

TO: BOARD OF DIRECTORS  
FROM: RAY DIENZO, P.E. R.D.  
GENERAL MANAGER  
DATE: FEBRUARY 19, 2026



## PRESENTATIONS AND REPORTS

The following presentations and reports are scheduled:

- C-1) DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS

TO: BOARD OF DIRECTORS  
FROM: RAY DIENZO, P.E.  
GENERAL MANAGER  
DATE: FEBRUARY 19, 2026



## CONSENT AGENDA

The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item removed. If discussion is desired, the item may be removed from the Consent Agenda by a Board member and will be considered separately at the conclusion of the Consent Items. Individual items on the Consent Agenda are approved by the same vote that approves the Consent Agenda, unless an item is pulled for separate consideration. The recommendations for each item are noted in bracket. Members of the public may comment on the Consent Agenda items.

**Questions or clarification may be made by the Board members  
without removal from the Consent Agenda**

- D-1) WARRANTS [RECOMMEND APPROVAL]
- D-2) APPROVE JANUARY 28, 2026 REGULAR BOARD MEETING MINUTES [RECOMMEND APPROVE MINUTES]
- D-3) ACCEPT SECOND QUARTER FISCAL YEAR 2025-2026 QUARTERLY FINANCIAL REPORT [RECOMMEND RECEIVE AND FILE REPORT]
- D-4) AUTHORIZE PURCHASE OF TRUCK IN ACCORDANCE WITH APPROVED FY 25-26 BUDGET [RECOMMEND AUTHORIZE TO PURCHASE TRUCK FROM PERRY FORD AT A COST OF \$54,070]
- D-5) APPROVE RESOLUTION ADOPTING SAN LUIS OBISPO COUNTY MULTI JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN 2025 UPDATE [RECOMMEND APPROVE RESOLUTION]
- D-6) CONSIDER REQUEST FOR WATER, SEWER, AND SOLID WASTE SERVICE (INTENT-TO-SERVE LETTER) FOR PARCEL MAP CO 25-0053, A 4-PARCEL RESIDENTIAL SUBDIVISION LOCATED AT 365 BUTTERFLY LANE [RECOMMEND CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH CONDITIONS]

