

TO: BOARD OF DIRECTORS

FROM: MICHAEL S. LEBRUN
GENERAL MANAGER

DATE: APRIL 4, 2014

AGENDA ITEM

F

APRIL 9, 2014

GENERAL MANAGER'S REPORT

ITEM

Standing report to your Honorable Board -- *Period covered by this report is March 22, 2014 through April 4, 2014.*

DISTRICT BUSINESS

Administrative

- On March 28, the District received notice from the Government Finance Officers Association that the District has been awarded a Certificate of Achievement for Excellence in Financial Reporting for its 2012-2013 Audit report. This is a first for the District and makes Nipomo CSD the only special district in San Luis Obispo, Monterey and Santa Barbara counties to have be so recognized. District Finance Director Lisa Bognuda was specifically recognized by the Association for her role in the achievement.
- Drought continues throughout the State and region. The winter of 2013-2104 is on track to be one of the driest on record.
- The Nipomo Mesa Management Area groundwater basin levels are at their lowest recorded level in the forty-year record. The County of San Luis Obispo is scheduled to read area water well levels this month. Once this data is available the Nipomo Mesa Management Area Technical Group will calculate the 2014 Key Wells Index. It is widely expected that the Index will indicate Severe Water Shortage conditions for the area groundwater.
- The District's Supplemental Water Project, Phase 1 is under construction and on schedule for completion in July 2015. Phase 2 of the project will be pursued prior to the completion of Phase 1 if funding is available.
- The District continues to encourage all customers to conserve water in its newsletters and advertising. Annual average customer water use has declined steadily since the District implemented an inclining tiered water rate structure in 2011. However, customer demand last fall and this winter was higher than typical due to the lack of rainfall.
- Implementation of drought rates (premiums on top of existing rates) and/or water use restrictions may be necessary this summer if winter rain fall levels remain low.
- San Luis Obispo County maintains two rain gauges in the area. One is located at the District's Southland Wastewater Plant (Nipomo South) and one at the District's Tefft Street water storage site (Nipomo East). In the past two weeks, each gauge recorded approximately 1.5 inches of rain. The seasonal rain total for Nipomo South is 4.5 inches. Average for this gauge is 16-inches per year. The seasonal total for Nipomo East is 5.5. Average seasonal rainfall total for Nipomo East is 18-inches.

- On March 21, the District provided public records to Mr. Harold Snyder in fulfillment of a public records request. Board meeting audio recordings, well level data and well production data were produced for Mr. Snyder.
- On March 24, the District notified Cal Fire Battalion Chief Van Gerwen that District water storage would be diminished while maintenance is performed on the stand-pipe storage tank.

Safety Program

- No accidents or incidents to report

Connection Report

Nipomo Community Services District
Water and Sewer Connections

END OF MONTH CONNECTION REPORT 2014

	DEC-13	JAN-14	FEB-14	MAR-14	APR-14	MAY-14	JUN-14
Water Connections (Total)	4312	4313	4313	4314			
Sewer Connections (Total)	3104	3104	3104	3105			
Meters turned off (Non-payment)	37	11	19	6			
Meters off (Vacant)	32	44	46	49			
Sewer Connections off (Vacant)	11	12	14	16			
New Water Connections	2	1	0	1			
New Sewer Connection	2	0	0	1			
Galaxy & PSHH at Orchard and Division Sewer Connections billed to the County	463	463	463	463			

Public Outreach

The following Public Outreach Program materials are provided:

- A summary of outreach and education activities
- March 28 Adobe Press Mgrs Column
- Letter to customers and property owners regarding water shortage response
- Nipomo Chamber of Commerce Spotlight on NCSD
- New Website Home Page
- Recent press releases and press release log
- District related news articles

Other Items and News of Interest (Attachments to this Report)

- Industry publication coverage of District HDD project.
- Staff authored write up in SCADA publication
- Funding Sustainable Groundwater Management in CA. A post on the CA water blog by UC Davis Center for Watershed Science – excellent read. Online version is fully linked to all references.

- San Luis Obispo County Complete Communities Survey is completed. County staff report, Executive Summary of Survey, Phasing Recommendations and staff comment letter to Supervisor Ray are provided. Full copies of the Survey are available at County website.
- Information Sheet on draft regulations being considered by Central Valley Water Board for discharges of potable water to the environment.

Meetings

Meetings Attended (telephonically or in person):

- *March 25, Website Consultant*
- *March 26, Regular Board Meeting*
- *March 27, Rate Consultant*
- *March 27 and April 3, Management Coordination*
- *March 28, Southland Tour with Directors Gaddis*
- *March 31, Board Officers Coordination*
- *April 1, Outreach Consultant*
- *April 2, Energy Program Presentation*
- *April 2, SLO CO Water Resources Advisory Committee*
- *April 3, Public Information Assistant*
- *April 4, Utilities Director City of Santa Maria*

Meetings Scheduled:

- *April 10 & 17, Management Coordination*
- *April 11, Personnel Committee*
- *April 14, NMMA Technical Group*
- *April 14, SLO County Directors of Public Works and Planning and Building*
- *April 14, Board Officers*
- *April 16, Public Outreach Assistant*

RECOMMENDATION

Staff seeks direction and input from your Honorable Board

ATTACHMENTS

- A. GFOA notice of Excellence
- B. District Outreach Materials
- C. FINAL LINER Article
- D. Sage Advisor Article
- E. Funding Sustainable Groundwater Management
- F. SLO County Complete Communities Survey – excerpts and comment

APRIL 9, 2014

ITEM F

ATTACHMENT A



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

March 28, 2014

Lisa Bognuda
Finance Director
Nipomo Community Services District
PO Box 326
Nipomo CA 93444-0326

Dear Ms. Bognuda:

We are pleased to notify you that your comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2013, qualifies for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Each entity submitting a report to the Certificate of Achievement review process is provided with a "Summary of Grading" form and a confidential list of comments and suggestions for possible improvements in its financial reporting techniques. Your list has been enclosed. You are strongly encouraged to implement the recommended improvements into the next report and submit it to the program. If it is unclear what must be done to implement a comment or if there appears to be a discrepancy between the comment and the information in the CAFR, please contact the Technical Services Center (312) 977-9700 and ask to speak with a Certificate of Achievement Program in-house reviewer.

Certificate of Achievement program policy requires that written responses to the comments and suggestions for improvement accompany the next fiscal year's submission. Your written responses should provide detail about how you choose to address each item that is contained within this report. These responses will be provided to those Special Review Committee members participating in the review.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. As the designated individual we have enclosed your AFRA.

Continuing participants will find a certificate and brass medallion enclosed with these results. First-time recipients will receive a plaque in about 10 weeks. We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release has been enclosed. We suggest that you provide copies of it to local newspapers, radio stations and television stations. In addition, details of recent recipients of the Certificate of Achievement and other information about Certificate Program results are available in the "Awards Program" area of our website, www.gfoa.org.

A current holder of a Certificate of Achievement may include a reproduction of the award in its immediately subsequent CAFR. A camera ready copy of your Certificate is enclosed for that purpose. If you reproduce your Certificate in your next report, please refer to the enclosed instructions. A Certificate of Achievement is valid for a period of one year. To continue to participate in the Certificate of Achievement Program it will be necessary for you to submit your next CAFR to our review process.

In order to expedite your submission we have enclosed a Certificate of Achievement Program application form to facilitate a timely submission of your next report. This form should be completed and sent (postmarked) with three copies of your report, three copies of your application, three copies of your written responses to the program's comments and suggestions for improvement from the prior year, and any other pertinent material with the appropriate fee by December 31, 2014.

Your continued interest in and support of the Certificate of Achievement Program is most appreciated. If we may be of any further assistance, please contact Delores Smith (dsmith@gfoa.org) or (312) 578-5454).

Sincerely,
Government Finance Officers Association

A handwritten signature in cursive script that reads "Stephen J. Gauthier". The signature is written in dark ink and is positioned above the typed name.

Stephen J. Gauthier, Director
Technical Services Center

SJG/ds

APRIL 9, 2014

ITEM F

ATTACHMENT B

**NCS D Outreach Summary
April 2014**

Date Started	Outreach	Description	Status	Date Completed
1/27/2014	Postcard	Conservation postcard to high users regarding drought conditions and conserving	First Draft In Review	
8/19/2013	Brochure	Update of "Reading Water Meters" brochure	5th Draft In Progress	
2/28/2014	Brochure	Creation of "Detecting Leaks" insert for "Water Meter" brochure	In Progress	
3/17/2014	Website Upgrade	Content archiving	In Progress	
3/20/2014	Manager's Column	Article 13 for Manager's Column in Adobe Press, pub date 3/28	Complete	3/24/2014
3/21/2014	Ad	Drought conservation 1/4 page ad in Adobe, pub date 3/28	Complete	3/26/2014
2/2/2014	Website Upgrade	"Production Phase" with website consultant	Complete	3/31/2014
3/27/2014	Press Release	"Nipomo Community Services District Taking Action to Address the Drought"	Complete	3/31/2014
3/28/2014	Drought Communications	Letter to all customers regarding the Water Shortage Response Plan; mail date 4/4/14	Complete	4/1/2014
4/1/2014	Drought Communications	Rates presentation meeting with Rauch	Complete	4/1/2014
3/28/2014	Chamber Spotlight	NCS D Spotlight in Nipomo Chamber's Newsletter	Complete	4/1/2014
3/31/2014	Website Upgrade	Transition to new servers; upgraded NCS D website went live 4/2/14	Complete	4/2/2014
3/24/2014	Bulletin Board	Update of lobby and Board room bulletin boards	Complete; Ongoing	4/3/2014
3/27/2014	Press Release	"Nipomo CSD Board of Directors Authorize Contract for Eureka Well Repair"	Complete	4/3/2014
4/1/2014	Public Hearing Notice	Notice of public hearing regarding water rate increase	In Progress	
4/2/2014	Press Release	"Nipomo CSD Launches New Customer-Friendly Website"	Complete	4/3/2014
4/3/2014	District Newsletter	2014 2nd quarter newsletter for May distribution	In Progress	

SPEAKING OUT

NCS D looking back 50 years and moving forward



INSIDE NCS D

Michael LeBrun

Nipomo Community Services District is in its 50th year of service to the community — yes, NCS D has been providing safe and reliable water service for 50

years now. Here's a little recap of the district's history. After four confirmed cases of typhoid fever in the county 1900s, the San Luis Obispo County Health Department tested private wells in the community and found high concentrations of nitrate, chlorides and coliform bacteria. It was determined that wastewater — mostly from septic systems — was seeping into the water supply. In June 1964, county hydraulic engineer Bob Born made a report to the County

Board of Supervisors on the water and sanitary problems in Nipomo and recommended that a public entity be formed to address those problems. On Jan. 28, 1966, Nipomo Community Services District was formed under the Community Services District Law of California. The first elected board members were William C. Black, Cecil E. "Gene" Davis, James A. Kitchen, Owen W. "Dino" Miller and John E. Mylen. The board of directors immediately pursued the con-

struction of the district's first public water system, completed in November 1966. Today, NCS D serves more than 4,000 water system connections through more than 90 miles of buried water lines. NCS D's 10-person engineering and operations staff manages a water system that includes eight wells to produce water. The district maintains more than 4 million gallons of water storage for system reliability and emergency response. Additionally, the district

serves more than 3,000 sewer connections through more than 30 miles of sewer collection piping that feeds the district's two wastewater treatment and reclamation facilities. In 2013, the district had no sewage spills from its collection system and no violation notices at its treatment facilities. NCS D prouly uses 100 percent of its treated wastewater to meet irrigation demands or to recharge area groundwater. Our community will continue to face new challenges

— like those presented by the current drought and limited water supplies. However, the district is confident that, with its continued leadership and commitment from its customers and the board of directors they elect, our community will continue to have safe, reliable drinking water in each household and business for generations to come. Michael LeBrun is the general manager of the Nipomo Community Services District. He can be reached by calling 929-1133 or by email at mlebrun@ncsd.ca.gov.

Letters to the Editor

Learning to get along

To the Editor: A local news end's letter requests to be taken up on religion in America. He points out that Christianity dominates here. I am not a Christian. I am an atheist. Why can't we all just get along?

Bill Densen
Nipomo

Make stand for climate

To the Editor: Much of our country's development has been driven by science and technology. Technology advances prove we have prospered because we educated and then have relied upon the knowledge base and skills of the finest scientists and engineers in the world.

So, why is it many members of Congress, primarily Republican, have decided to publicly distrust the consensus of our scientists regarding human-caused global warming? Why is it that a small minority of Republican members of Congress who, in private, acknowledge that global warming is occurring, are afraid to acknowledge this fact in public? Why are congressional members, who will not acknowledge global warming while in Washington, D.C., quick to request federal aid for their states to abate conditions they identify as caused in whole or in part by global warming? Why will no Republican lawmaker join with Democrats to sponsor legislation to reduce our CO2 emissions, despite the obvious need for this to occur? Fortunately, we have elections this year. We deserve candidates who know and

RUBEN



accepted the current science regarding climate change — that it is real and humans are causing it. We need candidates who will pledge, if

elected, to actively work to mitigate global warming. The most important question we must ask each candidate for every office is:



What legislation would they be willing to propose and/or co-sponsor to mitigate global warming? A candidate who does not have an

affirmative and specific response to this question does not deserve your vote. Sharon Rippon
San Luis Obispo

Save water, save money!

Checking your indoor and outdoor fixtures for leaks and making necessary repairs can save you money on your water bill.

INDOORS

- **CHECK FOR LEAKING TOILETS**
Toilets often are silent leakers. Check for leaks by placing a few drops of food coloring in the tank and flush overnight. If coloring shows up in the bowl, you have a leak. The District can provide color tabs for FREE!

INDOORS

- **CHECK FOR LEAKING FAUCETS**
Most of the time a leaky faucet can be fixed simply by replacing the washer. These can be purchased at your local hardware store.

OUTDOORS

Leaks in your irrigation system can be the biggest water wasters and can go undetected for weeks resulting in high water use and very high water bills. Check your irrigation system regularly for leaks and adjust watering schedules at least four times a year based on weather and daylight.

OUTDOORS: Checking your Irrigation System

- Make sure all other water uses are off.
- Read the water meter.
- Cycle each irrigation valve on for its normal time interval, then off. Observe system for broken heads or other obvious leaks.
- Record the water meter read after each valve is cycled on/off.
- Calculate the amount (gallons, units, cubic feet) used by each valve. Look for abnormally high use.
- Contact the District for assistance with reading the water meter.

For more tips and resources, visit the District's website at www.ncsd.ca.gov

Nipomo Community Services District
148 S. Wilson St., Nipomo 93444
(805) 929-1133 | info@ncsd.ca.gov

Nipomo: Old West Casino Night is May 17

Continued from A2

To join the Newcomers at the performance, call 929-246-6 or email jstgahan@att.net by April 1.

To become a member of the Newcomers, contact Lori Mendes, membership chair, at 931-0227 or Wave Stonerock, activities coordinator, at 931-0334.

The Nipomo Chamber of Commerce Old West Casino Night is set for Saturday, May 17, at the Edwards Barn. That's one of the chamber's popular and enjoyable fundraising events. Funds raised enable the chamber to function and bring many exciting events to the community.

For more information, contact Amber Wilson at 929-1583.

• • •

Or for Corner: Mrs. Hawk is on the porch again. She has been perching on the balcony, a granite stone structure in the middle of the pond and on the bird bath. We hope she is not looking for quail babies.

We still have a little black cat visiting whose collar says "CIDER" on it. We hope he belongs to someone, as we are worried the coyotes might get him.

Zora Weisad is the owner of the Best of Everything, featuring unique gifts and gift baskets, and a former president of the Nipomo Chamber of Commerce. Her gift is their community guarantee: many submit items for this column by contacting her at 343-0283 or bestof@bestof.com.

Library: Peeps Diorama competition back

Continued from A2

National Library Week — will allow patrons who have fines to bring nonperishable food items to the library in lieu of paying fines. For each food item donated, \$1 in fines will be forgiven. Donations will be taken to the local food bank.

The second Peeps Diorama Competition is returning. Folks with a flair for the fantastic can turn their favorite poems into a diorama starring Peeps.

Entries must include an interpretation of a poem or nursery rhyme with at least two Peeps featured as the characters.

All entries should be designed in a shoe box or boot box, labeled with your name, age, contact number and name of the poem on the bottom of the box.

There are three age categories: Children under age 12; teens; and adults.

People can submit their entries from April 12 to 26, and voting will take place from April 29 to May 3 in the Nipomo Library.

• • •

The Friends' Big Book Sale is coming Saturday, May 17, and as always, we would love to have any of your donated items to support our sale.

Please do not include Reader's Digest condensed books, encyclopedias, textbooks more than a year old and items that are damaged.

Smaller donations may be brought to the library's front desk during regular work hours. If you have a large donation or need a receipt, call Kathy at 929-6649 to make arrangements.

Please do not drop donations in the book drop at the library when it is not open.

• • •

Watch for the next silent auction coming March 29. There will be many wonderful items just in time for Mother's Day, so we will hope to see you soon at the library.

The Friends of the Nipomo Library is a nonprofit organization that provides volunteer services to the library and raises funds for additional materials and the eventual expansion of the library. Susan Galbreath, the Friends' publicity chair can be reached at shelmut@net.net or 929-5723.

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NIPOMO COMMUNITY

BOARD MEMBERS

CRAIG ARMSTRONG, PRESIDENT
JAMES HARRISON, VICE PRESIDENT
LARRY VIERHEILIG, DIRECTOR
DAN GADDIS, DIRECTOR
BOB BLAIR, DIRECTOR



Serving the Community Since 1965

SERVICES DISTRICT

STAFF

MICHAEL S. LEBRUN, GENERAL MANAGER
LISA BOGNUDA, FINANCE DIRECTOR
PETER SEVCIK, P.E., DIRECTOR OF ENG. & OPS.
MICHAEL W. SEITZ, GENERAL COUNSEL

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

Our Plan to Address the Water Shortage and Your Role in Conservation

Dear Customer:

March 31, 2014

The District's Drought Response

With the region already in a potentially severe water shortage, the purpose of this letter is to update you about critical water supply challenges and our planned response.

