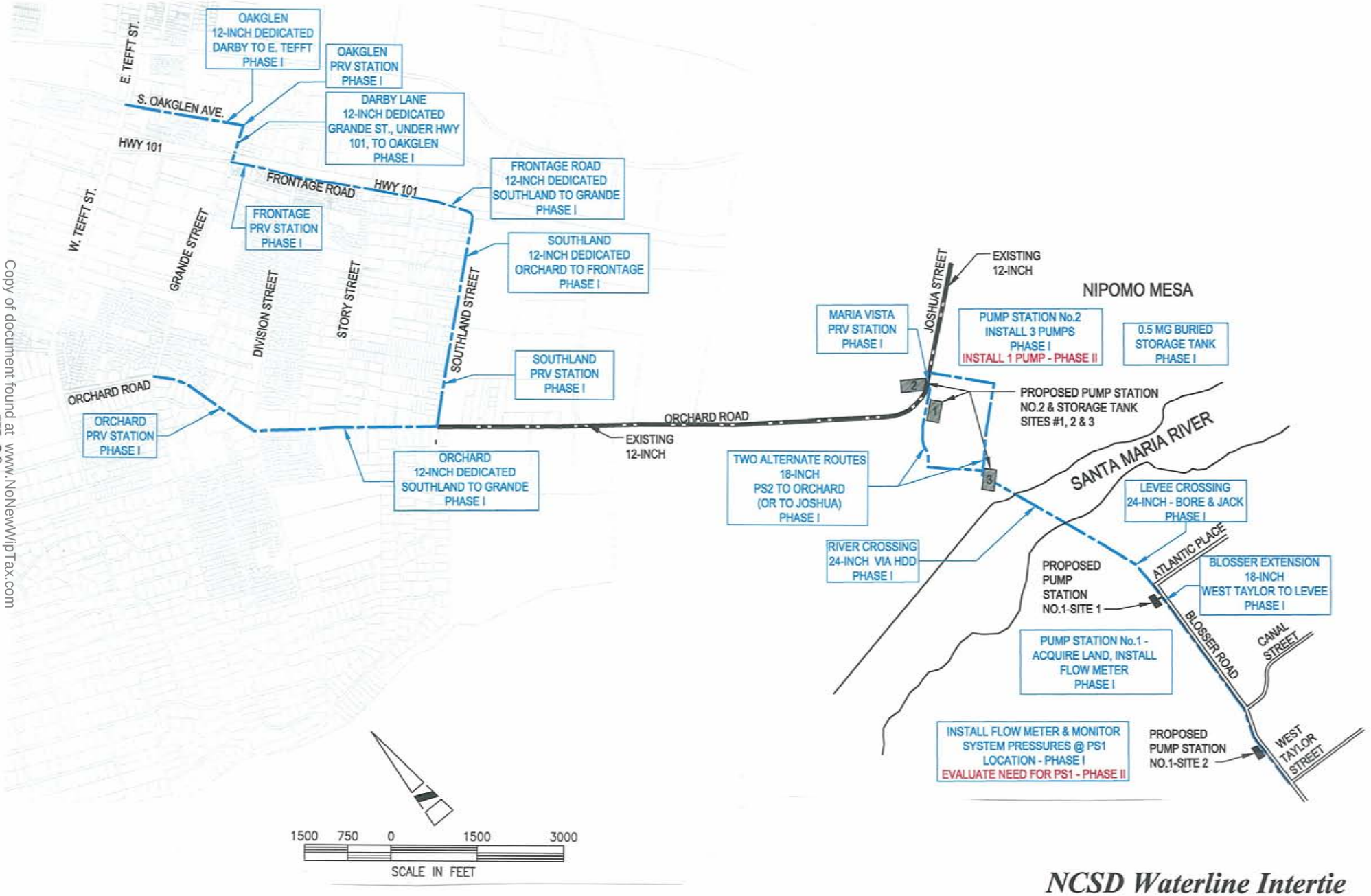


FIGURE 9
Phase I Project Facilities

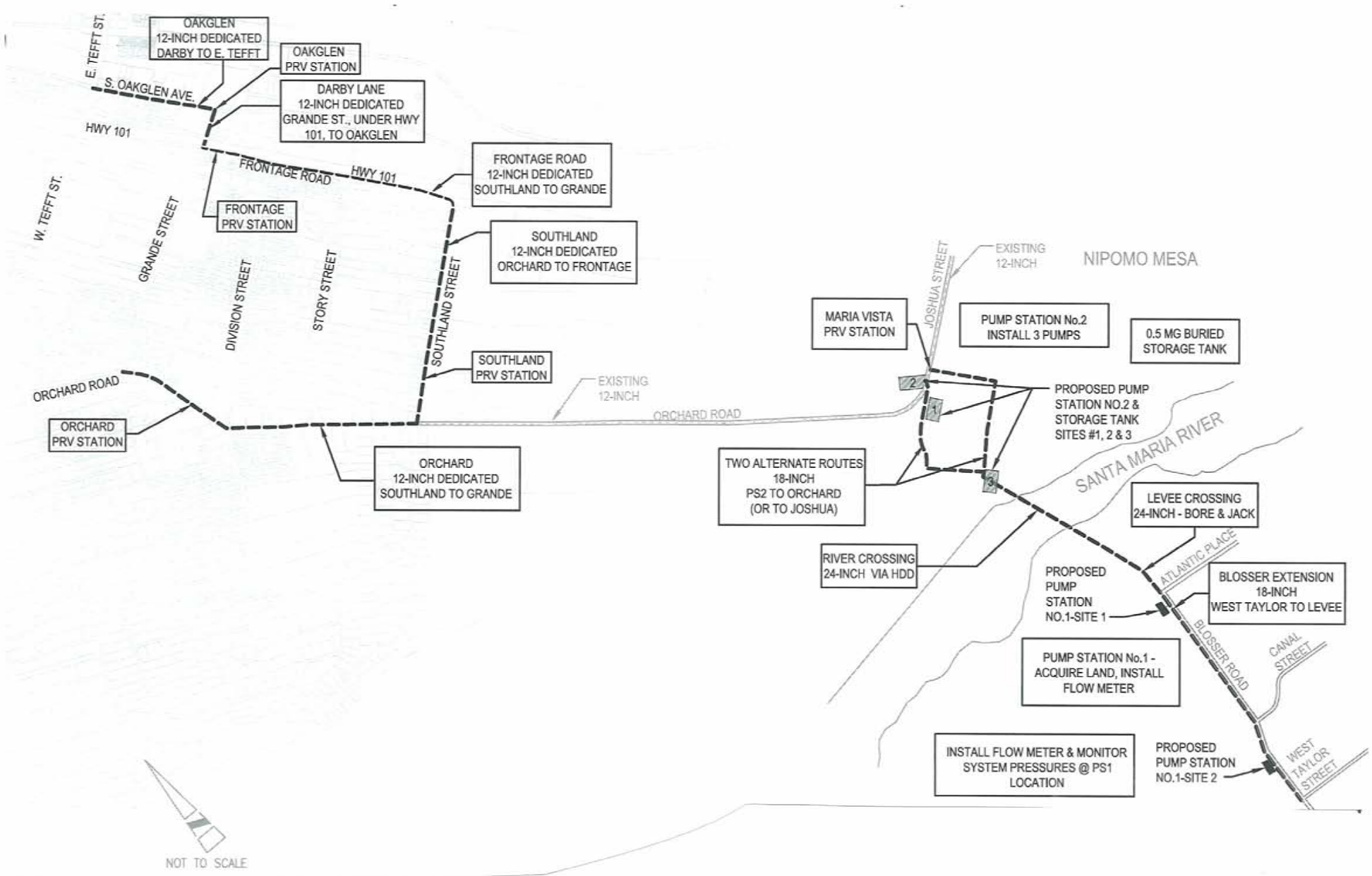