TO: BOARD OF DIRECTORS

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

FROM: JANA ETTEDDGUE *Jw*  
FINANCE DIRECTOR

DATE: February 20, 2026

**AGENDA ITEM**  
**D-1(A)**  
**FEBRUARY 25, 2026**

**WARRANTS**

COMPUTER CHECKS GENERATED – SEE ATTACHED	\$846,741.36
HAND WRITTEN CHECKS	NONE
VOIDED CHECKS	#14187

M-Monthly  
 O-Occasional  
 A-Annual

## Item D-1(A) Warrants FEBRUARY 12, 2026

Nipomo Community Services District

By Payment Number

Payment Dates 02/12/2026 -  
 02/12/2026

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
<b>Payment: 14260</b>				
Advantage Answering Plus, Inc.	Answering service	000039-092-711	02/12/2026	387.59 <b>M</b>
<b>Payment 14260 Total:</b>				<b>387.59</b>
<b>Payment: 14261</b>				
Akeso fka Industrial Medical	DOT screening	EM068722	02/12/2026	290.00 <b>O</b>
<b>Payment 14261 Total:</b>				<b>290.00</b>
<b>Payment: 14262</b>				
Alexander's Contract Services,	Meter reading	202601300012	02/12/2026	4,086.57 <b>M</b>
<b>Payment 14262 Total:</b>				<b>4,086.57</b>
<b>Payment: 14263</b>				
Allweather Landscape	LMD	19368	02/12/2026	325.00 <b>M</b>
<b>Payment 14263 Total:</b>				<b>325.00</b>
<b>Payment: 14264</b>				
AT&T	Telephone	000024707629	02/12/2026	62.38 <b>M</b>
<b>Payment 14264 Total:</b>				<b>62.38</b>
<b>Payment: 14265</b>				
AT&T Mobility	Cell service	287318508827x02022026	02/12/2026	1,360.69 <b>M</b>
<b>Payment 14265 Total:</b>				<b>1,360.69</b>
<b>Payment: 14266</b>				
Brenntag Pacific, Inc.	Sodium hypochlorite,	BPI577505	02/12/2026	2,205.29 <b>M</b>
Brenntag Pacific, Inc.	Sodium hypochlorite	BPI578914	02/12/2026	799.68 <b>M</b>
Brenntag Pacific, Inc.	Sodium hypochlorite	BPI577235	02/12/2026	3,045.85 <b>M</b>
Brenntag Pacific, Inc.	Sodium hypochlorite,	BPI577506	02/12/2026	1,839.19 <b>M</b>
<b>Payment 14266 Total:</b>				<b>7,890.01</b>
<b>Payment: 14267</b>				
Cal-Coast Machinery, Inc.	Maintenance service for gator	1020701	02/12/2026	579.55 <b>O</b>
<b>Payment 14267 Total:</b>				<b>579.55</b>
<b>Payment: 14268</b>				
California Electric Supply	Fuses	7826-185824	02/12/2026	408.47 <b>O</b>
California Electric Supply	Overload relays	7826-1186222	02/12/2026	1,339.81 <b>O</b>
California Electric Supply	Short-payment - Inv1185824	9017633354	02/12/2026	29.84 <b>O</b>
California Electric Supply	Short-payment - Inv 1184367	9017314831	02/12/2026	29.64 <b>O</b>
California Electric Supply	Short-payment - Inv 1186222	9017915808	02/12/2026	29.64 <b>O</b>
California Electric Supply	Timing and overload relays	7826-1184367	02/12/2026	228.38 <b>O</b>
<b>Payment 14268 Total:</b>				<b>2,065.78</b>
<b>Payment: 14269</b>				
Camacho, Miguel	DOT physical reimbursement	FEB2026	02/12/2026	165.00 <b>O</b>
<b>Payment 14269 Total:</b>				<b>165.00</b>
<b>Payment: 14270</b>				
Charter Communications	Dedicated fiber line - Shop	170593201020126	02/12/2026	550.00 <b>M</b>
<b>Payment 14270 Total:</b>				<b>550.00</b>
<b>Payment: 14271</b>				
Charter Communications	Dedicated fiber line - Shop	170591901020126	02/12/2026	550.00 <b>M</b>
<b>Payment 14271 Total:</b>				<b>550.00</b>
<b>Payment: 14272</b>				
Core & Main, LP	CHEMKEYS	INV0025726	02/12/2026	7,239.11 <b>M</b>
<b>Payment 14272 Total:</b>				<b>7,239.11</b>
<b>Payment: 14273</b>				
DataProse, LLC	Mail bills/late notices	DP2600160	02/12/2026	847.76 <b>M</b>
DataProse, LLC	Postage bills/late notices	DP2600160 - P	02/12/2026	3,707.44 <b>M</b>