First, the District has succeeded in obtaining supplemental water supplies and is constructing essential, but costly facilities to bring that water to our community. Construction is already underway and new water supplies will begin to be available starting next year.

Our Stressed Water Supply. Nipomo's sole source of water—the groundwater basin—has declined below sustainable levels. The unprecedented drought is one important cause, and continued growth and increased water demand are additional long-term causes.

The District has been taking aggressive actions for many years to respond to these water supply concerns.

Second, the District is developing a Water Shortage Response Plan and associated drought rates to motivate customers to reduce water use. These rates are proposed to be based on a set of five escalating drought stages. At each higher stage, the rates would be increased to motivate people to conserve increasing amounts of water, and also make up for the financial loss from reduced water sales. In short, the more you conserve the less you pay and the more you use, the more you pay. The specific rates needed to meet conservation needs are being developed.

Declining groundwater levels threaten to begin allowing ocean saltwater to infiltrate and contaminate our freshwater supply.

Information about Current and Supplemental Rates. The District's four-tier conservation rates will stay in place as well as the already approved rate changes for fall 2014 and 2015. The District's rates are currently among the lowest in the region. But our low-cost groundwater supply is no longer enough. When supplemental water arrives in 2015, a supplemental charge must be added to your bill to pay for this needed new water source.

Third, the District is working with neighboring water suppliers, the County and the court to ensure an effective and coordinated basin-wide drought response that everyone using area ground water participates in.

Your Questions and Input are Important to Us. Because the drought and falling groundwater levels impact each of our customers and the entire community, we will provide additional information in the coming months, hold public meetings, and seek your input before a final decision on drought rates is made this July.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Nipomo Community Services District: The Most Local of Local Governments

Our name tells the story of who we are:

COMMUNITY: Formed by Local Citizens to Serve the Community. Fifty years ago, local citizens voted to form a new local government to provide essential services following an outbreak of typhoid caused by sewage that was contaminating private wells.

SERVICES. We Provide Fundamental Services that our community cannot function without: water service, wastewater collection and treatment, garbage service, as well as more focused services like street lighting to localized areas.

DISTRICT. We Are Owned by and Exist Only to Serve our Customers. We are a public agency so our customer/owners elect Board members from the community to represent them and oversee the District. Each service we provide is accounted for separately. Only the customers who receive a service pay for that service. We don't earn a profit.

How Your Local Community Services District is Responding to the Current Drought. Nipomo's sole source of water—the groundwater basin—has declined below sustainable levels. The unprecedented drought is one cause, and continued growth and increased water demand are additional causes. Declining groundwater levels threaten to begin allowing ocean saltwater to infiltrate and contaminate our freshwater supply and permanently damage our aquifer. Here is what we are doing about it:

The District has succeeded in obtaining supplemental water supplies and is constructing essential, but costly facilities to bring that water to our community. Construction is already underway and new water supplies will begin to be available starting next year. This long – term investment will benefit the community for decades to come.

The District is developing a Water Shortage Response Plan and associated drought rates to motivate customers to reduce water use. These rates are still being developed.

The District is collaborating with others: neighboring water suppliers, the County and the court to ensure an effective and coordinated basin-wide drought response that everyone using area groundwater participates in.

We are a Public Agency But We Run Like a Private Business. We were recently awarded a Certificate for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada. This is the highest form of recognition in the area of governmental accounting and financial reporting; we believe that we are the first Community Services District in the County to receive this recognition. We pride ourselves on being lean and effective like a private business.

Michael S. LeBrun, General Manager
Nipomo Community Services District
mlebrun@ncsd.ca.gov
148 South Wilson St.
Nipomo, CA 93444
(805) 929-1133

Search: Search



NIPOMO Community Services District



CUSTOMER SERVICES NEWS & INFO RESOURCES AGENDAS, PACKETS, MINUTES ABOUT THE NCSD CONTACT



QUICK LINKS

PAY MY BILL

High Efficiency Washer Rebate

Conservation

Forms

Customer FAQs

IMPORTANT INFORMATION

OFFICE HOURS: Mon - Fri 8am - 4:30pm

PHONE: 805 929-1133

Emergency, after-hours service available at 805-929-1133

[EMAIL US](#)

WHAT'S HAPPENING AT NCSD

[Agenda and Board Packet](#) for Regular Board Meeting March 26, 2014 (posted 3-21-14)

[Agenda and Board Packet](#) for Regular Board Meeting March 12, 2014 (posted 3-7-14)

[Agenda and Board Packet](#) for Finance and Audit Committee, March 6, 2014 at 10:00 a.m. (posted 3-4-14)

[Agenda and Board Packet](#) for Regular Board Meeting, February 26, 2014 (posted 2-21-14)

[Water Year Precipitation in California](#) (posted 2-21-14)

SIGN-UP FOR DISTRICT NEWS

Sign up to receive notifications from NCSD

First Name:

Last Name:

Email Address:

FOR IMMEDIATE RELEASE

Date: March, 31, 2014
Contact: Michael S. LeBrun, General Manager
Nipomo Community Services District
148 S. Wilson St., Nipomo, CA 93444
Phone: (805) 929-1133 – Email: mlebrun@ncsd.ca.gov



Nipomo Community Services District Taking Action to Address the Drought

At its last meeting on March 26, 2014, the Board of Directors of Nipomo Community Services District reviewed a proposed Water Shortage Response Plan to address the depletion of local groundwater brought about by decades of over pumping across the region, and the current record drought.

General Manager Michael S. LeBrun noted that, "Over pumping and the continuing drought have made our current groundwater Basin unsustainable. We must take urgent action to protect the community's water supply, and also to comply with court mandated groundwater Basin protection requirements.

Last year, a court appointed Technical Group responsible for monitoring groundwater conditions reported that area wells dropped to their lowest level on record, nearly triggering a Severe Water Shortage condition. This third year of drought has continued to degrade the groundwater condition; an official update on the groundwater Basin status is expected in May.

The District has been taking aggressive action for many years to respond to water supply concerns:

First, the District has succeeded in obtaining supplemental water supplies and is constructing essential, but costly facilities to bring that water to our community. Construction is already underway and new water supplies will begin to be available starting next year.

Second, the District is developing drought rates to motivate customers to reduce water use. These rates are proposed to be based on a set of five escalating drought stages. At each higher stage, the rates would be increased to motivate people to conserve increasing amounts of water, and also make up for the financial loss from reduced water sales.

Finally, the District is working with neighboring water suppliers, the County and the court to ensure an effective and coordinated basin-wide drought response

The next step will be formal approval of the Water Shortage Response Plan, which is scheduled for April 9, 2014 at 9AM in the District Board Room at 148 South Wilson in Nipomo. At the same meeting, the Board will also conduct a first review of draft drought rates intended to promote water use reduction by customers.

The District will provide extensive information to its customers before final adoption of proposed conservation rates. Watch for a mailer and announcements of a community forum in April. For more information, please contact the District at 929-1133 or visit www.ncsd.ca.gov.

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Established in 1965 to meet the health and sanitation needs of the local community, Nipomo Community Services is pleased to provide a wide variety of services throughout its district including the provision of water, sewer, and waste management services as well as lighting and drainage in limited areas. The mission of Nipomo Community Services District is to provide its customers with reliable, quality, and cost-effective services now and in the future.

FOR IMMEDIATE RELEASE

Date: April 2, 2014
Contact: Michael S. LeBrun, General Manager
Nipomo Community Services District
148 S. Wilson St., Nipomo, CA 93444
Phone: (805) 929-1133 – Email: mlebrun@ncsd.ca.gov



Nipomo CSD Board of Directors Authorize Contract for Eureka Well Repair

On Wednesday, March 26th, the District's Board held its regular meeting at 9AM and authorized a contract for repair of the Eureka Well to Fisher Pump and Well Service Inc. out of Santa Maria. The contract is valued at \$63,180 with a \$30,000 change order contingency.

The Eureka Well is one the District's three largest producing wells. It was drilled in 1979 and the current pump has been in place since 1999. In February, a leak was discovered and the pump was pulled, disassembled and inspected. The inspection revealed that the pump and well needs some maintenance and cleaning.

Since the Standpipe Tank water storage tank is currently out of service, timely repair to the Eureka well is critical.

Next Scheduled Regular Board Meeting: Wednesday, April 9th, 2014, 9AM, District Board Room 148 South Wilson, Nipomo.

For more information, please contact the Nipomo Community Services District at 929-1133 or visit www.ncsd.ca.gov.

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Established in 1965 to meet the health and sanitation needs of the local community, Nipomo Community Services is pleased to provide a wide variety of services throughout its district including the provision of water, sewer, and waste management services as well as lighting and drainage in limited areas. The mission of Nipomo Community Services District is to provide its customers with reliable, quality, and cost-effective services now and in the future.

FOR IMMEDIATE RELEASE

Date: April 2, 2014
Contact: Michael S. LeBrun, General Manager
Nipomo Community Services District
148 S. Wilson St., Nipomo, CA 93444
Phone: (805) 929-1133 – Email: mlebrun@ncsd.ca.gov



Nipomo CSD Launches New Customer-Friendly Website

Nipomo CSD launched its new and improved website on April 2nd. The new website has been designed to provide a more user-friendly experience with improved navigation and functionality.

In September 2013, the District initiated the upgrade with the goal of providing a convenient means for customers to find information.

Customers will be able to easily navigate the site to pay their bill as well as access Board meeting packets, reports, news items, forms, and more. In addition, the upgraded website provides customers with tips on how to conserve water and pertinent information regarding Nipomo's water shortage issue.

NCS D aims to provide a high quality of customer service and the new website was designed with the customer in mind. The District invites the public to explore the site at www.ncsd.ca.gov.

Feedback is welcomed and can be directed to info@ncsd.ca.gov.

###

Established in 1965 to meet the health and sanitation needs of the local community, Nipomo Community Services is pleased to provide a wide variety of services throughout its district including the provision of water, sewer, and waste management services as well as lighting and drainage in limited areas. The mission of Nipomo Community Services District is to provide its customers with reliable, quality, and cost-effective services now and in the future.

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NIPOMO COMMUNITY SERVICES...

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NIPOMO COMMUNITY SERVICES DISTRICT NOTICE OF PUBLIC HEARING
 NOTICE IS HEREBY GIVEN that a public hearing will be held by the Nipomo Community Services District on the following item: **ADOPTING A WATER SHORTAGE RESPONSE AND MANAGEMENT PLAN PURSUANT TO CA WATER CODE § 375** Date and Time of Hearing: **Wednesday, April 9, 2014 at 9:00 a.m.**
 Place of Hearing: **Nipomo Community Services District 148 South Wilson Street Nipomo, California** Any person interested in a review of the report regarding a Water Shortage Response and Management Plan should contact: **Nipomo Community Services District 148 South Wilson Street Nipomo, California** The report will be available for public inspection at the above address during normal business hours (8:00 a.m. to 4:30 p.m.). The report is also available on the District's web site, www.ncsd.ca.gov. Any person effected or concerned by this issue may bring comments to the Nipomo Community Services District before the public hearing or appear and be heard in support of or in opposition to the above-described options at the time of the hearing. If you challenge the District's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Nipomo Community Services District at, or prior to, the public hearing. Failure of any person to receive the notice shall not constitute grounds for any court to invalidate the action of the legislative body for which the notice was given. Dated: April 2, 2014 /s/ Michael S. LeBrun, General Manager Nipomo Community Services District April 3, 2014 7047565



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Santa Maria Sun / News

The following articles were printed from Santa Maria Sun [santamariasun.com] - Volume 15, Issue 4
Share:

NCSD proposes drought-specific water rates

BY AMY ASMAN

At its March 26 meeting Nipomo Community Services District Board of Directors reviewed a proposed "Water Shortage Response Plan" to address the depletion of local groundwater due to decades of over pumping and the current record drought, officials announced in a recent press release.

"Over pumping and the continuing drought have made our current groundwater basin unsustainable," General Manager Michael LeBrun said in the press release. "We must take urgent action to protect the community's water supply and to comply with court-mandated groundwater basin protection requirements."

Last year, a court-appointed group responsible for monitoring groundwater conditions reported that area wells dropped to their lowest level on record, almost triggering a "severe water shortage."

An official groundwater status update—to be released in May—predicts that three consistent years of drought have continued to degrade the groundwater supply.

Now the district is developing drought rates "to motivate customers to reduce water use," officials said. The proposed rates would be based on a set of five escalating drought stages; as the stages increase, the rates would increase as well to conserve water and to make up for the financial loss from reduced water sales.

The district has taken several additional steps to address local water concerns, including the acquisition of supplemental water supplies and the ongoing construction of an intertie pipeline. New water supplies will be available starting next year.

The next step in the plan is formal approval of the Water Shortage Response Plan, which is expected to occur at the Board of Directors' April 9 meeting. The board will also conduct a first review of draft drought rates.

District officials said they plan to send out a mailer about the rates and will hold a community forum in April.

For more information, contact the district at 929-1133 or visit ncsd.ca.gov.

Share:

APRIL 9, 2014

ITEM F

ATTACHMENT C

FINAL LINER

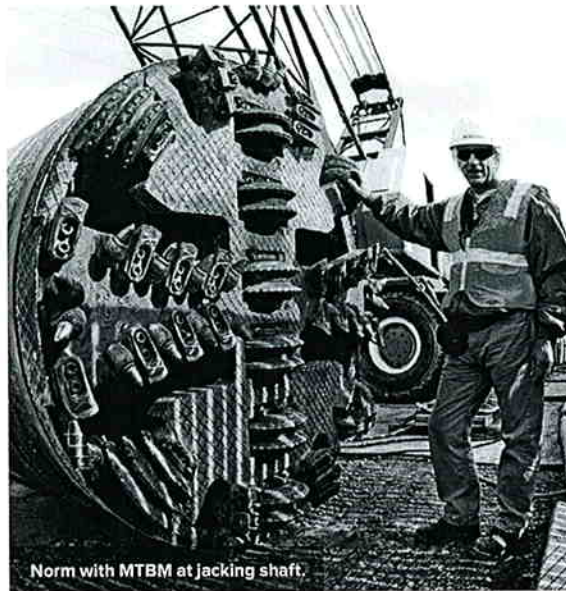
VOLUME 35
FIRST QUARTER
2014

JACOBS ASSOCIATES

PROJECT WIN by Rusty Arend, PE, GE, and Norm Joyal, PE, GE

Bair Island Force Main Replacement

With the completion of two microtunnel drives—approximately 450 feet (137 m) and 980 feet (300 m)—a little over half of the trenchless work has been completed on Unit 1 of the 48-inch Force Main Reliability Improvement Project. The project is being constructed in Redwood City and San Carlos by Silicon Valley Clean Water (SVCW). It is part of SVCW's 10-year Capital Improvement Program to replace and upgrade aging infrastructure. The backbone of the new improvements is a new 2.5-mile-long (4 km), 48-inch-diameter (1,220 mm), high-density polyethylene (HDPE) force main pipe, which will replace an existing conveyance line that has a history of damage and leakage. The overall project is divided into four phases (referenced as Units 1, 2, 3, and 4), which are being constructed under separate contracts. Construction for Unit 1 began in June, while planning and design work for Units 2 and 3 are ongoing.



Norm with MTBM at jacking shaft.

Microtunneling of a 72-inch-diameter (1,830 mm) steel casing began in October 2013 upon completion of the CSM shafts. The drive lengths for the trenchless reaches range from about 500 to 900 feet (152–274 m). Ground conditions within the tunnel zone consist of predominantly clay and interbedded cohesionless soils, with groundwater located approximately 25 to 35 feet (7.6–10.6 m) above the tunnel crown. The tunnel contractor is using a slurry microtunnel boring machine to counterbalance earth and groundwater pressure during installation of the 72-inch steel casing. Fusion and insertion of the HDPE carrier pipe will be completed from within the shaft following casing installation.

Jacobs Associates is assisting lead designer Kennedy/Jenks Consultants with shaft and microtunnel design for three trenchless drives that are included as part of the Unit 1 alignment. The tunnels are accessed by two jacking shafts and two receiving shafts. The general contractor utilized cutter soil mixing (CSM) to construct the shoring for the receiving shafts and one of the jacking shafts. The CSM method creates rectangular panels by shearing the soil with horizontally mounted cutter wheels and injecting cement grout to form a soil-cement mixture. The panels are constructed in an overlapping pattern to form a contiguous ring of panels that provides ground support and groundwater cutoff during excavation. Construction of the three CSM shafts was completed in the latter part of September 2013.

Two of the microtunnel drives have been completed, and the third and final drive will be launched in early 2014. A fourth shaft is currently being constructed using interlocking sheet piles with internal bracing. The shaft will serve as the jacking shaft for the third and final drive, which will extend beneath a houseboat marina and a tidal water body. A unique aspect of the drive is the advance of nine pilot tube probes to explore for houseboat dock piles and identify whether a potential obstruction exists that extends to the tunneling zone.

Rusty is providing design support and engineering support during construction on the Improvement project. Norm is the project manager, providing engineering support for the trenchless construction.

PROJECT WIN

Planning Begins on Pumped-Storage Hydroelectric Project

Sacramento Municipal Utilities District (SMUD) recently awarded the Jacobs Associates team a \$30 million Owner's Engineer services contract to oversee preliminary design and construction review services at the site of the proposed Iowa Hill Pumped-Storage Project. If constructed, Iowa Hill would be a 400 megawatt pumped

storage hydroelectric facility located near the town of Camino, roughly 50 miles (80 km) east of Sacramento. The project would proceed incrementally and only if a set of environmental, operational, and other feasibility criteria are met.