FIGURE 10
Phase II Project Facilities

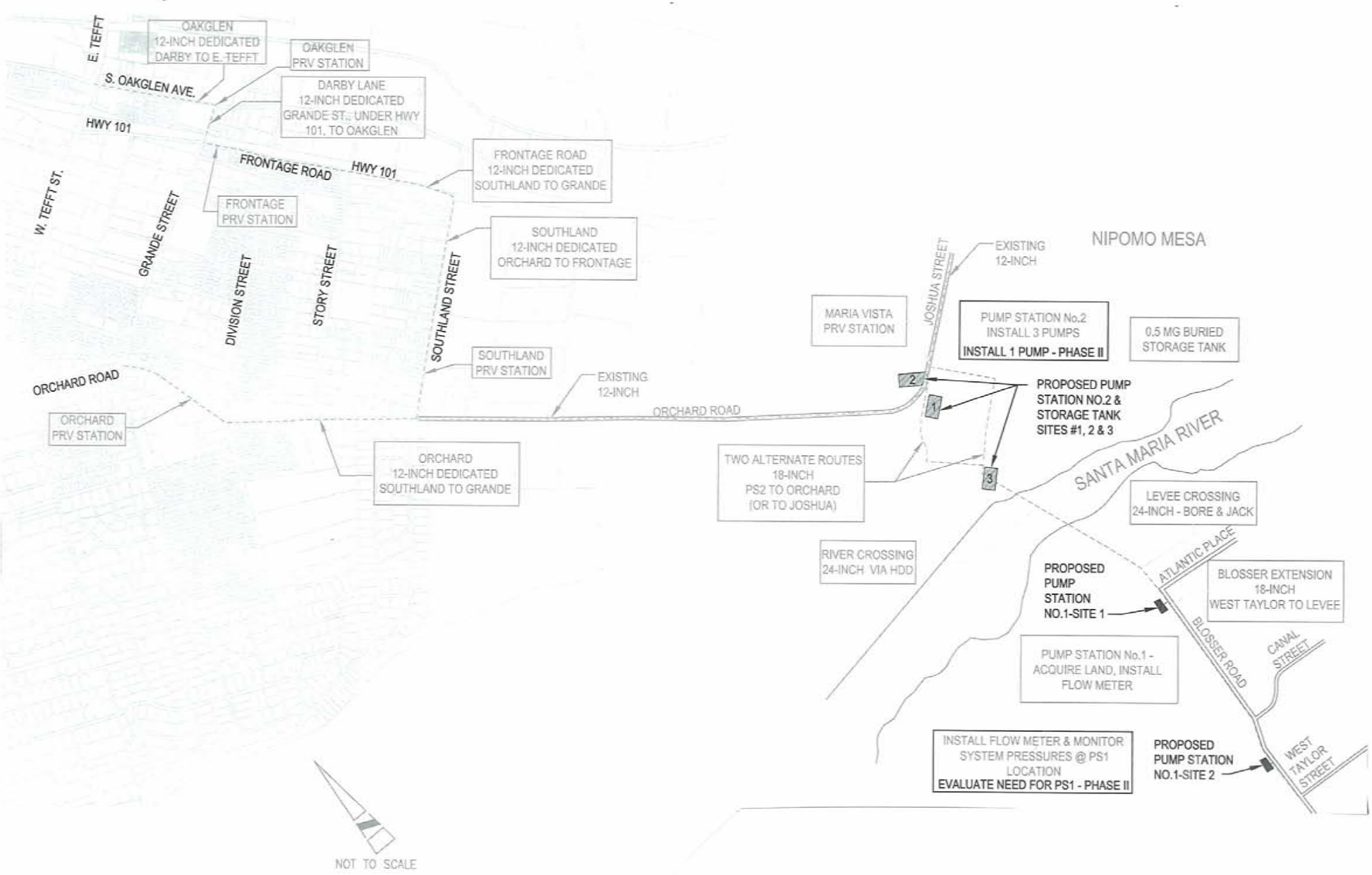
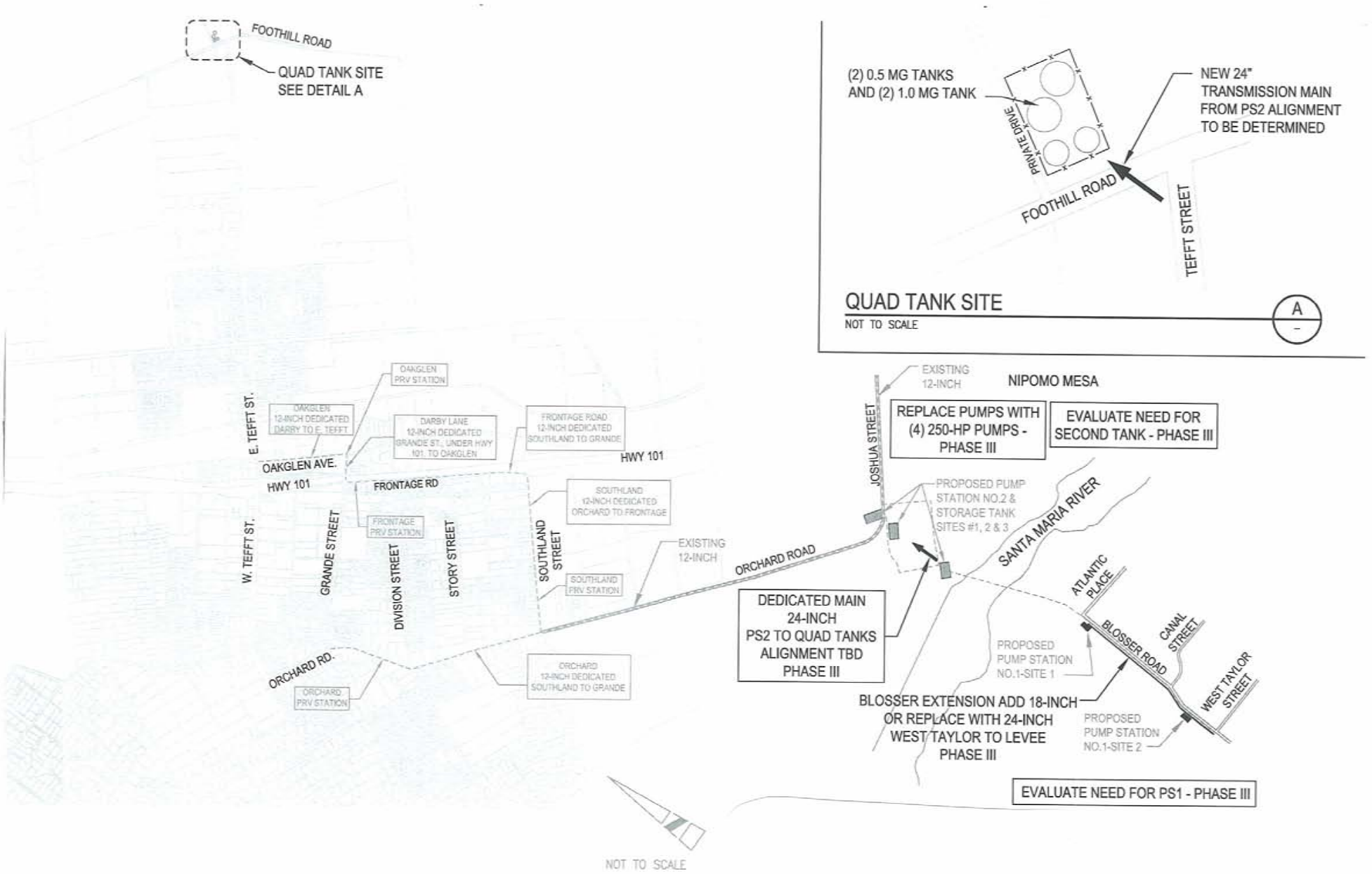