Item D-1(A) Warrants FEBRUARY 12, 2026

Payment Dates: 02/12/2026 - 02/12/2026

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
<b>Payment: 14273</b>				<b>4,555.20</b>
Donahue Truck Centers	Preventative maintenance - veh	INV-SM-110970	02/12/2026	537.00 O
Donahue Truck Centers	Preventative maintenance for	INV-SM-110706	02/12/2026	159.00 O
Donahue Truck Centers	Preventative maintenance for	INV-SM-110732	02/12/2026	159.00 O
Donahue Truck Centers	Preventatvie maintenance for	INV-SM-110766	02/12/2026	159.00 O
<b>Payment 14273 Total:</b>				<b>1,014.00</b>
<b>Payment: 14275</b>				
Excel Personnel Services, Inc.	Employment agency	4704159	02/12/2026	1,798.00 M
Excel Personnel Services, Inc.	Employment agency	4701460	02/12/2026	1,295.80 M
Excel Personnel Services, Inc.	Employment agency	4698994	02/12/2026	1,798.00 M
<b>Payment 14275 Total:</b>				<b>4,891.80</b>
<b>Payment: 14276</b>				
Famcon Pipe and Supply Inc.	2" Wilkins RP backflow device	S100172469.001	02/12/2026	1,743.26 O
Famcon Pipe and Supply Inc.	Repair clamps, pack joints,	S100173617.002	02/12/2026	2,855.78 O
<b>Payment 14276 Total:</b>				<b>4,599.04</b>
<b>Payment: 14277</b>				
Farm Supply Company	Tyvek overalls, high flow nozzles	106171	02/12/2026	292.24 M
<b>Payment 14277 Total:</b>				<b>292.24</b>
<b>Payment: 14278</b>				
FGL Environmental	Lab tests	680090A	02/12/2026	893.00 M
FGL Environmental	Lab tests	680089A	02/12/2026	1,573.00 M
<b>Payment 14278 Total:</b>				<b>2,466.00</b>
<b>Payment: 14279</b>				
GLM Landscape Management	Landscape maintenance	CI-6670	02/12/2026	1,190.73 M
<b>Payment 14279 Total:</b>				<b>1,190.73</b>
<b>Payment: 14280</b>				
Great Western Alarm and	Alarm monitoring service	260102107101	02/12/2026	87.00 M
Great Western Alarm and	Alarm monitoring service	260102062101	02/12/2026	87.00 M
<b>Payment 14280 Total:</b>				<b>174.00</b>
<b>Payment: 14281</b>				
Haaker Equipment Company	Reinforced fiberglass pole sets,	INV27687	02/12/2026	1,350.06 O
<b>Payment 14281 Total:</b>				<b>1,350.06</b>
<b>Payment: 14282</b>				
Home Depot Credit Services	Tools, blacktop patch mix	JAN2026	02/12/2026	542.84 M
<b>Payment 14282 Total:</b>				<b>542.84</b>
<b>Payment: 14283</b>				
Miner's Ace Hardware	Supplies	DEC2025	02/12/2026	989.89 M
Miner's Ace Hardware	Supplies	JAN2026	02/12/2026	1,383.67 M
<b>Payment 14283 Total:</b>				<b>2,373.56</b>
<b>Payment: 14284</b>				
Mission Uniform Service	Uniforms	525465229	02/12/2026	276.85 M
Mission Uniform Service	Uniforms	525381510	02/12/2026	270.79 M
<b>Payment 14284 Total:</b>				<b>547.64</b>
<b>Payment: 14285</b>				
NewLane Finance Company	Telephone	825453	02/12/2026	313.98 M
<b>Payment 14285 Total:</b>				<b>313.98</b>
<b>Payment: 14286</b>				
NexTraq	GPS subscription	USCI_34251	02/12/2026	603.05 M
<b>Payment 14286 Total:</b>				<b>603.05</b>
<b>Payment: 14287</b>				
Nipomo Community Services	Water	JAN2026	02/12/2026	1,354.83 M
<b>Payment 14287 Total:</b>				<b>1,354.83</b>