The proposed Iowa Hill Pumped-Storage

Project would utilize an existing reservoir on the American River, from which water would be pumped up to a new 6,400 acre-foot (7.9 million m³) capacity upper reservoir, where the water would be stored. During peak electrical demand periods, water would flow from the upper reservoir to the lower reservoir via

continued on back

Jacobs Associates provides practical, cost-effective, and innovative solutions for difficult underground projects and excels in the water, wastewater, and transportation sectors. With an emphasis on tunnels and shafts, we offer a full range of design and construction management capabilities. We also offer the broader heavy civil construction industry a robust package of claims and dispute resolution services.

MORE NEWS INSIDE

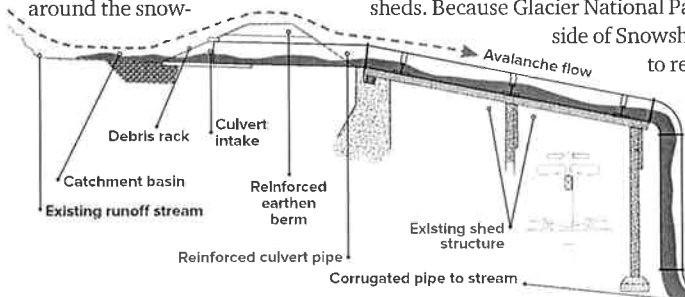
- James Wilton Award Honorees
- Geotechnical Toolbox
- St. Louis Expansion
- Trenchless Downtown SF
- Bay Tunnel
- Snowshed No. 7
- HDD Crossing
- Caldecott Opens
- LA Outfall Tunnel
- Mining Rock Tunnels

Innovative Drainage and Diversion System for BNSF Snowshed No. 7

The BNSF Railroad near Essex, Montana, follows the historic Great Northern Railroad (GNR) route along the mountainous, scenic southern boundary of Glacier National Park. The railway traverses multiple avalanche chutes that drain large watersheds. Snow avalanches historically damage such railways. In the 1900s, GNR constructed Snowsheds 1 to 12 to protect the railway, diverting the avalanches over the track structure. Surface water was redirected via hand-dug ditches around the snowsheds. However, over time the ditches filled with debris, redirecting streams over the snowsheds. The resulting water leakage has fouled the ballast beneath the tracks. Further pumping action of the passing trains jeopardized the integrity of the track structure. Snowshed No. 7 exhibited the most immediate drainage problems during spring runoff.

Jacobs Associates designed an innovative drainage system that captures surface runoff yet allows avalanches to pass over the snowsheds unimpeded. The structure includes a reinforced earthen berm and graded basin designed to direct flow to a culvert drop intake and three reinforced 3-foot-diameter (0.9 m) culverts to convey surface water over the snowshed into an existing creek. The culverts were designed to handle peak flows of 300 cubic feet per second (8.5 m³/s) during a 100 year flood event.

This system is unique in that the collection basin and the culverts were designed to withstand the destructive force of multiple avalanches yet capture and direct the surface water over the snowsheds. Typically, the railroad builds snowsheds for avalanche control only and surface water flow is diverted around the snow-



sheds. Because Glacier National Park borders the up-gradient side of Snowshed No. 7, we were not allowed to rehabilitate the old drainage ditches. Therefore, we had to design a drainage system that could go directly over the snowshed yet be tough enough to withstand the impact of the avalanches. A U-shaped

earthen berm was designed to capture the stream. To assist the avalanche to slide over the berm, the foreslope was designed with a low profile, armored with rip-rap, and reinforced with a steel Tecco® Mesh and soil nail slope protection system. A low-profile, reinforced culvert drop intake was installed at the center of the berm to capture the runoff, with a steel debris rack to protect the culvert intake. This upward-sloped rack was designed inline to avalanche flows, directing them up and over the snowshed.

Jacobs Associates provided design and construction management services and GeoEngineers provided the hydrologic analysis. Noble Excavators was the prime constructor and North Coast General Contractors installed rock bolts and Tecco® Mesh.

Construction was challenging as it occurred under live-track conditions and the railroad is subject to heavy Amtrak and BNSF freight traffic. The project was completed in October 2013, and preparations are underway to adapt the system to BNSF Snowshed No. 5.

Bill, Don, and Carol are based in the Seattle office. They provided design services and were part of the construction management team for Snowshed 7.

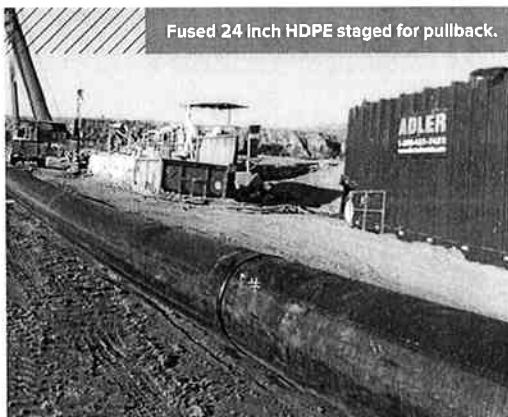


PROJECT UPDATE by Norm Joyal, PE, GE

HDD Crossing of the Santa Maria River

On November 15–16, 2013, 2,600 feet (792 m) of 30-inch (760 mm) outside diameter high-density polyethylene (HDPE) pipe was pulled across the Santa Maria River in California and adjacent 110-foot-high (34 m) bluff over a 23-hour period. This crossing forms the backbone of the Nipomo Community Services District's (NCSD) Supplemental Water Project.

To ensure a long-term reliable water supply and



Fused 24 Inch HDPE staged for pullback.

avoid further depletion of the aquifer, NCSD has embarked on this \$17.5 million project to interconnect four regional water providers to import and distribute treated water received from the City of Santa Maria to the Nipomo Mesa Management Area. The most important and challenging element of that new distribution system is the \$6 million transmission main crossing of the Santa Maria River and the inclined alignment through the bluff of the Nipomo Mesa. Horizontal directional drilling (HDD) was selected as the method of construction for the river and bluff crossing. This alignment was complicated by highly permeable river bed deposits consisting of sand, gravel, and cobble zones overlying the Paso Robles Formation, a finer-grained variation of the river bed deposits.

Jacobs Associates provided engineering design, analyses, and construction management support for the HDD alignment. To reduce the potential for inadvertent surface returns of drilling fluids in the environmentally sensitive river environment, the HDD installation was specified as a mid-path intercept. This required

installation of surface casings at each entry point to further reduce the potential for inadvertent returns. To reduce pullback forces, the pipe was filled with water to make it neutrally buoyant. However, when pulling the pipe from the river low side to the mesa high side, an internal vacuum would develop in the pipe as it transitioned out of the slurry-filled hole into the open reamed hole that extended up the bluff incline. This necessitated installation of a 4-inch-diameter (100 mm) pipe inside the pipe string to provide atmospheric pressure at the leading end of the pipe when it transitioned up the bluff.

Knowing drilling would be difficult, NCSD prequalified the HDD contractors prior to bid, which worked in favor of the NCSD when the HDD contractor was challenged by known cobble zones that the HDD profile penetrated. Once these issues were surmounted, the crossing was achieved quickly and successfully, and NCSD's 10-year planning process finally came to fruition.

Norm is a senior associate in the Walnut Creek office, and provided design and CM support to the project.

APRIL 9, 2014

ITEM F

ATTACHMENT D

The Sage Advisor

SCADA, SECURITY & AUTOMATION NEWSLETTER

Volume 24, Issue 1 • Spring/Summer 2014

A Publication of Sage Designs, Inc.

★ Next Page for NCSA article →

Thinking Outside The Box

Sage Designs is pleased to announce a new product, two years in development, the SCADAwise Pillbox!

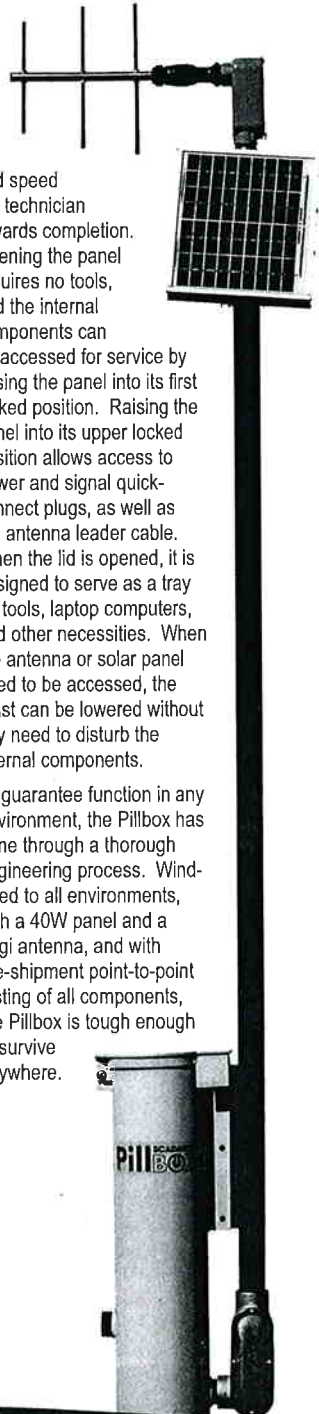
What excites us most with the Pillbox is the ease of use, security, and installation advantages it offers. Designed for RTU installations in remote areas, The Pillbox houses an RTU station in its secure tamper-resistant enclosure. The Pillbox can extend the life of heat-sensitive batteries, and components are easy to access when maintenance is required.

The Pillbox drops into the ground like a fence post, installing into a 2'3" cubical hole faster and easier than typical larger housings requiring a concrete pad for installation. Installation of panel-mounted components takes a few minutes with basic hand tools. The Pillbox can be up and running the day after a site is selected.

To prevent tampering or disruption of the RTU, the Pillbox includes innovative defenses. The Pillbox discourages initial interest with an intentionally unobtrusive profile, accented by availability in multiple earth-tone colors to match the install site or in bright colors to accent visibility. The strong body of the Pillbox supports a 15' to 20' mast, placing the antenna and solar panel out of reach even to someone standing on the Pillbox lid. The lid itself has a protective cowl that prevents bolt cutters from accessing or cutting the lock and prevents the mast from being lowered. The Pillbox reduces maintenance needs and equipment costs by a clever feature of design: Batteries are stored at the base of the unit, which is below ground level, reducing the average temperature of their operating environment. Battery manufacturers state that a 10° C reduction in temperature above 20° C will double battery life. The body, internal cage and panel are fully powder-coated to offer protection from the elements, providing a long trouble-free installation. Since all RTUS eventually require maintenance, the Pillbox is designed to increase efficiency,

and speed the technician towards completion. Opening the panel requires no tools, and the internal components can be accessed for service by raising the panel into its first locked position. Raising the panel into its upper locked position allows access to power and signal quick-connect plugs, as well as the antenna leader cable. When the lid is opened, it is designed to serve as a tray for tools, laptop computers, and other necessities. When the antenna or solar panel need to be accessed, the mast can be lowered without any need to disturb the internal components.

To guarantee function in any environment, the Pillbox has gone through a thorough engineering process. Wind-rated to all environments, with a 40W panel and a Yagi antenna, and with pre-shipment point-to-point testing of all components, the Pillbox is tough enough to survive anywhere.



Introducing WIN-911 Enterprise Edition

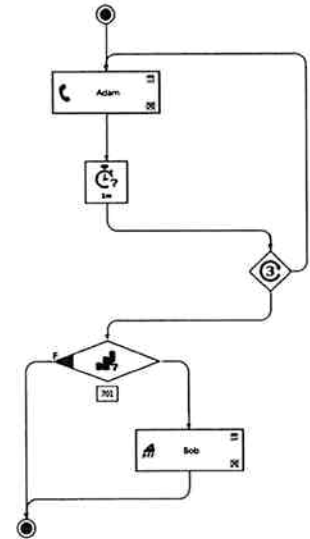
WIN-911 Enterprise Edition represents a total rethinking of alarm notification software. Designed for tomorrow's technologies, the new modern codebase is built upon Microsoft's latest version of the .NET platform, Windows Communication Foundation technology and the Entity Framework allowing support for SQL databases. This architecture insures that WIN-911 Enterprise Edition will have unprecedented reliability, security, flexibility, and performance now and in the future.

WIN-911 Enterprise Edition will allow users to create or make configuration changes at runtime using powerful new alarm escalation tools called 'Strategies and Tactics'. These patent-pending tools, along with the new robust scheduler, will offer the user unprecedented flexibility in creating strategic notification scenarios that logically flow with your process. More efficient use of personnel is possible with the use of roles and policies that are executed dynamically allowing WIN-911 Enterprise to grow with your organization. The Tactic workspace is graphical in nature and the toolset includes notification and decision blocks that offer the ability to create highly customizable notification workflows that are easy to configure and script-free giving the user escalation logic beyond a simple callout list.

Strategies are used to specify actions during the life of alarm. These actions include stop, start, restart tactics and more. Any available alarm state can be used in a Strategy.

In addition, the WIN-911 Enterprise Edition modular architecture will utilize Windows Communication Foundation (WCF) technology for inter-module communications, allowing the WIN-911 system to be self-organizing, distributable and redundant with no user configuration required.

WIN-911 Enterprise Edition will offer many other features and enhancements including robust VOIP, rich email notifications that now include alarm



Tactic using single notification block and severity decision block.

acknowledgements and support for Mobile-911 smartphone apps along with scheduled reports and much more.

Please contact Sage Designs for more information about this unique way of delivering critical information about your process.

— Frank Grygier, VP Sales Specter Instruments

WIN-911[®]
SOFTWARE

4 New Products Inside

- SCADAwise Pillbox
- WIN-911 Enterprise Edition
- SCADAPack 50
- Trio Q Series

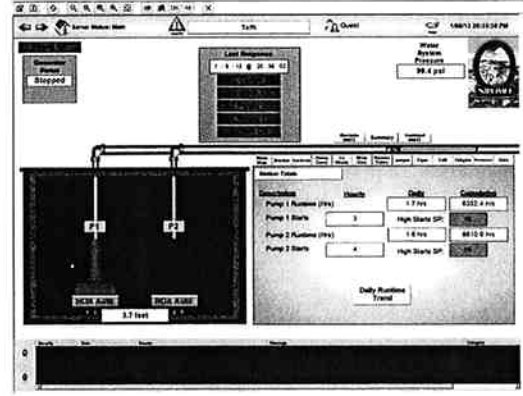
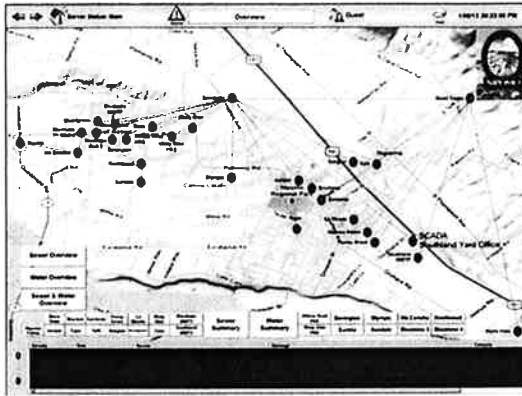
Quest for Reliable SCADA

The Nipomo Community Services District is located in south San Luis Obispo County near the Pacific coast about midway between the San Francisco Bay Area and Los Angeles. The District serves over 4,000 water system connections, operates eight wells to produce water and has five water storage tanks with a combined capacity of over four million gallons of water. The District also serves approximately 2,500 connections to the District's 'Town' sewer system via ten sewer lift stations and the District's .9 MGD Southland Treatment and Reclamation Plant. In addition, the District also operates a stand-alone wastewater collection system with three lift stations and a .2 MGD wastewater reclamation facility that serves 560 connections in Blacklake Village.

Until 2013, the District utilized a proprietary SCADA system to remotely monitor the operation of the District's water supply wells, sanitary sewer lift stations and wastewater treatment plants. The system utilized an interface that listed inputs/outputs in a tabular format only (not graphical), provided limited control capability, and had limited ability for historical data storage and retrieval. Changes to the system typically required custom programming that had to be outsourced.

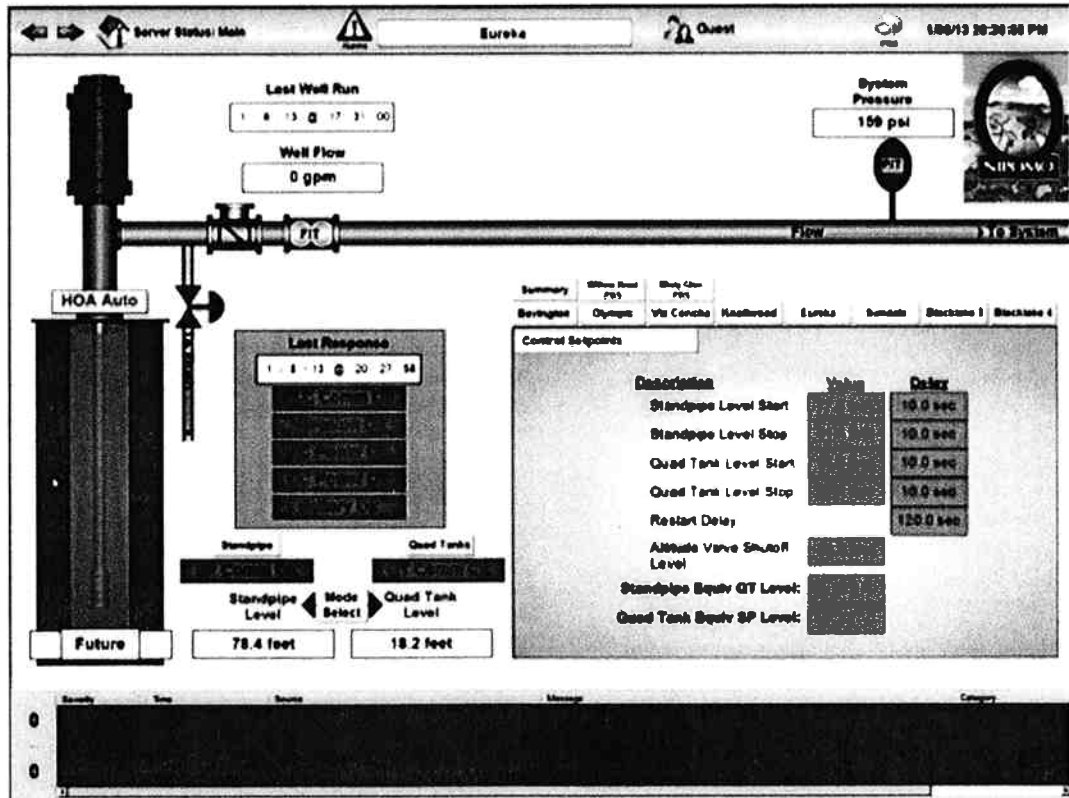
The District recognized the limitations of the existing SCADA system and began developing a plan in late 2011 to upgrade the system. The SCADA system characteristics that the District desired to efficiently and effectively manage the operation of the water system and sewer system compared to the proprietary SCADA system included HMI software that had graphics capabilities, was widely utilized and supported, provided control capability, provided historical data logging, provided reliable alarm notification, and was capable of providing automatically generated reports. Furthermore, staff's goal was to reuse the existing field installed hardware and integrate it with the replacement HMI hardware and software as necessary to provide the desired functionality.