FIGURE 11
Phase III Project Facilities



Phase II

1) Evaluate need for Pump Station No. 1 and, if necessary, construct.

2) Add pump at Pump Station No. 2.

3) Upgrade 5,200 linear feet of existing waterline in Orchard Road between Southland Street and Grande Avenue to a 12-inch line.

Phase III

1) Install 5,000 linear feet of either a parallel 18-inch waterline or a replacement 24-inch waterline along Blosser Road from the original point of pipeline connection at West Taylor Street to Atlantic Place at the Santa Maria River levee.

2) Install 27,000 linear feet of 24-inch water main from Pump Station No. 2 to the Quad Storage Tanks located at Tefft Street and Foothill Road.

3) Evaluate the need for Pump Station No. 1 and, if necessary, construct.

4) Replace existing pumps with four pumps with an estimated power requirement of 250 horsepower and new manifold piping at Pump Station No. 2.

5) Construct an additional 0.5 million gallon underground reservoir near the location of the reservoir constructed in Phase I.

- ***Water Quality***

The importation of water from the City of Santa Maria water system creates water quality compatibility issues. The Nipomo Community Services District employs chlorination water treatment in order to provide disinfection within the District's water distribution system and meet State and Federal drinking water standards. The City of Santa Maria utilizes chloramination to boost chloramine levels in their blended groundwater and imported State Water supplies. Engineering analyses provided three potential water treatment alternatives, those being: 1) uncontrolled blending of City of Santa Maria and NCSD water; 2) converting City of Santa Maria water to chlorine treatment or 3) converting the NCSD water supply system to chloramine treatment. The third alternative was selected due to the fewest water quality impacts. *The use of chloraminated water will reduce* trihalomethane generation potential and *will result in* a reduction in chlorine-related taste and odor.

This change in water treatment, from chlorination to chloramination, will require the introduction of ammonia at District wells and increased chemical introduction capacity i.e. larger chlorine solution tanks and chemical feed pumps. Each well will also require online monitoring equipment to provide dosage control and a building to house two chemical solution tanks and four pumps for chemical introduction.

Maintaining a chloramine residual in the NCSD water supply will, according to the project engineer, result in the lowest potential for formation of disinfection by-products

(DBP's) and the fewest water quality problems in the water distribution system. In addition, the District expects to see a reduction in customer complaints related to taste and odor. However, this change in treatment method may affect certain aquatic pet species and reptiles, users of ultra pure water, kidney dialysis patients and chloramine sensitive manufacturing processes. Monitoring and public awareness programs will be required.

- ***Right-of-Way Acquisition***

Prior to construction of the proposed waterline intertie, the Nipomo Community Services District will require authorization from landowners and other entities for access and long-term maintenance of proposed project facilities. The strip of land (approximately 1,000 feet wide) between the Santa Maria River and the northern Santa Maria city limits falls within jurisdiction of the County of Santa Barbara. With proper permitting and notification, this area will be traversed by waterlines prior to crossing the river.

The proposed route for crossing the Santa Maria River will require contact with several private landowners in order to negotiate and secure required property interests, rights-of-way and construction easements (referred to as "property interests"). If securing these property interests is not agreed to by the involved landowners, the District may require the use of eminent domain in order to obtain these property interests.