In 2013, the District completed a \$350K upgrade to its Supervisory Controls and Data Acquisition (SCADA) system. The system utilizes Schneider Electric ClearSCADA software running on two redundant servers for monitoring, data logging, remote control and alarming as well as WIN-911® for notification of on-call



PLC Conn	Last Response	AC Power	DC Power	Interruption	E1 HOA	PLM1	PLM2	PLM3	Alarm
Maric Wells	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Braden	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Goldstone	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Henry Wells	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
La Merida	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Wally Well	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Yosemite Pumps	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Amador	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Town	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Tutti	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Dryden	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Woodsboro	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Oslo	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Blacklake WWTP	1 8 12 20 21 24 28				Auto	Off	Auto	Off	
Blacklake WWTP	1 8 12 20 21 24 28				Auto	Off	Auto	Off	

PLC Conn	Last Response	AC Power	DC Power	Interruption	Alarm	Level	Flow	Last Res
Stand Tank	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Standpipe	1 8 12 20 21 24 28				In Auto	Off	78.4 gpm	1 8 12 20 21 24 28
Wally Well PWS	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Henry Well PWS	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Braden	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Dryden	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Wally Well	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Amador	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Tutti	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Dryden	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Woodsboro	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Oslo	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Blacklake Well 1	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Blacklake Well 2	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Blacklake Well 3	1 8 12 20 21 24 28				In Auto	Off	0 gpm	1 8 12 20 21 24 28
Water System Pressure Trans							0 gpm	



staff. The project finished on time and under budget. The project allows District operations staff to more effectively and efficiently monitor and control 27 remote facilities locations spread throughout the District's seven square mile service area. Operators monitor and control the

system 24 hours a day, seven days a week. The new system automatically provides warnings and alarms to on-call operations staff. The advanced system allows the District to respond at the first sign of problems in order to mitigate and/or avoid operational problems altogether.

In the year that the system has been operational, it has proven to be reliable and easy for the operations staff to understand and utilize.

— Peter Sevcik, Director of Engineering & Operations, Nipomo Community Services District



APRIL 9, 2014

ITEM F

ATTACHMENT E

Funding sustainable groundwater management in California

Posted on April 3, 2014 by UC Davis Center for Watershed Sciences



Subsidence from groundwater overdraft in channel of the Lower San Joaquin Levee District.
Photo by Amy Quinton/Capital Public Radio, November 2013

Ellen Hanak, Emma Freeman, Caitrin Chappelle, Brian Gray, Jay Lund, Dean Misczynski, Josué Medellín-Azuara, David Mitchell, Jeff Mount, James Nachbaur, Robyn Suddeth, Buzz Thompson

One of the few current bright spots on California's waterfront is that the drought seems to be spurring momentum to improve groundwater management in the state's rural areas.

Outside of a few dozen adjudicated basins and specially authorized groundwater management districts – located mostly in urbanized parts of Southern California and the Bay Area – local groundwater oversight remains largely voluntary and somewhat precarious.

Despite recent advances in basin monitoring and recharge programs, these more voluntary efforts lack the teeth needed to prevent long-term declines in the water table. The costs of this management gap are manifold: damage to infrastructure from sinking land levels, salinity intrusion in coastal aquifers, and harm to aquatic ecosystems where groundwater pumping dries up wetlands and streams. And as this year's events have highlighted, the most overdrafted areas are unable to effectively serve one of groundwater's most important roles: a buffer against drought.



U.S. Geological Survey scientists say cracks and buckles along the Delta-Mendota Canal are likely caused by subsidence from groundwater overdraft. *Photo by Amy Quinton, Capital Public Radio, November. 2013*

Gov. Jerry Brown's new Water Action Plan highlights sustainable groundwater management as a top priority. The proposal is to empower local agencies to better manage the resource, and then commit the state to step in as an emergency backstop if locals fail to come through.

This type of layered governance approach – sometimes referred to as “subsidiarity” or “cooperative federalism” – makes a lot of sense for groundwater, because it facilitates the development of effective solutions by those most familiar with local conditions and most affected by management decisions. The backstop – a credible threat of intervention by the state if locals do not act – is an important means of motivating local action (Hanak et al. 2011, Ch. 9; Ostrom 1990).

Adequate funding will be essential to effective reform. Although state dollars might provide some incentives, local entities must have sufficient authority and flexibility to raise the funds needed to carry out sustainable basin-wide management.

Three questions merit consideration: (1) What do groundwater management agencies need money for? (2) Where have they been getting the cash to date? (3) What are the key barriers, and potential solutions, to funding sustainable local programs?

What do groundwater management agencies need money for?

To be effective, local groundwater management agencies need revenues to cover the costs of management and oversight. This includes two distinct types of activities:

- Monitoring and modeling programs to track basin water use and levels and to understand basin characteristics and potential
- Implementing basin recharge operations to achieve a long-term sustainable yield. This requires expenditures to support pumping and conveyance infrastructure, and to cover the costs of supplemental surface water. Although many initial recharge efforts in California focused on purchasing imported water, programs today also include supply augmentation with recycled wastewater and captured stormwater. These new programs usually entail both capital improvements and increased operating costs.

Less discussed, but equally important, groundwater agencies also should have the ability to levy pumping charges to help prevent excessive groundwater use. This is a key management tool in non-adjudicated basins, where no formal quantification limits pumping. If these charges are effective in discouraging excessive pumping, they won't necessarily generate new revenues, although any proceeds can also support basin recharge efforts.

Where have groundwater management agencies been getting the cash?

It's important to distinguish between the few dozen agencies that have special authority to manage basins and raise funds for that purpose – special act districts and adjudicated basins – and everyone else.

The agencies with special oversight authority have responsibility for managing less than one-fifth of California's groundwater use [2]. They have been able to charge basin users, and the charges are usually tied to volume of water pumped (\$/acre-foot).

Special act districts

These districts have been granted specific authority by the California Legislature to regulate groundwater extractions. Of the 14 groundwater management agencies created by special acts [3], we found evidence that only six agencies (all large ones) charge pumping fees, as shown in this table:

Groundwater pumping charges in special act districts (2013/2014)

Agency	Charges per acre-foot
Coachella Valley Water District (CVWD)	\$45 - \$110.26 depending on location
Desert Water Agency (DWA)	\$92
Fox Canyon Groundwater Management Agency (FCGMA)	\$4 administration fee plus tiered surcharge of \$1,315 - \$1,815 for use beyond allocation
Orange County Water District (OCWD)	\$138 for agricultural users; \$276 for non-agricultural users plus a \$600 surcharge for use beyond allocation
Pajaro Valley Water Management Agency (PVWMA)	\$168 - \$210 depending on location
Santa Clara Valley Water District (SCVWD)	\$18.30 for agricultural users; \$305 - \$680 for non-agricultural users depending on location

Source: Public Policy Institute of California

Fees sometimes vary by type of user (agriculture versus non-agriculture), location, and levels of use, and they sometimes exempt small users or a base allocation. The volumetric charges also vary across agencies, depending on the costs of replenishment water.

The pricing practices of each agency depend in part on their specific statutory requirements. For instance, OCWD and SCVWD are required to charge a lower pumping fee for agricultural water use. And while OCWD and FCGMA use tiered rates to limit excessive pumping, SCVWD does not believe it has authority to charge higher fees for this purpose (La Peidra 2014).

Adjudicated basins

California currently has 22 adjudicated basins – mostly in Southern California – where the rights to pump groundwater have been determined by the courts (Blomquist 1992).



Source: California Department of Water Resources

Management entities for some of these basins charge replenishment fees for pumping in excess of court-authorized allowances. For instance, the Water Replenishment District of Southern California (WRDSC), a special act district created to manage the adjudicated Central and West Coast Basins, currently charges a replenishment assessment of \$268 an acre-foot (af) of water.

Recent charges for pumpers in the Chino Basin (2011) and Mojave Basin (2012/13) were \$574/af and \$405/af, respectively. These latter two basins also have a useful monetary means of managing pumping through active trading among water users, whereby those wanting to use more than their allotment pay others to reduce their water use.

This type of trading might be worth considering in some areas now looking to manage their groundwater resources more sustainably. It would likely require a mechanism to ensure that overall basin pumping levels are limited (e.g., acreage-related baseline withdrawal limits, with higher fees for more pumping, as within the FCGMA).

Other local entities

The vast majority of groundwater use is overseen by local management entities with less formal structures. Information is harder to come by on how these agencies fund their programs.



Source: California Department of Water Resources

Some Central Valley irrigation districts have long sought to manage basins by setting the price they charge for surface water lower than their members' costs of pumping groundwater (Vaux 1986; Jenkins 1992).

This approach can work when overall water availability and demand are roughly in balance; it discourages pumping in wet years, when surface water is more plentiful, allowing groundwater to replenish so that it's more readily available in dry years when surface water supplies are scarce. However, this approach has proven incapable of halting long-term basin declines in the many areas experiencing increases in irrigation demand, declines in surface water supplies, or both.

Since the early 1990s, many local agencies in the Central Valley and elsewhere have used the authority provided under Assembly Bill (AB) 3030 to get a better handle on basin management.

This law, enacted in 1992, provides broad enabling authority for local agencies outside of adjudicated basins and special act districts to develop groundwater management plans. In

principle, they also can charge replenishment fees under authority similar to water replenishment districts such as WRDSC if they obtain the approval of a majority of their voters. The decade following the passage of this law saw a flurry of plan development: By 2003, approximately 200 local agencies had AB 3030 plans, in some cases as part of multi-party agreements (DWR 2003; Hanak 2003).

Incentives to improve these plans increased with the enactment of Senate Bill 1938 in 2002, which made state funding for groundwater projects contingent on the preparation and implementation of a groundwater management plan.

It seems unlikely that the total number of plans has increased in the ensuing years. As of 2012, the California Department of Water Resources (DWR) estimated the total number of plans at 131. But DWR staff told us that the quality of plans has improved since SB 1938 (DWR 2013, regional reports).

Although AB 3030 management agencies have made advances in basin monitoring and measurement — and, in some cases, recharge activities — they generally do not exercise rigorous basin oversight. Indeed, the current effort to extend broader authority to local management entities reflects the limits of the AB 3030 approach.

As of 2003, none of the AB 3030 agencies was known to have exercised its authority to enact groundwater pumping charges (DWR 2003). To carry out their initial planning and monitoring activities, these agencies have had to cobble together funds from a more limited range of sources, including local tax revenues and small contributions from some local ratepayers. (For example, urban water users in Sonoma County have contributed to the costs of groundwater planning in rural parts of the county [Davis 2014].)

Groundwater banking projects with third parties have provided a useful supplemental source of funds for recharge infrastructure in a few places, especially in Kern County (Hanak and Stryjewski 2012).

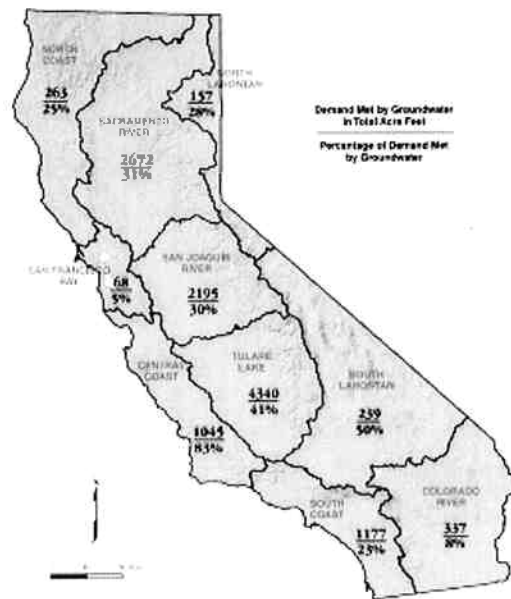
State bond funds have also supported local groundwater management efforts — including monitoring, modeling and recharge infrastructure. Between 2000 and 2012, DWR made roughly \$350 million in grants and low-interest loans available to local agencies for groundwater storage (Hanak and Stryjewski 2012). This support was extended to agencies

with special management authority (and pumping fee revenue) and those with more limited revenue sources.

What are the key local funding barriers and potential solutions?

In recent years, there have been significant concerns that Proposition 218 – a voter-approved constitutional reform enacted in 1996 – presents a major barrier to sustainable groundwater management, even for agencies with special oversight and fee authority.

The most recent appellate court decision on this issue, *Griffith v. Pajaro Valley Water Management Agency*, provides hope that some of the most vexing concerns regarding the interpretation of this law for groundwater management have been laid to rest, paving the way for using fees to manage basins effectively.



Source: California Department of Water Resources

We analyzed this case in our recent study, *Paying for Water in California* (Hanak et al. 2014, esp. Appendix A). In *Griffith*, some groundwater users objected to paying the agency’s pumping fee, designed to reduce overdraft and protect those pumpers in the coastal zone from salinity intrusion. Our main concern was that the trial court, which sided with the plaintiffs, interpreted the substantive requirements of Proposition 218 in a manner that the text and purposes of the law did not compel and that would discourage sustainable, integrated groundwater management.

Proposition 218 requires that the fees for a “property-related” service be proportional to the costs of service to the property, and that property owners be charged only for services delivered to their properties. In the case of groundwater basins, it’s important to recognize that all pumpers contribute to the costs of sustainable management, even if they aren’t experiencing identical impacts from pumping or recharge activities.

In our view, the appellate court correctly ruled that groundwater management provides a service for the basin as a whole, and that this legally can include charging all pumpers to fund activities such as recharging the basin with recycled wastewater or captured stormwater — even if this recharge is not evenly distributed around the basin. This ruling, which now is the controlling case on this issue, sets a good precedent and validates the practices of those agencies that have been charging fees to all users to cover basin management costs.

Also significant, the Court of Appeal in *Griffith* held that groundwater basin management activities are a “water service.” This means that groundwater management — like other water supply services — is exempt from Proposition 218’s most onerous procedural requirement — the need to gain local voter approval for every new increase in fees.

While some of Proposition 218’s procedural measures are important for transparency and accountability — including the requirements to publicly notice all rate changes and to give ratepayers the opportunity to overturn rate increases at protest hearings — the law crucially exempts water, sewer and solid waste management services from an additional requirement of active voter approval for any new fees.

In contrast, Proposition 218’s voter approval requirement does apply to both stormwater and flood management services. As we show in *Paying for Water in California*, this been a hard hurdle for local agencies to cross. Water and sewer utilities are generally in relatively good fiscal health and able to meet the service requirements expected of them. Many stormwater and flood management agencies, however, are failing to do so.

The *Griffith* case does not resolve all uncertainties regarding Proposition 218 and groundwater management agencies’ fee authority.

The Water Replenishment District of Southern California is still in litigation over similar issues to those raised in *Griffith* (Hanak et al. 2014, [Appendix A](#)). And the Desert Water Agency is in litigation with the federal government over a federal agency ruling that disallows

DWA from charging non-tribal leaseholders on tribal lands within its service area the replenishment assessment; under Proposition 218, DWA cannot legally simply pass on those costs to other users within the district (Desert Water Agency 2014).



Sack Dam on the San Joaquin River is sinking six inches a year because of subsidence, according to the US Geological Survey. *Photo by Amy Quinton/Capital Public Radio, November 2013*

Finally, special act districts that are required by law to assess lower pumping fees for agricultural users — such as OCWD and SCVWD — may be vulnerable to challenges under Proposition 218’s proportional costs of service requirements, unless they can show the agricultural water service is inherently different (Hanak et al. 2014). This might be legitimate if costs of service are lower for agricultural users (e.g., if the service is interruptible in the event of drought), or if agriculture provides compensatory ecosystem services (e.g., protection of open space and recharge basins).

Nevertheless, *Griffith* appears to resolve two important issues regarding the constitutional authority for local agencies to assess fees for groundwater management: If otherwise authorized to do so, they can charge all pumpers to cover the basin-wide costs of management, and they do not have to obtain voter approval when they need to raise these fees.

This suggests that legislative reforms to strengthen local agency funding capacity should focus on extending more flexible fee authority to agencies with AB 3030 plans. In particular, the Legislature should remove the requirement that these agencies seek voter approval before introducing fees. Proposition 218’s procedural requirements already guarantee a large

measure of transparency and accountability for water service through the public noticing and hearing process.

In addition, the reform package should ensure that groundwater agencies can levy fees to deter excessive pumping – essentially a penalty to mitigate a negative externality ([Hanak et al. 2014](#)).

The fee model of water replenishment districts now available to AB 3030 agencies may not be adequate for this purpose (Reeb 2014). Under the replenishment district statute – initially designed to complement limits on pumping in adjudicated basins – agencies may only charge a uniform replenishment fee.

Agencies that oversee non-adjudicated basins may need authority to levy tiered rate structures to help manage demand. This includes not only AB 3030 districts, but also some special act districts, like SCVWD, which currently lack this authority.

The authorizing language for such a provision would need to carefully consider how to make such charges consistent with Proposition 218's cost proportionality requirement. One way to do this would be to treat such charges as fines or penalties, which are exempt from Proposition 218 ([Hanak et al. 2014](#)).

To further dispel uncertainty regarding the constitutional legitimacy of groundwater pumping fees, it would be useful for the Legislature to provide guidance to the courts regarding the interpretation of Proposition 218 ([Hanak et al. 2014, esp. Appendix A](#)).

The Legislature could state its intent that water resources be managed in an integrated and holistic manner for the benefit of water supply reliability for all users within a service area or a basin. This would also serve the state's interest in reasonable use overall and emphasize the need for flexibility in the attribution of costs to individual properties.

Although such statements do not legally bind the courts, they have proven useful in other matters relating to Proposition 218 [4]. A general statement of legislative intent regarding holistic water management could benefit not only groundwater oversight, but also the broader efforts of local agencies to manage water resources responsibly and cost-effectively.

It's worth emphasizing the tremendous value of this "cooperative federalism" approach for strengthening groundwater management in California.

California water management is generally a local affair: Local and regional agencies raise 85 percent of all funds spent in our \$30 billion per year water sector, and they are a continual source of management innovation ([Hanak et al. 2014](#)).

By empowering local groundwater agencies to manage this vital resource – through new funding and other oversight authorities – the state can set the stage for further innovation in the service of a more sustainable water future for the benefit of California's economy, society and environment.

Ellen Hanak [4], Emma Freeman, Caitrin Chappelle, Dean Misczynski and Jeffrey Mount are with the Public Policy Institute of California. Brian Gray is with the University of California, Hastings College of the Law. Jay Lund, Josué Medellín-Azuara and Robyn Suddeth are with the Center for Watershed Sciences at UC Davis. David Mitchell is with M. Cubed. James Nachbaur is AAAS policy fellow in Washington, DC. Buzz Thompson is with the Law School and the Woods Institute for the Environment at Stanford University.

Notes

[1] Using DWR water balance data for 2006-2010, we estimate that 80 percent of net groundwater use and 78 percent of applied groundwater use in the Central Coast, Colorado River, San Francisco Bay Area, South Coast and South Lahontan hydrologic regions. Although these regions contain most of the adjudicated and special act districts, this total overestimates the volumes managed by agencies with special oversight authority.

[2] Includes Coachella Valley Water District, a special act district that has both surface and groundwater management authority

[3] In particular, the Proposition 218 Omnibus Implementation Act of 1997 provided helpful guidance regarding the ability of retail water agencies to include automatic adjustments in wholesale water charges within their fee structures ([Hanak et al. 2014, esp. Appendix A](#))

[4] On March 24, Ellen Hanak, senior fellow with the Public Policy Institute of California (PPIC), addressed a Brown administration [Sustainable Groundwater Management Workshop](#) on a legislative proposal for groundwater management reform. This article elaborates on her

comments, drawing on a new PPIC study on water system finance by a team of authors from PPIC, UC Hastings, the UC Davis Center for Watershed Sciences and other institutions.

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APRIL 9, 2014

ITEM F

ATTACHMENT F

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 4/1/2014	(3) CONTACT/PHONE Brian Pedrotti, Planner / 805-788-2788	
(4) SUBJECT Presentation on the Complete Communities Survey (Clerk's File) that identifies infrastructure needs and strategies to fund and implement needed improvements to infrastructure and public facilities in four unincorporated communities: Nipomo, San Miguel, Oceano, and Templeton. Districts 1 and 4.			
(5) RECOMMENDED ACTION It is recommended that the Board receive and file the presentation regarding the Complete Communities Survey.			
(6) FUNDING SOURCE(S) Strategic Growth Council Grant	(7) CURRENT YEAR FINANCIAL IMPACT \$84,800 \$21,000 staffing jn-kind match	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input checked="" type="checkbox"/> Board Business (Time Est. 35 minutes)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 1 - District 4 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Brian Pedrotti, Planner / 805-788-2788

DATE: 4/1/2014

SUBJECT: Presentation on the Complete Communities Survey (Clerk's File) that identifies infrastructure needs and strategies to fund and implement needed improvements to infrastructure and public facilities in four unincorporated communities: Nipomo, San Miguel, Oceano, and Templeton. Districts 1 and 4.

RECOMMENDATION

It is recommended that the Board receive and file the presentation regarding the Complete Communities Survey.

DISCUSSION

Background

The County received a grant from the California Strategic Growth Council to conduct several studies related to strategic growth and infrastructure. One of these grant projects is a Complete Communities Survey. This survey is a study that identifies infrastructure needs and strategies to fund and implement needed improvements to infrastructure and public facilities in four unincorporated communities: Nipomo, San Miguel, Oceano, and Templeton. This can help achieve community-focused development that promotes livability and walkability.

The Department hired the firm, Placeworks (formerly The Planning Center/DCE), to prepare the Complete Communities Survey. The Placeworks' proposal included two sub-consultants, Rick Engineering and EPS, a municipal finance consultant. Placeworks has significant experience preparing similar studies for other jurisdictions across the country, and their proposal demonstrated a strong understanding of the infrastructure issues facing the four communities that were the focus of the study.

The Complete Communities Survey provides information that will help carry out the County's adopted "Strategic Growth" principles, policies, and implementing strategies that were adopted by the Board of Supervisors in 2009 as part of the County General Plan. For example, the Survey provides information on infrastructure needs consistent with Strategic Growth policies that 1) give high priority to funding needed infrastructure improvements in a timely manner within strategically planned communities and 2) call for the cost of additional services and facilities to be fairly shared by those who most immediately benefit and the entire community. In these ways, the Survey supports the intent of Strategic Growth that directs new development towards communities that have adequate resources and amenities to support that new growth.

Objective of the Study

The overall purpose of the Complete Communities Survey is to provide direction toward achieving a complete network of infrastructure and public facilities and amenities in the communities of Nipomo, San Miguel, Oceano, and Templeton. The primary objectives of the Complete Community Survey are to:

- Identify the types of infrastructure and public facilities that will create complete, strategically planned communities;

- Identify existing infrastructure and public facilities and future needs in 2020 and 2035 (or at development capacity if earlier) within the four communities in order to implement County Strategic Growth policies for sustainable, walkable urban areas;
- Estimate the costs of these facilities and prepare a funding and financing action plan that extends capital planning to 2020 and 2035, identifying where facility improvements and land use strategies will return the most value by maximizing revenue and implementing the Strategic Growth principles and policies; and
- Prepare Community Profiles for each community that a) describe and illustrate results of the research survey and funding plan for each community, b) discuss the public benefits of reshaping and retrofitting these urban areas with more complete facilities, in terms of maintaining and enhancing community character and quality of life, creating a sense of place, creating attractive transportation options, and improving public health.

Public Outreach

County Planning staff, in collaboration with Placeworks, used several outreach methods to get feedback on the infrastructure needs of each community and how these needs should be prioritized. These methods are described below:

- **Stakeholder Discussions.** Before conducting any analysis, Placeworks and Rick Engineering met with and interviewed numerous public agencies and service districts, including Cal Fire, County Public Works, County Sheriff, County Administration, County General Services, and the Community Services Districts (CSDs) for each of the four communities. The purpose of these meetings was to obtain information on the inventory of existing infrastructure and facilities and to identify agency and CSD- forecasted needs in the years 2020 and 2035.
- **Surveys.** In addition to the stakeholder discussions, County staff mailed a survey on public facility priorities to residents in the four communities in March, April, May, August, and September of 2012 through their water bills. Residents could also fill out the survey online. Placeworks compiled the results and incorporated them into the study.
- **Community Workshops.** Placeworks held two public workshops in early October 2012 to receive community input on infrastructure needs and priorities. One was held in the South County for the communities of Nipomo and Oceano, and one was held in the North County for the communities of San Miguel and Templeton. At the workshops, Placeworks provided an overall presentation of the study, including the results of the Facilities Inventory. Participants were then divided into small groups based on their community. Each small group was provided community maps and asked for input on infrastructure priorities. The public workshops were well-attended, with approximately 35 and 45 participants, respectively, for the South County and North County workshops. In particular, the community input was valuable in assessing how to prioritize infrastructure improvements.
- **Media.** As each portion of the Complete Communities Survey was finalized, it was posted on the County's website. In addition, the County provided e-mail notices and Facebook postings.

Complete Communities Survey – The Four Parts

The Complete Communities Survey includes four distinct but related documents as follows:

Complete Communities Research Summary

The Research Summary is the first report of the Complete Communities Survey. This document is an analysis of past research, case studies, and examples of community-focused growth and planning for complete communities. Complete community features were divided into utility infrastructure, transportation and public facilities. The detailed summary of findings describes the range of facilities that promote strategically planned, livable, and walkable communities, such as sidewalks, bicycle paths, libraries, and parks.

Facilities Inventory

The Facilities Inventory is the second report of the Complete Communities Survey and includes sections for each of the four communities of Nipomo, Oceano, Templeton and San Miguel with descriptions, maps, and tables that illustrate existing conditions and needed improvements for the next 10 and 25 years, as well as estimated costs of projected

facilities where they were identified.

Funding and Financing Plan

The third report in the series is the Funding and Financing Plan. This document summarizes the costs of the improvements by facility type and community. Existing and potential funding sources are identified and aligned by facility improvement type, including development impact fees, grants, and public facility fees. This document also includes recommended funding policies and actions to implement the improvements identified in the Facilities Inventory.

Executive Summary

An executive summary was prepared and is formatted as a two-page brochure for each community to provide a concise snapshot of each community's infrastructure situation, including:

- Key existing infrastructure and community facilities
- Needed infrastructure and facilities
- Funding and financing opportunities
- Phasing recommendations
- Strategies for implementation

Summary of Findings

Overall Key Findings

The key findings of the study show that the facility and infrastructure improvements identified for the four communities will be costly and require a broad range of funding sources and financing mechanisms to construct and maintain. These needed improvements will be integral to the County's effort to enhance or revitalize the communities of San Miguel, Nipomo, Templeton, and Oceano. The study showed that although new development will generate taxes and fees to fund some infrastructure improvements, existing deficiencies will require a broad range of existing and new funding sources to be identified. The study provides valuable information about infrastructure and facilities needs and priorities that will inform the County's 5-year Capital Improvements Plan and that can be used for planning and budgeting capital improvements by the community services districts.

Community Needs

The community of **San Miguel** has several existing facilities that are a good foundation for it to become a more complete community, including new streetscape improvements and a number of public facilities including a fire station, community hall, senior center, and community center. The most urgently needed facilities include stormwater improvements, with additional needs for water supply, water distribution, wastewater, parkland, and library space.

Templeton also includes several facilities that are a good foundation for it to become a more complete community, such as a number of health care facilities, fire stations, a Sheriff substation, and a community and women's center. The most urgently needed facilities include stormwater improvements, with additional needs for water supply, water distribution, wastewater, sidewalks, traffic improvements, and library space.

Existing facilities in the community of **Nipomo** include streetscape improvements on Tefft Street, multi-use trails and open space, and a wide variety of public services facilities. The most urgently needed facilities include stormwater and water supply improvements, with additional needs for water distribution; wastewater; small neighborhood parks; and expansions of the fire station, police station, and library.

The community of **Oceano** includes a number of public service facilities, public transit lines, and abundant natural open space nearby. The most urgently needed facilities include stormwater improvements, with additional needs for water supply, water distribution, wastewater, sidewalks, and parkland within the community.

Funding Sources

Several key funding sources are described that are common to the four communities. These include the County's Infrastructure and Facilities Five-Year Capital Improvement Plan, general Flood Control District reserve funds, development impact fees, road improvement fees, the Congestion Mitigation and Air Quality Improvement Program, public facility fees, parkland fees, and special assessment districts.

Phasing Recommendations and Strategies

Based on population projections for each community, the phasing recommendations are similar across each community, with a need to address existing deficiencies as soon as possible. Recommendations for each community are divided into immediate, short-term, and long-range phases. Strategies for implementation include a Community Action Plan, forming a Complete Communities Committee, environmental review, community outreach, and other design and zoning actions.

OTHER AGENCY INVOLVEMENT/IMPACT

County Public Works, other County departments, Cal Fire, and the community services districts for the four affected communities were consulted and/or involved in the preparation of this study.

FINANCIAL CONSIDERATIONS

The Complete Communities Survey was prepared for a cost of \$84,800. It was funded through a Sustainable Communities Planning Grant from the California Strategic Growth Council. The County provided a supporting match of in-kind staffing worth approximately \$21,000 in budget funds as part of Department operations.

RESULTS

The Complete Communities Survey provides important information for your Board, County staff, community services districts, and the public that can be used in capital improvement planning and budgeting for infrastructure and public facilities in San Miguel, Templeton, Oceano, and Nipomo.

ATTACHMENTS

1. Attachment 1 - Executive Summary with Needs, Costs and Opportunities
2. Attachment 2 - Phasing Recommendations
3. Attachment 3 - Complete Communities Survey (Clerk's File)



COMPLETE COMMUNITIES SURVEY

FOR THE COUNTY OF SAN LUIS OBISPO

MARCH 7, 2014



March 7, 2014 | Draft

Prepared By:

PlaceWorks

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Berkeley, California 94709

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COMPLETE COMMUNITIES SURVEY

FOR THE COUNTY OF SAN LUIS OBISPO

EXECUTIVE SUMMARY

Past development trends have focused on large-lot, suburban, and rural development with heavy reliance on automobile travel. This “sprawl-type” development has resulted in the conversion of valuable agricultural and resource-rich land, inhibited the use of alternative modes of transportation, and strained the County of San Luis Obispo’s ability to provide supporting infrastructure, roadway systems, and public services and facilities. Consequently, some unincorporated areas in San Luis Obispo County do not have sufficient facilities or resources to accommodate the existing population as well as future growth.

As the population of the county increases, it becomes more critical to rethink and restructure how the county grows. To strategically direct growth and manage the use of resources, as well as maintain the quality of life and sustainability of the County, the County of San Luis Obispo’s Planning and Building Department has prepared a Complete Communities Survey (CCS). The goal of the CCS is to recognize the need for improvements and identify strategies to fund and implement needed infrastructure and facilities. This will ultimately help achieve community-focused, compact development that uses land, water, energy, and financial resources more efficiently.

WHAT IS A COMPLETE COMMUNITY?

A complete community is one that has adequate public facilities and infrastructure such that the needs of existing residents and the demands of future growth can be met together. A complete community is often strategically planned to promote a livable and walkable environment. It also aims to create a self-sufficient and sustainable community that provides goods and services to meet the basic daily needs of residents.

Attachment 1 - Executive Summary with Needs, Opportunities and Strategies

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY | EXECUTIVE SUMMARY

WHAT ARE THE BENEFITS OF BUILDING A COMPLETE COMMUNITY?

There are a number of public benefits of reshaping and retrofitting urban areas with more complete facilities. These include:

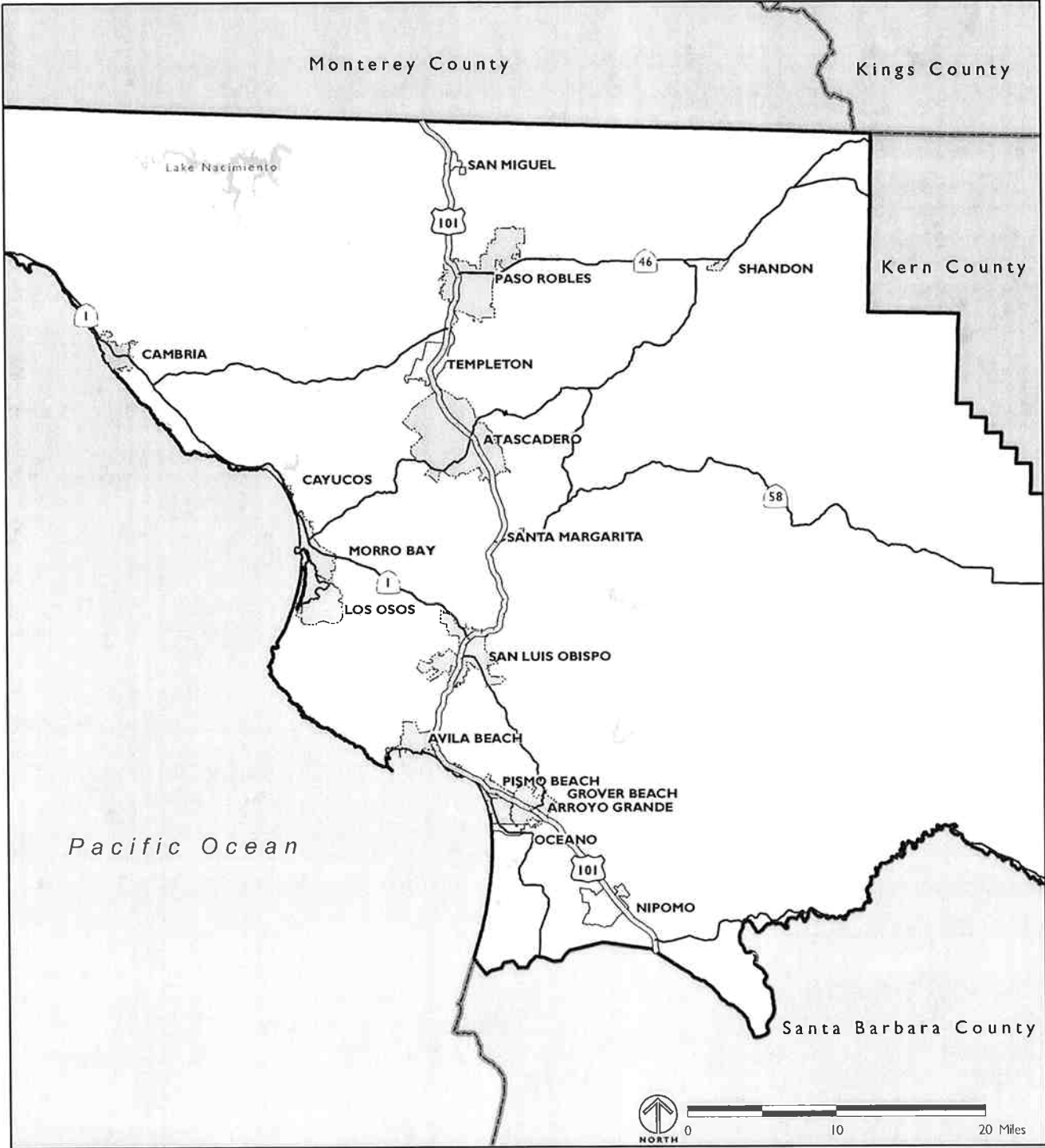
- » Preserving open space and natural resources by focusing development and facilities in an urbanized area
- » Increasing the efficiency of energy and resource use by reducing the need to extend infrastructure systems to rural areas
- » Promoting walking and biking, thus improving public health, through the provision of retail and personal services within a walkable distance, as well as trails, streetscape improvements, and other transportation facilities
- » Reducing fuel consumption, greenhouse gas emissions, and safety and traffic issues by reducing the need for driving
- » Maintaining and enhancing community character and quality of life
- » Creating a unique sense of place through revitalizing community centers and increasing pedestrian activity

WHAT IS A COMPLETE COMMUNITIES SURVEY?