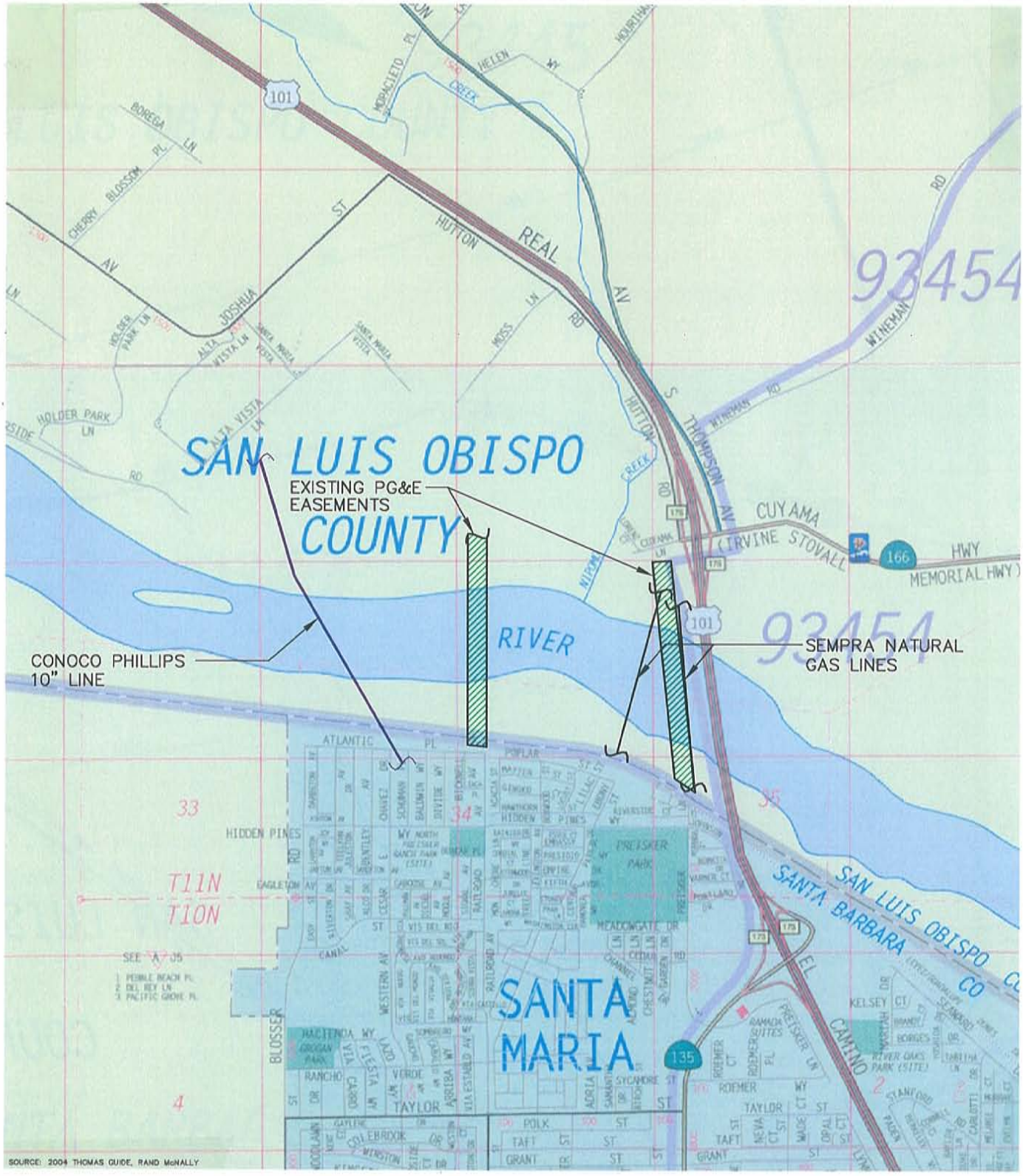
Encroachment permits may be required for trenching of new pipelines along public roadways. This construction activity will necessitate a 25-foot wide trench (including the pipeline trench and temporary side slopes) for installation of new pipelines adjacent to or within public or private roadways and easements.

Several existing easements and pipelines traversing the Santa Maria River will require avoidance. An existing Conoco Phillips underground 10-inch oil pipeline runs beneath the Santa Maria River in the vicinity of the proposed 24-inch underground HDD waterline. Pacific Gas and Electric has two easements and Sempra Energy has two natural gas lines located to the east or upstream of the proposed 24-inch underground line (see Figure 12, Existing Easements and Pipelines.) The California Department of Public Health requires that a minimum distance be maintained between oil and water pipelines depending on their depth relative to one another.

- ***Future Water Needs***

The potential importation of a maximum of 6,200 acre-feet of water per year is intended to accomplish several objectives. Approximately 2,500 acre-feet per year will offset current groundwater production in order to avoid further depletion and assist in balancing of groundwater levels of the Nipomo Mesa Management Area (NMMA). The Phase I increment of 2,000 acre-feet per year of this total will be used to augment water supplies available to the existing customers of the Nipomo Community Services District *and the Golden State Water Company* thereby replacing/reducing groundwater pumping of the NMMA by that amount. While this first (Phase I) increment of supplemental water will be used entirely by the NCSD, three local water purveyors may contribute funds for the purchase of a portion of this Phase I water supply. In accordance with the Court-approved Settlement Agreement and Judgment

FIGURE 12
Existing Easements and Pipelines



related to the future management of the Santa Maria Groundwater Basin, the Woodlands development has agreed to contribute funds equal to the cost for provision of up to 418 acre-feet per year. Both the Golden State Water Company and Rural Water Company have the option under the settlement agreement and judgment to contribute funds equal to 208 acre-feet per year or *to* find an alternate source of water supply. Participation of the latter two water purveyors is currently the subject of negotiations with the NCSD. While these entities will continue to pump groundwater from the NMMA, this funding of a portion of the supplemental water delivery to the NCSD is considered to be the equivalent of in-lieu fees as an offset for their continued pumping of groundwater at their current levels (see Figure 13, Phase I Water Use Area). A portion of the Phase I water supply may also be used to provide water service to vacant or undeveloped properties within the NCSD service area as long as they also pay a supplemental water capacity charge in order to offset their additional demand.

The second phase (Phase II) increment of supplemental water will total an additional 1,000 acre-feet per year. Half of this total (500 acre-feet each) will be used for the remaining groundwater replenishment for the NMMA (bringing that total to 2,500 acre-feet per year). The additional 500 acre-feet per year in the Phase II delivery of supplemental water will be used by the NCSD to serve future customers on currently vacant land within the existing NCSD boundaries (see Figure 14, Phase II Water Use Area.).

The 3,200 acre-feet per year within the third (Phase III) increment of supplemental water could be utilized to serve future development within the Sphere of Influence areas adjacent to the existing NCSD boundaries (see Figure 15, Phase III Water Use Area).

FIGURE 13
Phase I Water Use Area

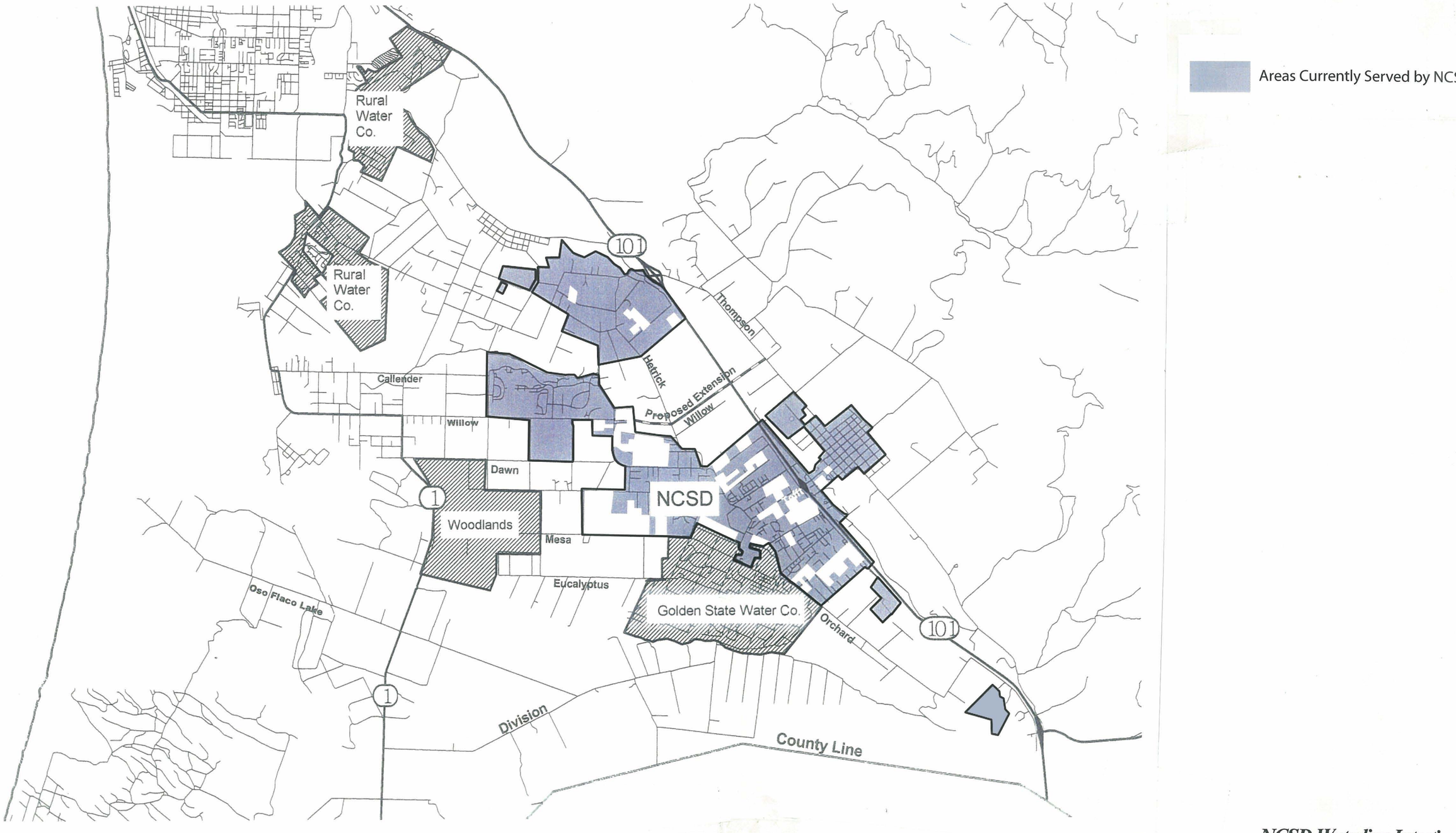


FIGURE 14
Phase II Water Use Area

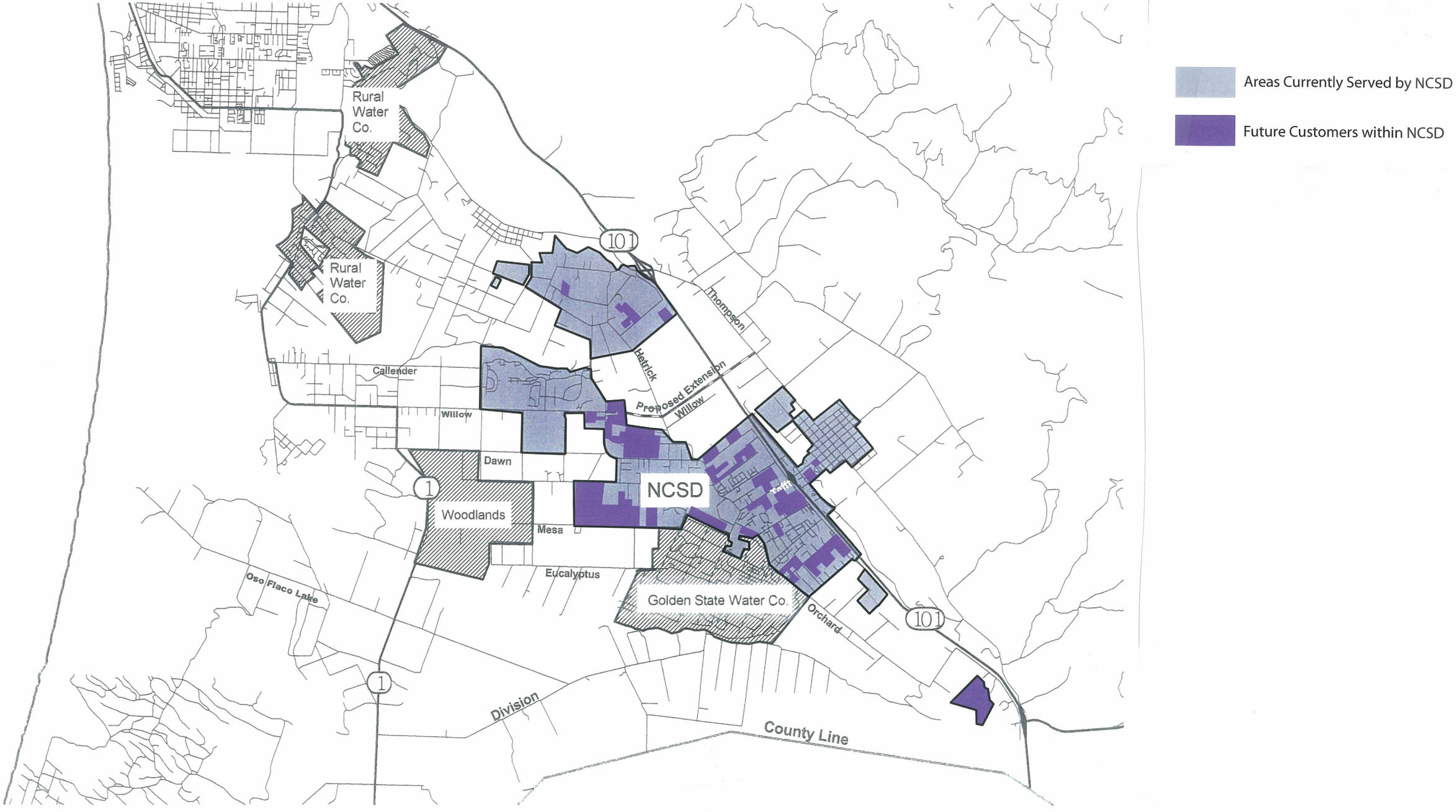
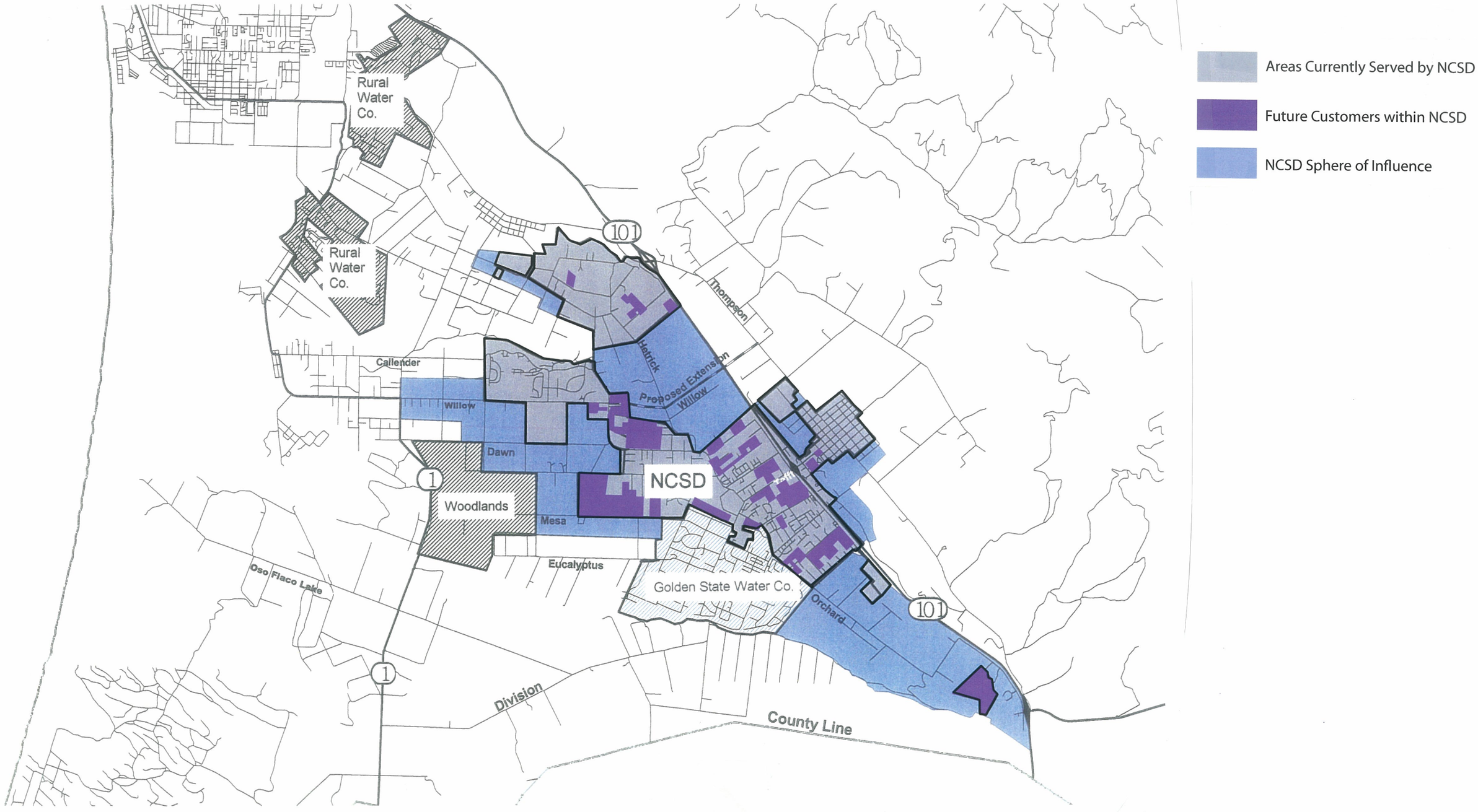