The CCS presents a major opportunity to pave the way for the creation of complete communities within the unincorporated urban communities in the county. The CCS includes four major components: the Communities Research Summary, the Facilities Inventory, the Funding and Financing Plan, and the Facilities for a Complete Community. The CCS focuses on four unincorporated communities in the county: San Miguel, Templeton, Oceano, and Nipomo as shown in Figure 1.

COMPLETE COMMUNITY FEATURES

The first step in building a complete community is to identify the essential features that contribute to a complete community. The first component of the project, the Complete Communities Research Summary, defines the range of facilities that promote strategically planned, self-sufficient, livable and walkable communities based on past research and case studies on complete community planning. Table 1 below presents



Source: San Luis Obispo County GIS, 2012.

-  Study Communities
-  San Luis Obispo County

FIGURE 1
STUDY AREAS

Attachment 1 - Executive Summary with Needs, Opportunities and Strategies

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY | EXECUTIVE SUMMARY

the key facilities that make up a complete community. The Complete Communities Research Summary is available for download at <http://www.slocounty.ca.gov/Assets/PL/pdfs/commssummary.pdf>

TABLE 1 COMPLETE COMMUNITY FEATURES

Utility Infrastructure	Transportation
Water Supply	Street & Highway System
Water	Pedestrian Circulation System
Wastewater	Bicycle Infrastructure
Stormwater	Public Transit System
Solid Waste	Park-N-Ride Lots
Communication Systems	
Public Facilities	Zoning Balance
Public Parks and Open Space	Zoning for Walkability
Schools	Commercial Mix
Community/Civic Facilities	Access to Fresh Food
Social Services	Job-Creating Uses
Public Safety Services and Buildings	Diverse & Affordable Housing Opportunities Zoning for Economic Benefits
	Community Design and Density

HOW COMPLETE ARE EXISTING COMMUNITIES AND WHAT IS MISSING?

Using the range of facilities identified in the Complete Communities Research Summary, the County and consultants conducted an inventory in each of the four communities. The Facilities Inventory outlines existing conditions in each community, identifies needed improvements based on growth projections, and estimates the cost of providing needed facilities or improvements. The following summarizes the major findings of the Facilities Inventory.

- » While the four communities currently have some of the essential facilities for its residents and visitors, some improvements are needed to make the communities more livable, walkable, and complete.
- » All four communities need utility infrastructure improvements, especially water, sewer, and stormwater systems, to support the existing population and future growth. In particular, stormwater drainage improvements are immediate concerns for all communities.

Attachment 1 - Executive Summary with Needs, Opportunities and Strategies

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY | EXECUTIVE SUMMARY

- » Other key facilities that are missing from these communities include highway and street improvements like traffic signals and wider roads, complete sidewalk networks, Park-n-Ride lots, parks and trails, and public service buildings, such as fire and police stations and libraries. Since each community is unique, different improvements and facilities are required to create a complete community at each of the four study locations.

For more detailed information, download a copy of the Facilities Inventory at http://www.slocounty.ca.gov/planning/General_Plan__Ordinances_and_Elements/Plans_in_Process_and_Draft_Plans/stratgrowth/grants_sustainable/facilities.htm

FUNDING OPTIONS

When improvements have been identified, finding funding sources is the next essential step. The Funding and Financing Plan, prepared as part of the CCS, identifies existing and potential funding sources to address each community's needs by facility improvement type, based on the findings of the Facilities Inventory. It also recommends funding policies and actions that will facilitate implementation of the needed improvements. The following summarizes the major findings of the Funding and Financing Plan. For more detailed information, download a copy of the Funding and Financing Plan at <http://www.slocounty.ca.gov/Assets/PL/pdfs/fundfinance.pdf>

- » The facility and infrastructure improvements identified for the four communities will be costly and require a broad range of funding sources and financing mechanisms to construct and maintain them.
- » New development in the County will generate real estate value that will serve as a basis of taxes and fees that can fund infrastructure improvements.
- » To fund existing deficiencies, a broad range of existing and new sources will be required.
- » Considering the County's human resources and funding constraints, strategic prioritization and phasing for each community will be necessary to achieve the identified facility improvements.
- » The overall cost burden placed on new development must be considered since it affects development feasibility, particularly when all development costs are considered.

Attachment 1 - Executive Summary with Needs, Opportunities and Strategies

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY | EXECUTIVE SUMMARY

PLAN FOR A COMPLETE COMMUNITY

The Facilities for a Complete Community represents the final step of the CCS. Four unique Facilities for a Complete Community handouts have been developed for each study location, which can be found at http://www.slocounty.ca.gov/planning/General_Plan__Ordinances_and_Elements/Plans_in_Process_and_Draft_Plans/stratgrowth/grants_sustainable.htm. Each of the Facilities for a Complete Community handouts describes existing conditions of each community, summarizes the facilities inventory, and recommends a phasing plan, applicable funding sources, and strategies for implementation. The key strategies for implementation are listed in the Moving Forward section below.

MOVING FORWARD

To maintain momentum and take immediate steps toward the creation of complete communities, the County should implement the following strategies.

- » Refine and adopt a Community Action Plan as part of the Community Plan process, as recommended in the Funding and Financing Plan. The Community Action Plan would recommend funding goals, policies, and actions where appropriate to guide the implementation of the infrastructure and facility improvements.
- » Form a CCS committee, consisting of County staff, Community Services District (CSD) staff, relevant agency staff, and community members and stakeholders, to pursue complete community planning for each community. The CCS committee should meet on a regular basis to monitor and evaluate the progress and update the Facilities for a Complete Community and Facilities Inventory as necessary. The committee should also actively seek and apply for grants and work together to implement the Community Action Plan, described above.
- » Develop further design and engineering, and secure environmental review and permitting for improvement projects, such as streetscape design, sidewalk installation, and water and sewer system improvements, as necessary. Work with developers to provide mutually beneficial community facilities within new projects.
- » Conduct community outreach to educate the public about the importance of building a complete community. Outreach techniques include distributing the Facilities for a Complete Community handouts, flyers, and newsletters at

Attachment 1 - Executive Summary with Needs, Opportunities and Strategies

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY | EXECUTIVE SUMMARY

community centers and schools and holding webinars or community workshops to refine CCS findings as conditions and community preferences change.

- » Explore ways to enhance community character, such as updating design guidelines and increasing infill opportunities through density bonuses, streamlined permitting processes, and zoning changes. The County could consider increasing the supply of land designated for multi-family residential uses and encouraging the creation of activity centers that provide a rich mix of uses in close proximity of residents within unincorporated urban areas. An activity center could consist of a park, a school, and a neighborhood-serving commercial area.
- » Consider zoning for higher intensities around activity centers to allow for more efficient use of land and infrastructure systems, as well as greater development fee potential, all of which can contribute to the establishment of a complete community.

Attachment 1 - Executive Summary with Needs, Opportunities and Strategies

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY | EXECUTIVE SUMMARY

SAN MIGUEL PUBLIC FACILITIES FOR A COMPLETE COMMUNITY NEEDS, OPPORTUNITIES AND STRATEGIES

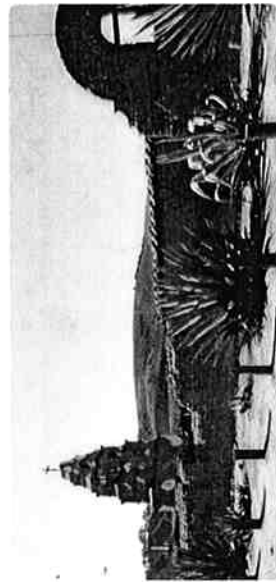
San Miguel is a small, rural community with low-intensity development that conveys an open, spacious feeling. Mission Street, the main street of the town, projects a rustic, western character. There are also a number of historical properties throughout the community, contributing to a unique sense of place. In particular, old mission walls and a bell tower at the south entrance from Highway 101 to the town reflect the town's distinctive history.

San Miguel currently has over 2,300 residents, but by 2035, it is projected to increase up to 3,300 residents, almost a 43 percent increase over the next 25 years, as shown below.

Item	2010	2020	2035	2010 to 2035	
				Number	Annual Rate
San Miguel Population	2,337	2,640	3,338	1,001	1.4%
Housing Units	686	774	979	293	1.4%
Jobs [1]	170				42.7%

[1] Job count reflects "Primary Jobs" as extracted from the U.S. Census' LED on the Map, 2010 data. Sources: San Luis Obispo County 2011 Population Projection: Midrange Growth Scenario; U.S. Census Bureau, Center for Economic Studies; Economic & Planning Systems, Inc.

To ensure new growth is adequately accommodated, the County of San Luis Obispo prepared a Complete Communities Survey (CCS) that identifies the need for improvements and strategies to fund and implement needed infrastructure and facilities. This Facilities for a Complete Community, the final step of the CCS, summarizes existing conditions, the Facilities Inventory, applicable funding strategies, and strategies



for implementation. For more information, visit the project website at http://www.slocounty.ca.gov/planning/General_Plan__Ordinances__and_Elements/Plans_in_Process_and_Draft_Plans/stratgrowth/grants_sustainable.htm

KEY EXISTING COMMUNITY FACILITIES

San Miguel already has several facilities in place that the community can build upon to become a complete community. The recently completed streetscape improvements along Mission Street between 11th Street and 14th Street provide a continuous sidewalk, pedestrian-scaled lighting, and street trees that contribute to a pedestrian-friendly environment, which is essential for the creation of a complete community. San Miguel also offers a Park-N-Ride lot and a number of public facilities, including a fire station, a community hall, a senior center, and a community center.



NEEDED FACILITIES

While the aforementioned existing facilities provide a basis for the creation of a complete community, San Miguel needs to improve or build a number of facilities to meet its existing demands as well as future needs.

» Utilities Infrastructure

The Facilities Inventory indicates that San Miguel lacks adequate utilities infrastructure to support future growth. Required improvements include water supply, water distribution, wastewater and stormwater improvements. Most urgently, the drainage system requires immediate improvements. Due to insufficient drainage and stormwater controls, San Miguel experiences regular flooding, particularly between Mission Street and the railroad.



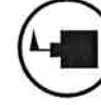
» Transportation Infrastructure

The Facilities Inventory does not find significant existing deficiencies in transportation infrastructure although its sidewalks and roadways need improvements. Projected growth may necessitate street and highway improvements, including additional traffic signals, extensions of bikeways and sidewalks, additional parking spaces, and streetscape improvements.



» Public Facilities

While San Miguel has a number of public facilities, it currently has a short supply of parklands, trails and library space, which would become increasingly inadequate as growth occurs. In addition, no police station is located in San Miguel. A new police station would be desirable as demand for public safety services rises.





FUNDING AND FINANCING OPPORTUNITIES

COST ESTIMATES OF NEEDED FACILITIES

The Facilities Inventory identified approximately \$28 million of facility needs between now and 2035 in San Miguel, nearly 40 percent of which is attributable to existing deficiencies. Together, transportation and stormwater improvements represent \$22 million, or 81 percent of total facility costs.

KEY FUNDING SOURCES

There are a number of funding sources and financing mechanisms that can be applied to fund the capital infrastructure and facility improvements identified in the Facilities Inventory. Many are already in place, while others represent potential options for consideration. The following lists key sources that can be applied to fund needed facilities in San Miguel. For more information, see the Funding and Financing Plan at <http://www.slocounty.ca.gov/Assets/PLU/pdfs/fundfinance.pdf>

- » **Utility Infrastructure**
 - The County's Infrastructure and Facilities Five Year Capital Improvement Plan (existing)
 - General Flood Control District reserve funds (existing)
 - Local Area Development Impact Fees (potential)
 - A special assessment district to fund stormwater and drainage improvements (potential)
- » **Transportation**
 - The County's Capital Projects and General Obligation Bonds (existing)
 - Road improvement fees (existing)
 - The Congestion Mitigation and Air Quality (CMAQ) Improvement Program and the Active Transportation Program (ATP; formerly Safe Routes to School) (potential)
- » **Public Facilities**
 - Public Facility Development Impact Fees (existing)
 - Parkland (Quimby) Fees (existing)

PHASING RECOMMENDATIONS

Based on the population projections for the community of San Miguel, three phases for implementation are recommended: immediate, short-term (by 2020), and long-term (by 2035).

- » **Immediate**
The goal of the first phase is to address existing deficiencies as soon as possible. In this phase, as discussed under the Needed Facilities section above, the County and the community of San Miguel should focus on improving its systems for stormwater drainage, sidewalks, and roadways, as well as parks and library facilities. Since future development impact fees do not apply to existing deficiencies, existing funding sources should be utilized, including the General Flood Control District reserve funds, the County's General Obligation Bonds, federal and State grants (e.g. CMAQ and ATP), and Public Facility Development Impact Fees.

- » **Short-term**
In the second phase, facilities should be extended or added to accommodate service and facility needs created by 300 new residents, as projected by the County. The community facilities that would need improvements by 2020 include: water distribution and wastewater systems, street and sidewalk systems, the Park-N-Ride facility, streetscapes, parks and open space, and library facilities.

- » **Long-term**
In the last phase, an accumulated increase in population could result in the need for significant facility improvements. Such improvements include water, wastewater, and stormwater infrastructure and Highway 101 intersection and interchange improvements. The sidewalk system, streetscapes, parks and open space, and library facilities should be continuously extended or improved as demand for them rises.

STRATEGIES FOR IMPLEMENTATION

To maintain momentum and take immediate steps toward the creation of a complete community, the following strategies for implementation are recommended.

- » Refine and adopt a Community Action Plan as part of a regular community plan update, as recommended in the Funding and Financing Plan. The Community Action Plan would recommend funding goals, policies, and actions to guide the implementation of the infrastructure and facility improvements.
- » Form a CCS committee, consisting of County staff, Community Services District (CSD) staff, relevant agency staff, community members, and stakeholders, to pursue complete community planning for San Miguel. The CCS committee should meet on a regular basis to monitor and evaluate the progress and update the Facilities for a Complete Community and Facilities Inventory, as necessary. The committee should also actively seek and apply for grants and work together to implement the Community Action Plan, described above.
- » Develop further design and engineering, and secure environmental review and permitting for improvement projects, such as streetscape design, as necessary. Work with developers to provide mutually beneficial community facilities within new projects.
- » Conduct community outreach to educate the public on the importance of building a complete community. Outreach techniques include distributing the Facilities for a Complete Community handouts, flyers, and newsletters at community centers and schools, and holding webinars or workshops to refine CCS findings as conditions and community preferences change.
- » Explore ways to enhance community character, such as updating design guidelines and increasing infill opportunities through density bonuses, streamlined permitting processes, and zoning changes. Consider encouraging the creation of activity centers that provide a rich mix of uses in close proximity of residents within unincorporated urban areas.
- » Consider zoning for higher intensities around activity centers to allow for more efficient use of land and infrastructure systems, as well as greater development fee potential, all of which can contribute to the establishment of a complete community.

TEMPLETON PUBLIC FACILITIES FOR A COMPLETE COMMUNITY NEEDS, OPPORTUNITIES AND STRATEGIES

Templeton has the rural character of a western town surrounded by agricultural land. South Main Street, between Gibson Road and 8th Street, is the historic core of Templeton, featuring western-style architectural details, such as wood siding, balconies, and gallery-style frontage. In addition, the Templeton Feeds and Grain building is a dominant presence in Templeton, presenting a height and mass at a different scale from surrounding historic structures.

Templeton currently has about 7,000 residents. By 2035, it is projected to increase up to 9,100 residents, about a 31 percent increase over the next 25 years, as shown below.

Item	2010	2020	2035	2010 to 2035	
				Number	Annual Rate
Templeton Population	6,976	7,739	9,128	2,152	1.1%
Housing Units	2,580	2,866	3,351	801	1.1%
Jobs [1]	3,133				31.0%
					Overall Increase

[1] Job count reflects "Primary Jobs" as extracted from the U.S. Census' LED on the Map, 2010 data. Sources: San Luis Obispo County 2011 Population Projection; Midrange Growth Scenarios, U.S. Census Bureau, Center for Economic Studies, Economic & Planning Systems, Inc.