FIGURE 15
Phase III Water Use Area



E. REQUIRED PERMITS AND APPROVALS

The proposed Nipomo Community Services District Waterline Intertie involves a series of approvals and discretionary actions by the Nipomo Community Services District, as Lead Agency, and other involved regulatory agencies. The proposed project involves the following approvals by the Nipomo Community Services District:

1. Certification of the Final Environmental Impact Report for the proposed Nipomo Community Services District Waterline Intertie;

2. Approval of the Mitigation Monitoring Program for the Nipomo Community Services District Waterline Intertie;

3. Review and approval of detailed plans for pipelines, pump stations, storage facilities and other infrastructure for the proposed waterline intertie.

4. Approval of a Final Agreement with the City of Santa Maria for the sale of supplemental water to the Nipomo Community Services District pursuant to the terms of the Memorandum of Understanding.

The proposed Nipomo Community Services District Waterline Intertie may also require the following approvals by other involved regulatory agencies including:

5. Section 404 Permits under the Clean Water Act from the U.S. Army Corps of Engineers, which regulates the discharge of dredged and/or fill material into the "waters of the United States;"

6. Public Resources Code Sections 1601-1603 Streambed Alteration Agreements from the State of California, Department of Fish and Game, which regulates all diversions, obstructions or changes in the natural flow or bed, channel or bank of any river, stream or lake which supports fish or wildlife;

7. A National Pollution Discharge Elimination System (NPDES) permit to comply with Section 401 of the Clean Water Act from the State Water Quality Control Board in the event that a Section 404 Permit from the U.S. Army Corps of Engineers is required;

8. A Section 401 Water Quality Certification and a General Permit for Storm Water Discharges Associated with Construction Activities from the Central Coast Regional Water Quality Control Board;

9. A Section 7 Consultation or Section 10(a) Permit from the United States Fish and Wildlife Service which allows the "taking" of an endangered species;

10. A Section 7 Permit from or informal consultation with the National Oceanographic and Atmospheric Administration (NOAA) which oversees fisheries management in waterways nationwide;

11. A new or amended Domestic Water Supply Permit from the State Department of Public Health (formerly the Department of Health Services) for the introduction of supplemental water into the Nipomo Community Services District system;

12. An Authority to Construct issued by the San Luis Obispo County Air Pollution Control District and the Santa Barbara Air Pollution Control District in order to allow proposed horizontal directional drilling;

13. Easements across the Santa Maria River and possibly along the southern boundary of the river secured from landowners and other entities for right-of-way and construction and

14. Any necessary construction and/or encroachment permits from the County of San Luis Obispo, the City of Santa Maria or the County of Santa Barbara for equipment staging and construction operations.

F. PROJECT TIMING

Detailed design efforts for the proposed project facilities will begin upon certification of the Final Environmental Impact Report. The District will develop a map that delineates the precise route of the waterline intertie and the location of other required project facilities (pipelines, pump stations, water storage facilities, etc.) which will provide the basis for any required right-of-way or facilities acquisition.

Phase I project construction is estimated by the project engineer to require a total of 350 to 380 calendar days. Several of the construction activities noted below will be performed concurrently within this overall range of timing. These Phase I construction activities include: 1) construction of the Blosser Road pipeline (120 to 140 days); 2) Santa Maria River crossing (280 to 300 days); 3) Pump Station # 2 and water storage tank construction (300 to 320 days) and 4) NCSD distribution system improvements (200 to 220 days). Start-up and testing of these facilities is estimated to require an additional 30 to 40 days. The project engineer has also estimated an additional 20 days for rain delays and/or contingency time.

Phase II project construction is estimated to require a total of 110 to 150 calendar days. Concurrent construction activities include: 1) Pump Station # 2 upgrades (90 to 120 days) and 2) NCSD distribution system improvements (90 to 120 days). Start-up and testing of these facilities is estimated to require an additional 10 to 20 days. The project engineer has also estimated an additional 10 days for rain delays and/or contingency time.

Phase III project construction is estimated to require a total of 350 to 380 calendar days for the additional or replacement waterline on Blosser Road, the provision of a water line to the Quad Storage Tanks and construction of or upgrades to Pump Stations No. 1 and No. 2 and an additional water storage tank.

IV. ENVIRONMENTAL SETTING

A. EXISTING CONDITIONS

The area encompassing the proposed Nipomo Community Services District Waterline Intertie extends from approximately one mile south of the Santa Maria River in the City of Santa Maria across the river to include the southern and central portions of the area known as the Nipomo Mesa within south San Luis Obispo County (see Figure 1, Regional Map and Figure 2, Vicinity Map).

The Santa Maria River channel consists of a sandy streambed which transports occasional river flows and a series of flat beaches leading to levees which define both the northern and southern boundaries of the river. To the north is nearly level to gently sloping terrain adjacent to Highway 101 with the southern extent of the Nipomo Mesa rising approximately 100 feet in elevation to a relatively level bluff or mesa with slope gradients between zero and five percent. The portion of the project area located on the Nipomo Mesa has a surface elevation of approximately 300 feet above mean sea level. Elevation changes are due to smoothly eroded hills and shallow linear valleys. Surface elevations across the mesa gently decrease from east to west consistent with the coastal plain in the surrounding area.

The Santa Maria River and adjacent areas are underlain by sand and silty alluvial soils deposited from flows of the river. The Nipomo Mesa is underlain by massive sand dune deposits whose thickness ranges from 150 to 250 feet in depth at certain locations.

The project area is located within the seismically-active Central Coast region. Should a major earthquake occur in the area, significant groundshaking is expected to occur. The San Andreas fault is considered the most likely to generate a major earthquake in the region in the near future. Such an earthquake is expected to produce moderate to strong ground shaking in the area.

The project area south of the Santa Maria River lies within the Santa Maria watershed and floodplain while areas north of the river are located within the Nipomo Creek watershed area which drains to the Santa Maria River. The Santa Maria River, approximately 2,000 to 3,000 feet wide at this location, ultimately flows west to the Pacific Ocean. The Nipomo Creek watershed encompasses approximately *16,318* acres. The project area west of Highway 101 is characterized by open flat areas, linear drainages and hillsides which define the southern portion of the Nipomo Mesa.

The Santa Maria River channel contains a variety of sage scrub and reparian habitats with a sandy streambed in the middle of the channel. Portions of the riverbed downstream of the Highway 101 bridge contain agricultural fields adjacent to the southern levee. The Santa Maria River is defined as being part of the “waters of the United States” by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act.

The project area contains nine generalized habitat classifications: coyote brush series, alluvial scrub, riverbed, California annual grassland series, eucalyptus series, agricultural, ornamental, developed and ruderal (disturbed) habitats. A total of eight special-status plant species and 21 special-status wildlife species have the potential to occur within the project area.

Areas immediately south of the Santa Maria River are devoted to single family residential uses in neighborhoods served by Blosser Road, Atlantic Place and Preisker Lane. The Santa Maria River bed is vacant however areas to the north of the river contain several industrial and commercial facilities served by Hutton Road and Cuyama Lane. Further west, elevations rise to the top of the Nipomo Mesa which contains agricultural fields, scattered residences, a P.G. & E. electrical substation and the Maria Vista residential tract in the vicinity of the bluff edge. The portion of the project area further north on the Nipomo Mesa contains a variety of land uses including low and medium density residential uses, agricultural farmlands and commercial uses.

Primary access to the project area is provided via State Highway 101. In the project area, Highway 101 is a four-lane freeway served by interchanges at Tefft Street, Hutton Road (Highway 166) and Broadway Street. Other regional roadways near the project area are State Highway 1 and State Highway 166. The local circulation system serving the project area include Tefft Street, Southland Street, Orchard Road, South Frontage Road and Joshua Street on the north side of the Santa Maria River. With the exception of the four lanes on Tefft Street, all of these local roadways are two lane paved roads. On the south side of the Santa Maria River, local roadways include Blosser Road, *a four lane roadway north of West Taylor Street,* Atlantic Place and Preisker Lane, *both* two-lane local roadways. *Preisker Lane* leads to the four-lane Broadway Street and its interchange at Highway 101.

Ambient noise levels in the project area range from the low-30 to mid-60 dBA. Noise sources include traffic on Highway 101, automobile and truck traffic on local roadways, occasional small aircraft and other less obtrusive non-urban noise sources.

The climate of the project area can be generally characterized as Mediterranean, with warm, dry summers and cooler, relatively damp winters. Inland areas are characterized by a wide range of temperature conditions. Maximum summertime temperatures generally reach the high 80's and 90's whereas minimum winter temperatures can range down to the low 20's.

Law enforcement services for the Nipomo area are provided by the County of San Luis Obispo, Sheriff's Department from their *Oceano* Substation located at *1681 Front Street in Oceano*. Fire protection and emergency response services for the Nipomo area are currently provided by *Cal Fire*. The Nipomo Station 20, located at 450 Pioneer Street in Nipomo (at the corner of Oak Glen and Pioneer Streets near Tefft Street) *and the Nipomo Mesa Station 22 located at 2391 Willow Road* would be the first stations to participate in any fire or emergency response to the project area. *Both stations are* equipped with *two*

Type I fire engines while the Nipomo Station 20 also has one Schedule B wildland fire engine (used during the dry season), *one rescue engine, one battalion chief vehicle and one utility vehicle for both fire-fighting and personnel transport*.

Law enforcement and fire protection services on the Santa Maria side of the river are provided by the City of Santa Maria Police and Fire Departments, respectively. Police services emanate from headquarters located at 222 E. Cook Street. The closest fire station is Station #3 located at 1527 N. College Street approximately two miles to the south of the Santa Maria River. The station is equipped with one engine and a wildland fire engine.

The Nipomo area is situated within the service boundaries of the Southern California Gas Company for natural gas service and Pacific Gas and Electric Company for electrical service. Existing underground natural gas and electrical mains are located throughout the project area which provide utility services to developed land uses.