To ensure new growth is adequately accommodated, the County of San Luis Obispo prepared a Complete Communities Survey (CCS) that identifies the need for improvements and strategies to fund and implement needed infrastructure and facilities. This Facilities for a Complete Community, the final step of the CCS, summarizes existing conditions, the Facilities Inventory, applicable funding strategies, and strategies for implementation. For more information, visit the project



website at http://www.slocounty.ca.gov/planning/General_Plan_Ordinances_and_Elements/Plans_in_Process_and_Draft_Plans/stratgrowth/grants_sustainable.htm

KEY EXISTING COMMUNITY FACILITIES

Templeton already has some community facilities in place that the community can build upon to become a complete community. The major assets of this community are a number of health care and public services facilities, including Community Health Centers. Other key public facilities located in Templeton include two fire stations, a Sheriff substation, and a community and women's center. Templeton residents also have access to a Park-N-Ride lot and two public transit lines, which can promote the use of alternative transportation. Templeton also offers a number of community parks, including a skate park and a dog park, that provide opportunities for relaxation and recreation.



NEEDED FACILITIES

While the aforementioned existing facilities provide a basis for the creation of a complete community, Templeton needs to improve or build a number of facilities to meet its existing demands as well as future needs.

» Utilities Infrastructure

The Facilities Inventory indicates that Templeton generally lacks adequate utilities infrastructure to support future growth. Required improvements include water supply, water distribution, wastewater, and stormwater improvements. In particular, stormwater improvements in areas adjacent to Highway 101 represent an immediate concern.



» Transportation Infrastructure

The Facilities Inventory recommends filling gaps in Templeton's sidewalk system. Projected growth may necessitate street and highway improvements, including additional traffic signals and widening streets, extensions of bikeways and sidewalks, additional parking spaces, and streetscape improvements.



» Public Facilities

As previously described, Templeton has a number of public facilities and sufficient parks and open space for its existing residents. However, to support future demands, an additional or expanded fire station and police station would be needed. In addition, Templeton residents only have access to a Bookmobile for their library services. The community of Templeton has a plan to build a new library, but future growth may require further library expansion.





FUNDING AND FINANCING OPPORTUNITIES

COST ESTIMATES OF NEEDED FACILITIES

The Facilities Inventory identified approximately \$276 million of facility needs between now and 2035 in Templeton, nearly 3 percent of which is attributable to existing deficiencies. At \$265.5 million, or 96 percent, transportation improvements represent the largest component of total costs, primarily due to Highway 101 and street improvements.

KEY FUNDING SOURCES

There are a number of funding sources and financing mechanisms that can be applied to fund the capital infrastructure and facility improvements identified in the Facilities Inventory. Many are already in place, while others represent potential options for consideration. The following lists key sources that can be applied to fund needed facilities in Templeton. For more information, see the Funding and Financing Plan at <http://www.stccounty.ca.gov/Assets/PLipdfs/fundfinance.pdf>

- » **Utility Infrastructure**
 - The County's Infrastructure and Facilities Five Year Capital Improvement Plan (existing)
 - General Flood Control District reserve funds (existing)
 - Local Area Development Impact Fees (potential)
 - A special assessment district to fund stormwater and drainage improvements (potential)
- » **Transportation**
 - The County's Capital Projects and General Obligation Bonds (existing)
 - Road improvement fees (existing)
 - The Congestion Mitigation and Air Quality (CMAQ) Improvement Program and the Active Transportation Program (ATP, formerly Safe Routes to School) (potential)
- » **Public Facilities**
 - Public Facility Development Impact Fees (existing)
 - Parkland (Quimby) Fees (existing)

PHASING RECOMMENDATIONS

Based on the population projections for the community of Templeton, three phases for implementation are recommended: immediate, short-term (by 2020), and long-term (by 2035).

» Immediate

The goal of the first phase is to address existing deficiencies as soon as possible. In this phase, the County and the community of Templeton should focus on improving its stormwater drainage, sidewalk system, and library facilities. Since future development impact fees do not apply to existing deficiencies, existing funding sources should be utilized, including the General Flood Control District reserve funds, the County's General Obligation Bonds, federal and State grants (e.g. CMAQ and ATP), and Public Facility Development Impact Fees.

» Short-term

In the second phase, facilities should be extended or added to accommodate service and facility needs created by 800 new residents, as projected by the County. The community facilities that need improvements by 2020 include: water supply and distribution, street, and sidewalk systems, the Park-N-Ride facility, streetscapes, parks and open space, and library facilities.

» Long-term

In the last phase, an accumulated increase in population could result in the need for significant facility improvements. Such improvements include water, wastewater, and stormwater infrastructure (although none has yet been identified) and street and highway improvements. The sidewalk system, streetscapes, parks and open space, and library facilities should be continuously extended or improved as demand for them rises.

STRATEGIES FOR IMPLEMENTATION

To maintain momentum and take immediate steps toward the creation of a complete community, the following strategies for implementation are recommended.

- » Refine and adopt a Community Action Plan as part of a regular community plan update, as recommended in the Funding and Financing Plan. The Community Action Plan would recommend funding goals, policies, and actions to guide the implementation of the infrastructure and facility improvements.
- » Form a CCS committee, consisting of County staff, Community Services District (CSD) staff, relevant agency staff, community members, and stakeholders, to pursue complete community planning for Templeton. The CCS committee should meet on a regular basis to monitor and evaluate the progress and update the Facilities for a Complete Community and Facilities Inventory, as necessary. The committee should also actively seek and apply for grants and work together to implement the Community Action Plan, described above.
- » Develop further design and engineering, and secure environmental review and permitting for improvement projects, such as streetscape design, as necessary. Work with developers to provide mutually beneficial community facilities within new projects.
- » Conduct community outreach to educate the public on the importance of building a complete community. Outreach techniques include distributing the Facilities for a Complete Community handouts, flyers, and newsletters at community centers and schools, and holding webinars or workshops to refine CCS findings as conditions and community preferences change.
- » Explore ways to enhance community character, such as updating design guidelines and increasing infill opportunities through density bonuses, streamlined permitting processes, and zoning changes. Consider encouraging the creation of activity centers that provide a rich mix of uses in close proximity of residents within unincorporated urban areas.
- » Consider zoning for higher intensities around activity centers to allow for more efficient use of land and infrastructure systems, as well as greater development fee potential, all of which can contribute to the establishment of a complete community.

NIPOMO PUBLIC FACILITIES FOR A COMPLETE COMMUNITY NEEDS, OPPORTUNITIES AND STRATEGIES

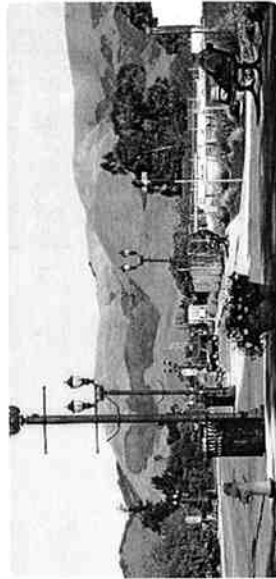
Nipomo, located near the southern border of the county, is a small, rural community that has an open, spacious feeling and hints of a historic past. While Olde Towne, the historic center developed along W. Tefft Street, enhances a unique sense of place, the Dana Adobe, a California Registered Historical Landmark, presents the potential for the town's future cultural center. The Nipomo Mesa west of the town also provides a range of open space and recreational opportunities to residents as well as visitors.

Nipomo currently has nearly 15,300 residents, but by 2035, it is projected to increase up to 19,900 residents, almost a 31 percent increase over the next 25 years, as shown below.

Item	2010	2020	2035	2010 to 2035	
				Number	Annual Rate
Nipomo Population	15,267	16,752	19,926	4,659	1.1%
Housing Units	5,038	5,529	6,576	1,538	1.1%
Jobs [1]	1,939				30.5%
					30.5%

[1] Job count reflects "Primary Jobs" as tabulated from the U.S. Census' LED on the May 2010 data. Sources: San Luis Obispo County 2011 Population Projection; Midrange Growth Scenario; U.S. Census Bureau, Center for Economic Studies; Economic & Planning Systems, Inc.

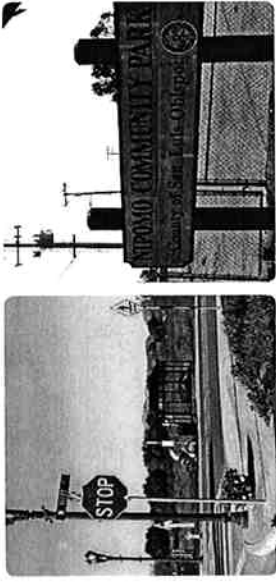
To ensure new growth is adequately accommodated, the County of San Luis Obispo prepared a Complete Communities Survey (CCS) that identifies the need for improvements and strategies to fund and implement needed infrastructure and facilities. This Facilities for a Complete Community, the final step of the CCS, summarizes existing conditions, the Facilities Inventory, applicable funding strategies, and strategies for implementation. For more information, visit the project website at



http://www.slcoounty.ca.gov/planning/General_Plan__Ordinances_and_Elements/Plans_in_Process_and_Draft_Plans/stratgrowth/grants_sustainable.htm

KEY EXISTING COMMUNITY FACILITIES

Nipomo already has some community facilities in place that the community can build upon to become a complete community. The recently completed streetscape improvements along Tefft Street west of Thompson Avenue provide widened sidewalks, pedestrian bulb-outs, benches, and street lights that contribute to a pedestrian-friendly environment, which is essential for the creation of a complete community. Nipomo residents also have access to four multi-use trails and abundant natural open space in the vicinity, which offer opportunities for relaxation and recreation. In addition, Nipomo contains various public services facilities, including senior and youth centers, a State social services office, and a Community Health Center facility.



NEEDED FACILITIES

While the aforementioned existing facilities provide a basis for the creation of a complete community, Nipomo needs to improve or build a number of facilities to meet its existing demands as well as future needs.

» Utilities Infrastructure

The Facilities Inventory indicates that Nipomo generally lacks adequate utilities infrastructure to support future growth. Required improvements relate to water supply, water distribution, wastewater, and stormwater. While stormwater improvements represent an immediate concern, securing an adequate water supply for future demand is a long-term issue in Nipomo.



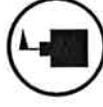
» Transportation Infrastructure

The Facilities Inventory does not find significant existing deficiencies in transportation infrastructure, although some minor improvements are needed to complete its sidewalk system. Projected growth may necessitate street and highway improvements, extensions of bikeways and sidewalks, a new Park-n-Ride lot, and streetscape improvements.



» Public Facilities

As previously described, Nipomo has a number of public services facilities. Nipomo has sufficient natural open spaces nearby but needs small neighborhood parks throughout the town to provide better access to parks for residents. In addition, to support future demand, expansions of the existing fire station, the police station, and the library would be needed.





FUNDING AND FINANCING OPPORTUNITIES

COST ESTIMATES OF NEEDED FACILITIES

The Facilities Inventory identified approximately \$154 million of facility needs between now and 2035 in Nipomo, nearly 20 percent of which are attributable to existing deficiencies. At \$81 million, or 53 percent, transportation improvements represent the largest component of total costs.

KEY FUNDING SOURCES

There are a number of funding sources and financing mechanisms that can be applied to fund the capital infrastructure and facility improvements identified in the Facilities Inventory. Many are already in place, while others represent potential options for consideration. The following lists key funding sources that can be applied to fund needed facilities in Nipomo. For more information, see the Funding and Financing Plan at <http://www.slccounty.ca.gov/Assets/PL/pdfs/fundfinance.pdf>

- » **Utility Infrastructure**
 - The County's Infrastructure and Facilities Five Year Capital Improvement Plan (existing)
 - General Flood Control District reserve funds (existing)
 - Local Area Development Impact Fees (potential)
 - A special assessment district to fund stormwater and drainage improvements (potential)
- » **Transportation**
 - The County's Capital Projects and General Obligation Bonds (existing)
 - Road improvement fees (existing)
 - The Congestion Mitigation and Air Quality (CMAQ) Improvement Program and the Active Transportation Program (ATP, formerly Safe Routes to School) (potential)
- » **Public Facilities**
 - Public Facility Development Impact Fees (existing)
 - Parkland (Quimby) Fees (existing)

PHASING RECOMMENDATIONS

Based on the population projections for the community of Nipomo, three phases for implementation are recommended: immediate, short-term (by 2020), and long-term (by 2035).

» Immediate

The goal of the first phase is to address existing deficiencies as soon as possible. In this phase, the County and the community of Nipomo should focus on improving its systems for stormwater drainage and sidewalks, as well as its library space, which is not enough to serve current demand. Since future development impact fees do not apply to existing deficiencies, existing funding sources should be utilized, including the General Flood Control District reserve funds, the County's General Obligation Bonds, federal and State grants (e.g. CMAQ and ATP), and Public Facility Development Impact Fees.

» Short-term

In the second phase, facilities should be extended or added to accommodate service and facility needs created by 1,500 new residents, as projected by the County. The community facilities that need improvements by 2020 include: infrastructure for water, wastewater, stormwater, sidewalk, streetscapes, parks and open space, new Park-n-Ride lots, a new fire station, and the library.

» Long-term

In the last phase, an accumulated increase in population could result in the need for significant facility improvements. Such improvements include infrastructure for water, wastewater, and stormwater, street and highway systems, and bike lanes and paths. The sidewalk system, streetscapes, parks and open space, and library facilities should be continuously extended or improved as demand for them rises.

STRATEGIES FOR IMPLEMENTATION

To maintain momentum and take immediate steps toward the creation of a complete community, the following strategies for implementation are recommended.

- » Refine and adopt a Community Action Plan as part of a community plan update, as recommended in the Funding and Financing Plan. The Community Action Plan would recommend funding goals, policies, and actions to guide the implementation of the infrastructure and facility improvements.
- » Form a CCS committee, consisting of County staff, Community Services District (CSD) staff, relevant agency staff, community members, and stakeholders, to pursue complete community planning for Nipomo. The CCS committee should meet on a regular basis to monitor and evaluate the progress and update the Facilities Inventory, as necessary. The committee should also actively seek and apply for grants and work together to implement the Community Action Plan, described above.
- » Develop further design and engineering, and secure environmental review and permitting for improvement projects, such as streetscape design, as necessary. Work with developers to provide mutually beneficial community facilities within new projects.
- » Conduct community outreach to educate the public on the importance of building a complete community. Outreach techniques include distributing the Facilities for a Complete Community handouts, fliers, and newsletters at community centers and schools, and holding webinars or workshops to refine CCS findings as conditions and community preferences change.
- » Explore ways to enhance community character, such as updating design guidelines and increasing infill opportunities through density bonuses, streamlined permitting processes, and zoning changes. Consider encouraging the creation of activity centers that provide a rich mix of uses in close proximity of residents within unincorporated urban areas.
- » Consider zoning for higher intensities around activity centers to allow for more efficient use of land and infrastructure systems, as well as greater development fee potential, all of which can contribute to the establishment of a complete community.

OCEANO PUBLIC FACILITIES FOR A COMPLETE COMMUNITY NEEDS, OPPORTUNITIES AND STRATEGIES

Oceano is a coastal community, surrounded by farm fields, dunes, and the Pacific Ocean. Surrounding natural resources, like dunes and beach areas, offers a great range of recreational opportunities and tourist attractions.

Oceano currently has approximately 7,100 residents, but by 2035, it is projected to increase up to 9,000 residents, about a 27 percent increase over the next 25 years, as shown below.

Item	2010	2020	2035	2010 to 2035	
				Number	Annual Rate Overall Increase
Oceano Population	7,108	7,759	9,001	1,893	26.6%
Housing Units	2,831	3,209	3,704	773	26.4%
Jobs [1]	699				0.9%

[1] Job count reflects "Primary Jobs" as extracted from the U.S. Census' LED on the Map, 2010 data. Sources: San Luis Obispo County 2011 Population Projection, Midrange Growth Scenario; U.S. Census Bureau, Center for Economic Studies, Economic & Planning Systems, Inc.

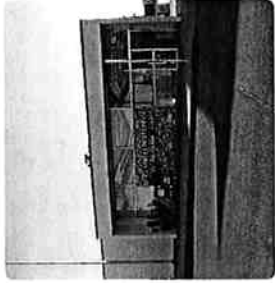
To ensure new growth is adequately accommodated, the County of San Luis Obispo prepared a Complete Communities Survey (CCS) that identifies the need for improvements and strategies to fund and implement needed infrastructure and facilities. This Facilities for a Complete Community, the final step of the CCS, summarizes existing conditions, the Facilities Inventory, applicable funding strategies, and strategies for implementation. For more information, visit the project



website at http://www.slocounty.ca.gov/planning/General_Plan_Ordinances_and_Elements/Plans_in_Process_and_Draft_Plans/stratgrowth/grants_sustainable.htm

KEY EXISTING COMMUNITY FACILITIES

Oceano already has some community facilities in place that the community can build upon to become a complete community. The major assets of this community are a number of public facilities, including a police station, a community center, a senior center, and a Community Health Center (CHC). Oceano residents also have access to three public transit lines, which can promote the use of alternative transportation. In addition, abundant natural open space in the vicinity, such as State-owned parks and beach areas, help enhance quality of life and provide opportunities for relaxation and recreation.



NEEDED FACILITIES

While the aforementioned existing facilities provide a basis for the creation of a complete community, Oceano needs to improve or build a number of facilities to meet its existing demands as well as future needs.

» Utilities Infrastructure

The Facilities Inventory indicates that Oceano generally lacks adequate utilities infrastructure to support future growth. Required improvements relate to water supply, water distribution, wastewater, and stormwater. In particular, stormwater improvements represent an immediate concern.



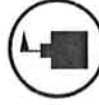
» Transportation Infrastructure

The Facilities Inventory does not find significant existing deficiencies in transportation infrastructure, although some minor improvements are needed to complete its sidewalk system. Projected growth may necessitate street and highway improvements, extensions of bikeways and sidewalks, a new Park-N-Ride lot, and streetscape improvements.