The Nipomo area contains more square meters of light density cultural deposits than any other area in southern San Luis Obispo County. Surveys conducted along the south, west and north sides of Nipomo Mesa have recorded many archaeological sites along the edge of the mesa but very few in the interior. Records checks identified and walkover surveys confirmed the location of two previously-recorded prehistoric sites, SLO-808 and SLO-1254 adjacent to South Frontage Road.

B. CUMULATIVE PROJECTS

Cumulative impacts of the proposed project are assessed throughout Section V. Environmental Analysis of this EIR within the discussions of various issue areas. Cumulative impacts are defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." The cumulative impacts from several projects are the changes in the environment which result from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probably future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (Section 15355 of the State CEQA Guidelines).

The analysis of cumulative impacts within each issue area in Section V. Environmental Analysis is based upon future long-term projects within the South County Planning Area Land Use Planning Area. The following listing of cumulative projects is based upon data provided by the County of San Luis Obispo Planning and Buildings Department as of September, 2008. These cumulative projects are listed by those that have been approved and those that are proposed, pending future approval.

- ***Approved Projects***

Shapiro. A Vesting Tentative Tract Map (Tract 2611) and Conditional Use Permit to allow a mixed-use planned development consisting of the subdivision of an existing 5.2 acre parcel into nine parcels ranging in size from 8,307 square feet to 1.32 acres as well as development of approximately 12,000 square feet of office space, approximately 44,000 square feet of retail space, 4,500 square feet of restaurant space and 51 multi-family residential units. The proposed project is within the Commercial Retail land use category and is located 170 South Frontage Road at the southwest corner of Hill Street and South Frontage Road.

LanDev LLC. A Tentative Tract Map to subdivide five parcels totaling 19.1 acres into 24 lots ranging in size from 0.2 to 5.0 acres and a Conditional Use Permit for a mixed use development including a three-story, 112-unit, 97,600-square foot assisted living/memory support facility, a 16,000-square foot themed restaurant and conference facility and 130,000 square feet of retail, office and professional buildings. The proposed project is located on the southeastern side of Juniper Street approximately 90 feet west of North Frontage Road.

Nipomo Center. A Vesting Tentative Tract Map (Tract 2312) and Conditional Use Permit to subdivide an existing 10.98 acre parcel into 59 residential parcels ranging in size from 0.03 to 0.12 acres and ten commercial parcels ranging in size from 0.21 to 0.84 acres. The proposal includes 59 duplex, triplex and fourplex residential units and 75,868 square feet of commercial space in two phases of development. The proposed project is

within the Commercial Retail land use category and is located between Hill Street and Grande Avenue, west of Highway 101.

691 W. Tefft LLC. A Conditional Use Permit and Vesting Tentative Tract Map to allow a condominium subdivision of an existing 2.85-acre parcel into six parcels ranging from .14 to 1.04 acres in size and twenty residential condominium units. The individually-owned residential live/work units will vary in size from 1,018 to 2,644 square feet. This project is a revision to an approved mixed-use planned development including retail, office and residential uses approved by the Planning Commission in August, 2005. The proposed project is within the Commercial Retail land use category and is located at 691 West Tefft Street approximately 0.25 miles west of Highway 101.

Gray Trust. A planned development involving a subdivision of a 3.8-acre parcel into 39 lots ranging in size from 2,600 to 5,280 square feet and construction of 38 single-family residences. The project site is located within the Residential Multi-Family land use category and is located at the northeast corner of Grande Avenue and Blume Street.

Chestnut Villas, LLC. A Vesting Tentative Tract Map and Conditional Use Permit to subdivide an existing 1.14 acre lot into 16 parcels ranging in size from 1,155 square feet to 4,931 square feet. The project includes both commercial lease space on the street level and residential units on the second and third level of the development. The proposed project is within the Commercial Retail land use category and is located at 186 North Thompson Road, approximately 520 feet north of the Thompson Road/Tefft Street intersection.

Luis Conditional Use Permit. A Conditional Use Permit to allow a 52 unit affordable housing project. The proposed project is within the Residential Multi-Family land use category and is located 750 Grande Street.

Marinai. A Conditional Use Permit to allow a three-story 71-unit motel in two buildings with a total of 38,500 square feet of floor area. The proposed project is within the Commercial Retail land use category and is located at 549 Hill Street approximately 300 feet west of South Frontage Road.

Yettman. A Tract Map and Conditional Use Permit to subdivide an existing 1.14 acre parcel into a planned development of eight 1,500 square foot parcels and to construct eight detached multi-family residences. The proposed project is within the Residential Multi-Family land use category and is located at 365 Butterfly Lane, 200 feet southeast of Grand Avenue.

Holloway. A Vesting Tentative Tract Map and Conditional Use Permit for a cluster subdivision of an existing 20.3 acre parcel into 18 half-acre residential parcels. The proposed project is within the Residential Suburban land use category and is located at 561 South Oakglen Avenue southeast of the intersection with Amado Road.

Allshouse. A Vesting Tentative Tract Map and Conditional Use Permit to subdivide an existing 1.19 acre parcel involving fifteen residential condominium parcels ranging in size from approximately 1,000 to 1,200 square feet and one 0.30 acre parcel for an existing four-unit apartment building. The 15 single family residences will range in size from 1,189 to 1,330 square feet. The project site is within the Residential Multi-Family land use category and is located on the southwest corner of the intersection of Avenida de Amigos and Grande Avenue.

- ***Proposed Projects Pending Approval***

Crystal Oaks Specific Plan. The South County Area Plan identifies the Canada Ranch property as an urban expansion area for a combination of commercial service, commercial retail and residential uses. The area is intended to provide job generating business to help improve the present jobs/housing imbalance in Nipomo. Protection of natural resources including the large oak woodland areas is also a major priority. Development of the site must be preceded by preparation of a Specific Plan. The South County Area Plan identifies the Canada Ranch Specific Plan area on both the west and east sides of Highway 101, however, only the portion west of Highway 101, approximately 288 acres, is the subject of the currently-proposed Specific Plan. The Specific Plan for the western portion of the Canada Ranch (hereinafter referred to a Crystal Oaks Specific Plan) will be prepared under the guidance of the County. The project site is located northwest of Sandydale Drive, west of Highway 101 and the North Frontage Road and south of the proposed Willow Road extension and interchange.

Vista Grande. A Vesting Tentative Tract Map and Conditional Use Permit to subdivide an existing 1.14 acre parcel into eighteen residential parcels ranging in size from approximately 765 to 1,509 square feet and the construction of 18 single family residences ranging in size from 1,348 to 1,635 square feet. The project site is within the Residential Multi-Family land use category and is located at the southeast corner of Avenida de Amigos and Grande Avenue, approximately 200 feet west of South Frontage Road.

Promesa. Promesa LLC Tract Map involves ten five acre lots.