» Public Facilities

Although there are sufficient natural open spaces nearby, the community has only one park and lacks trails. Further, to support future demands, expansions of the existing fire station, the police station and the library would be needed.





FUNDING AND FINANCING OPPORTUNITIES

COST ESTIMATES OF NEEDED FACILITIES

The Facilities Inventory identified approximately \$47 million of facility needs between now and 2035 in Oceano, more than 68 percent of which are attributable to existing deficiencies. Costs are approximately evenly spread between utility infrastructure improvements (\$16.8 million), transportation improvements (\$13.6 million), and public facilities improvements (\$16.9 million).

KEY FUNDING SOURCES

There are a number of funding sources and financing mechanisms that can be applied to fund the capital infrastructure and facility improvements identified in the Facilities Inventory. Many are already in place, while others represent potential options for consideration. The following lists key sources that can be applied to fund needed facilities in Oceano. For more information, see the Funding and Financing Plan at <http://www.slocounty.ca.gov/Assets/PLU/pdfs/fundfinance.pdf>

- » **Utility Infrastructure**
 - The County's Infrastructure and Facilities Five Year Capital Improvement Plan (existing)
 - General Flood Control District reserve funds (existing)
 - Local Area Development Impact Fees (potential)
 - A special assessment district to fund stormwater and drainage improvements (potential)
- » **Transportation**
 - The County's Capital Projects and General Obligation Bonds (existing)
 - Road improvement fees (existing)
 - The Congestion Mitigation and Air Quality (CMAQ) Improvement Program and the Active Transportation Program (ATP; formerly Safe Routes to School) (potential)
- » **Public Facilities**
 - Public Facility Development Impact Fees (existing)
 - Parkland (Quimby) Fees (existing)

STRATEGIES FOR IMPLEMENTATION

To maintain momentum and take immediate steps toward the creation of a complete community, the following strategies for implementation are recommended.

- » Refine and adopt a Community Action Plan as part of a regular community plan update, as recommended in the Funding and Financing Plan. The Community Action Plan would recommend funding goals, policies, and actions to guide the implementation of the infrastructure and facility improvements.
- » Form a CCS committee, consisting of County staff, Community Services District (CSD) staff, relevant agency staff, community members, and stakeholders, to pursue complete community planning for Oceano. The CCS committee should meet on a regular basis to monitor and evaluate the progress and update the Facilities for a Complete Community and Facilities Inventory, as necessary. The committee should also actively seek and apply for grants and work together to implement the Community Action Plan, described above.
- » Develop further design and engineering, and secure environmental review and permitting for improvement projects, such as streetscape design, as necessary. Work with developers to provide mutually beneficial community facilities within new projects.
- » Conduct community outreach to educate the public on the importance of building a complete community. Outreach techniques include distributing the Facilities for a Complete Community handouts, flyers, and newsletters at community centers and schools, and holding webinars or workshops to refine CCS findings as conditions and community preferences change.
- » Explore ways to enhance community character, such as updating design guidelines and increasing infill opportunities through density bonuses, streamlined permitting processes, and zoning changes. Consider encouraging the creation of activity centers that provide a rich mix of uses in close proximity of residents within unincorporated urban areas.
- » Consider zoning for higher intensities around activity centers to allow for more efficient use of land and infrastructure systems, as well as greater development fee potential, all of which can contribute to the establishment of a complete community.

PHASING RECOMMENDATIONS

Based on the population projections for the community of Oceano, three phases for implementation are recommended: immediate, short-term (by 2020), and long-term (by 2035).

» Immediate

The goal of the first phase is to address existing deficiencies as soon as possible. In this phase, as discussed under the Needed Facilities section above, the County and the community of Oceano should focus on improving its systems for stormwater drainage and sidewalk and library facilities. Since future development impact fees do not apply to existing deficiencies, existing funding sources should be utilized, including the General Flood Control District reserve funds, the County's General Obligation Bonds, federal and State grants (e.g. CMAQ and ATP), and Public Facility Development Impact Fees that have been collected.

» Short-term

In the second phase, facilities should be extended or added to accommodate service and facility needs created by 700 new residents, as projected by the County. The community facilities that need improvements by 2020 include: infrastructure for water, wastewater, and stormwater, the sidewalk system, streetscapes, parks and open space, and the library.

» Long-term

In the last phase, an accumulated increase in population could result in the need for significant facility improvements. Such improvements include water, wastewater, and stormwater infrastructure, and street and highway improvements although specific improvements have not yet been identified. The sidewalk system, streetscapes, parks and open space, and library facilities should be continuously extended or improved as demand for them rises.

Attachment 2 - Phasing Recommendations

This memorandum summarizes the phasing recommendations for the four communities studied in the Complete Communities Survey project, including San Miguel, Templeton, Oceano, and Nipomo.

Based on the population projections for the four communities, three major phases for implementation are recommended: immediate, short-term (by 2020), and long-term (by 2035). The following outlines cost and phasing strategies, as well as priorities for each community.

A. San Miguel

1. Community Priorities

Input on community priorities suggested that the highest ranking priorities for San Miguel are:

- Water Systems
- Sewer Systems
- Streetscape Improvements
- Park and Ride Lots
- Schools
- Water Supply
- Storm Drainage
- Fire and Police Buildings

The County should strive to prioritize the aforementioned facilities throughout the major phases. However, the specific phasing underneath each of the three major phases will be determined based on several factors, including new development, changing community preferences, unforeseen future problems, and funding availability.

Attachment 2 - Phasing Recommendations

2. Phasing Recommendations

◆ Immediate

The goal of the first phase is to address existing deficiencies immediately. In this phase, the County and the community of San Miguel should focus on improving its systems for stormwater drainage, sidewalks, roadways, as well as parks and library facilities.

The estimated costs attributable to existing deficiencies amount to \$10.30 million, which is almost 40 percent of San Miguel's total improvement costs between now and 2035, according to the Funding and Financing Plan. Transportation costs contribute nearly 36 percent of the total existing deficiencies, totaling \$3.98 million. The estimated costs consist of improvements for street and highway systems and sidewalk extensions. A total of \$2.60 million is estimated for public facilities improvements, including parks and library facilities. The remaining \$3.72 million would be used to improve stormwater infrastructure.

◆ Short-term

In the short-term, by the year 2020, San Miguel's population is projected to increase by approximately 300 residents according to the County's projection. Therefore, facilities should be extended or added to accommodate service and facility needs concurrently with population growth. In this phase, the County and the community of San Miguel should focus on improving water distribution and wastewater systems, sidewalks, streetscapes, parks and open space, and library facilities.

A total of \$2.86 million is estimated for the second phase's facility costs, 60 percent of which (\$1.70 million) is attributed to utility infrastructure needs, especially water distribution facilities. Trans-

Attachment 2 - Phasing Recommendations

portation and public facilities costs account for about half of the remaining amount of \$590,000 and \$570,000, respectively.

◆ Long-term

In the last phase, by the year 2035, an accumulated increase in population would result in the need for significant facility improvements. These improvements total about \$14.66 million in costs, 41 percent of which (\$6.05 million) are attributed to utility infrastructure needs, including improvements for water, wastewater, and stormwater systems. Transportation infrastructure would cost a total of \$6.56 million, \$5.2 million of which would be used for the Highway 101 intersection and interchange improvements. Improvements to the sidewalk system and streetscapes would cost \$790,000 and \$570,000 respectively. Parks, open space, and library facilities should be continuously extended or improved as demand for them rises. A total of \$2.05 million is estimated for parks and library improvements.

B. Templeton

1. Community Priorities

Input on community priorities suggested that the highest ranking priorities for Templeton are:

- Water systems
- Streetscape Improvements
- Park and Ride Lots
- Water Supply
- Sewer system
- Storm Drainage
- Schools
- Streets
- Parks
- Non-Motorized Transportation

Attachment 2 - Phasing Recommendations

The County should strive to prioritize the aforementioned facilities throughout the major phases. However, the specific phasing underneath each of the three major phases will be determined based on several factors, including new development, changing community preferences, unforeseen future problems, and funding availability.

2. Phasing Recommendations

◆ Immediate

The goal of the first phase is to address existing deficiencies immediately. In this phase, the County and the community of Templeton should focus on improving its stormwater drainage, sidewalk system, and library facilities. The estimated costs attributable to existing deficiencies amount to \$7.7 million. A total of \$2 million is estimated for stormwater drainage improvements. Sidewalk improvements contribute nearly 36 percent of the total existing deficiencies, totaling \$2.78 million. The rest of the estimated costs, \$2.92 million, would be used for library improvements.

◆ Short-term

In the second phase, facilities should be extended or added to accommodate service and facility needs created by 800 new residents, as projected by the County. The community facilities that need improvements by 2020 include: water supply and distribution, street, and sidewalk systems, the Park-N-Ride facility, streetscapes, parks and open space, and library facilities.

A total of \$111.11 million is estimated for the second phase's facility costs, 98 percent of which (\$109.15 million) is attributed to transportation infrastructure needs, especially street and highway systems. Wastewater facilities would need expansions in this phase costing a total of \$780,000. Approximately \$1.18 million is

Attachment 2 - Phasing Recommendations

expected to serve increased needs for parks, open space, and library facilities.

◆ Long-term

In the last phase, an accumulated increase in population could result in the need for significant facility improvements. These improvements include water and wastewater infrastructure and street and highway improvements. The sidewalk system, streetscapes, parks and open space, and library facilities should be continuously extended or improved as demand for them rises.

The identified improvements sum up to \$156.94 million in costs, 98 percent of which (\$153.61 million) is attributed to transportation infrastructure needs, mainly street and highway systems. As noted in the Facilities Inventory, neither utilities infrastructure need nor cost has yet been identified. A total of \$3.33 million is estimated for parks, open space, library, and public safety building improvements.

C. Oceano

1. Community Priorities

Input on community priorities suggested that the highest ranking priorities for Nipomo are:

- Water Systems
- Street and Highway Systems
- Streetscape Improvements
- Schools
- Sewer Systems
- Sidewalks
- Parks and Park Access

Attachment 2 - Phasing Recommendations

The County should strive to prioritize the aforementioned facilities throughout the major phases. However, the specific phasing underneath each of the three major phases will be determined based on several factors, including new development, changing community preferences, unforeseen future problems, and funding availability.

2. Phasing Recommendations

◆ Immediate

The goal of the first phase is to address existing deficiencies as soon as possible. In this phase, as discussed under the Needed Facilities section above, the County and the community of Oceano should focus on improving its systems for stormwater drainage and sidewalk and library facilities.

The estimated costs attributable to existing deficiencies amount to \$32.19 million, which is nearly 68 percent of Oceano's total improvement costs between now and 2035, according to the Funding and Financing Plan. A total of \$14.0 million is estimated for stormwater drainage improvements. Filling gaps in the sidewalk system is estimated to cost \$6.59 million. Improvement costs for parks, open space, and library facilities contribute nearly 36 percent of the total existing deficiencies, amounting to \$11.60 million.

◆ Short-term

In the second phase, facilities should be extended or added to accommodate service and facility needs created by 700 new residents, as projected by the County. The community facilities that need improvements by 2020 include: infrastructure for water, wastewater, and stormwater, the sidewalk system, streetscapes, parks and open space, and the library.

Attachment 2 - Phasing Recommendations

A total of \$5.8 million is estimated for the second phase's facility costs, 41 percent of which (\$2.39 million) is attributed to transportation infrastructure needs, such as improvements for streetscapes and sidewalk extensions. Water facilities expansions in this phase would cost a total of \$2.12 million. The remaining \$1.30 million would be used to serve increased needs for parks, open space, and library facilities.

◆ Long-term

In the last phase, an accumulated increase in population could result in the need for significant facility improvements. Such improvements include water, wastewater, and stormwater infrastructure, and street and highway improvements although specific improvements have not yet been identified. The sidewalk system, streetscapes, parks and open space, and library facilities should be continuously extended or improved as demand for them rises.

The identified improvements sum up to \$9.23 million in costs, 50 percent of which (\$4.62 million) is attributed to transportation infrastructure needs, including improvements for the bikeway system, sidewalk extensions, and streetscapes. Approximately \$660,000 is attributed to improvements for the water distribution system. A total of \$3.95 million is estimated to serve increased needs for parks, open space, library, and public safety buildings.

Attachment 2 - Phasing Recommendations

D. Nipomo

1. Community Priorities

Input on community priorities suggested that the highest ranking priorities for Nipomo are:

- Water Systems
- Street and Highway Systems
- Schools
- Sidewalks
- Trail Connectivity
- Fire and Police Buildings
- Senior and Homeless Facilities
- Community Center

The County should strive to prioritize the aforementioned facilities throughout the major phases. However, the specific phasing underneath each of the three major phases will be determined based on several factors, including new development, changing community preferences, unforeseen future problems, and funding availability.

2. Phasing Recommendations

◆ Immediate

The goal of the first phase is to address existing deficiencies as soon as possible. In this phase, the County and the community of Nipomo should focus on improving its systems for stormwater drainage and sidewalks, as well as its library space, which currently does not meet demand.

The estimated costs attributable to existing deficiencies amount to \$28.86 million, which is nearly 18 percent of Nipomo's total im-

Attachment 2 - Phasing Recommendations

provement costs between now and 2035, according to the Funding and Financing Plan. A total of \$8 million is estimated for stormwater drainage improvements. Filling gaps in the sidewalk system is estimated to cost \$6.36 million. Improvement costs for parks and open space contribute nearly 38 percent of the total existing deficiencies, totaling \$10.9 million. The remaining cost of \$3.6 million is expected for library expansion.

◆ Short-term

In the second phase, facilities should be extended or added to accommodate service and facility needs created by 1,500 new residents, as projected by the County. The community facilities that need improvements by 2020 include: infrastructure for water, wastewater, stormwater, sidewalk, streetscapes, parks and open space, new Park-n-Ride lots, a new fire station, and the library.

A total of \$38.95 million is estimated for the second phase's facility costs, 72 percent of which (\$27.95 million) is attributed to utility infrastructure needs, including water distribution and wastewater systems. Wastewater facilities would need expansions in this phase costing about \$13 million. A total of \$8.3 million is estimated for transportation infrastructure needs, such as improvements for street and highway systems, sidewalk extensions, new streetscapes, and more parking spaces at the Park-and-Ride lot. The remaining \$2.7 million would be used to serve increased needs for parks, open space, and library facilities.

◆ Long-term

In the last phase, an accumulated increase in population could result in the need for significant facility improvements. These improvements include infrastructure for water, wastewater, and stormwater, street and highway systems, and bike lanes and paths. The sidewalk system, streetscapes, parks and open space,

Attachment 2 - Phasing Recommendations

and library facilities should be continuously extended or improved as demand for them rises.

The identified improvements sum up to \$86.23 million in costs, 77 percent of which (\$66.51 million) are attributed to transportation infrastructure needs, mainly street and highway systems. Approximately \$12.07 million is attributed to utility infrastructure needs, including improvements for water distribution and wastewater systems. A total of \$7.65 million is estimated for parks, open space, library, and public safety building improvements.

From: Michael LeBrun
Sent: Monday, March 31, 2014 10:32 AM
To: cray@co.slo.ca.us
Cc: eruth@co.slo.ca.us; bpedrotti@co.slo.ca.us; Craig Armstrong
Subject: Complete Communities Survey

Supervisor Ray,

We see your Board is scheduled to consider a presentation of the Planning Department's recently completed Complete Communities Survey at its 4/1/14 meeting.

My Board of Directors has not formally considered the Survey.

As you know, the District provides essential water and sewer services to over 4,000 households in Nipomo. Over the past 30 years, the District has been a leader in voicing concern for and taking action on the depletion of local water resources as pumping from the area groundwater basin has risen sharply due to urbanization.

Water supply issues challenge every rural community in the County. Most, if not all, of the County's rural communities overlie groundwater basins that have been characterized as Level of Severity III (most severe, not meeting current demand) by the County's Resources Management System. This could be taken as a sign that significant change is needed for the RMS and general approach by the County when planning water resources to support planned growth.

The Communities Survey summary for Nipomo contained in Attachment 1, Executive Summary, states; "Required improvements relate to water supply, water distribution, wastewater, and stormwater. While stormwater improvements represent an immediate concern, securing an adequate water supply for future demand is a long-term issue in Nipomo"

The statement sounds generally supportive, at the same time it uses terms like "... improvements relate to..." and states that stormwater issues (which impact a minor fraction of the overall community) are an immediate concern while the water supply for the entire community – which is currently 100% dependent on a groundwater basin the County has classified as LOS III for more than seven years - is a "long-term" issue.

From the District's perspective, water supply has been a long-term problem for the area that needs immediate attention including supplemental sources of supply to off-set decades of over pumping and planning that requires all new water demands to be met by additional supplemental supply. The water supply problem can be directly linked back to development approvals that did not consider and/or address water supply.

The Phasing Recommendations outlined in the Nipomo Summary (Executive Report, pages 17 and 18), includes no discussion of water supply projects at any of the three outlined phases (Immediate, short-term, long-term). Immediate needs are listed as stormwater drainage, sidewalks, and library space. "Infrastructure for water" is mentioned in both the short and long term needs – however, as most water suppliers will attest, infrastructure is the easy part, supply to fill the pipes is the evermore complex and significant part of the equation. As the County and local water suppliers have found, developing supply resources and building the infrastructure is a decades long project.

We recognize this Survey is one of many pieces to the County's development planning process. However, water (and sewer) services are not simply desirable services, they are essential services. As such, the District feels these services must always be at the forefront of the planning discussion . There is a clear need for all involved to do a better job across this county at integrating water resource planning into the development planning process.

We appreciate your consideration of these comments and your Board's, and county staff's, continued work on these critical community issues.

Respectfully,

Michael S. LeBrun, P.E.
General Manager