**Item D-1(A) Warrants FEBRUARY 12, 2026**

**Payment Dates: 02/12/2026 - 02/12/2026**

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
<b>Payment: 14288</b>				
OEC	Lab tests - Southland	A260147	02/12/2026	5,464.00 <b>M</b>
<b>Payment 14288 Total:</b>				<b>5,464.00</b>
<b>Payment: 14289</b>				
O'Reilly Automotive Inc.	Lubricant spray	JAN2026	02/12/2026	18.26 <b>O</b>
<b>Payment 14289 Total:</b>				<b>18.26</b>
<b>Payment: 14290</b>				
PG&E	Electricity - 1591 CAMINO	JAN2026 - C	02/12/2026	72.32 <b>M</b>
PG&E	Electricity - 931 PRIMAVERA	JAN2026 - B	02/12/2026	42.73 <b>M</b>
PG&E	Electricity - 1788 LYN RD	JAN2026 - A	02/12/2026	9.17 <b>M</b>
<b>Payment 14290 Total:</b>				<b>124.22</b>
<b>Payment: 14291</b>				
Pollard Water	Dechlorination tablets	0304066	02/12/2026	4,578.20 <b>M</b>
<b>Payment 14291 Total:</b>				<b>4,578.20</b>
<b>Payment: 14292</b>				
Quinn Company	Generator service - CAT C4.4	WO3990013435	02/12/2026	7,795.38 <b>O</b>
<b>Payment 14292 Total:</b>				<b>7,795.38</b>
<b>Payment: 14293</b>				
Simplot Grower Solutions	CAN 17	780180176	02/12/2026	813.22 <b>M</b>
<b>Payment 14293 Total:</b>				<b>813.22</b>
<b>Payment: 14294</b>				
Terminix Commercial	Pest control	468287542	02/12/2026	86.75 <b>M</b>
<b>Payment 14294 Total:</b>				<b>86.75</b>
<b>Payment: 14295</b>				
USA Bluebook	CHEMKEYS	INV00940447	02/12/2026	380.89 <b>O</b>
USA Bluebook	Stenner series pump	INV00944910	02/12/2026	1,705.22 <b>O</b>
USA Bluebook	Tube housing, roller assembly,	INV00941536	02/12/2026	1,978.41 <b>O</b>
USA Bluebook	Hydrant meter locks	INV00942764	02/12/2026	450.37 <b>O</b>
USA Bluebook	Replacement trays for Hach	INV00950047	02/12/2026	2,276.20 <b>O</b>
USA Bluebook	Zero oxygen standard,	INV00945753	02/12/2026	751.37 <b>O</b>
USA Bluebook	(2) ABS Robusta sump pumps	INV00907012	02/12/2026	841.89 <b>O</b>
USA Bluebook	IntelliCAL pH probes	INV00941454	02/12/2026	2,876.32 <b>O</b>
USA Bluebook	Nalgene wash bottles	INV00945774	02/12/2026	57.86 <b>O</b>
<b>Payment 14295 Total:</b>				<b>11,318.53</b>
<b>Payment: 14296</b>				
Waste Connections	Waste collection - Southland	9248197U120	02/12/2026	347.98 <b>M</b>
Waste Connections	Waste collection - Office	9247206U120	02/12/2026	73.17 <b>M</b>
Waste Connections	Waste collection - Old Town	9247926U120	02/12/2026	388.00 <b>M</b>
<b>Payment 14296 Total:</b>				<b>809.15</b>
<b>Payment: 14297</b>				
Xylem Dewatering Solutions, Inc.	Diesel pump rental	401454347	02/12/2026	2,753.67 <b>O</b>
<b>Payment 14297 Total:</b>				<b>2,753.67</b>

M-Monthly  
O-Occasional  
A-Annual

## Item D-1(A) Warrants FEBRUARY 25, 2026

Nipomo Community Services District

By Payment Number

Payment Dates 02/25/2026 - 02/25/2026

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
<b>Payment: 14298</b>				
Achievement House, Inc.	Clean Streets Program - January	8003	02/25/2026	4,928.00 <b>M</b>
				<b>Payment 14298 Total: 4,928.00</b>
<b>Payment: 14299</b>				
Alfonso Vargas and Yolanda	Reimbursement agreement	FEB2026	02/25/2026	1,754.29 <b>O</b>
				<b>Payment 14299 Total: 1,754.29</b>
<b>Payment: 14300</b>				
Brenntag Pacific, Inc.	Sodium hypochlorite	BPI581020	02/25/2026	672.76 <b>M</b>
Brenntag Pacific, Inc.	Sodium hypochlorite	BPI581721	02/25/2026	898.36 <b>M</b>
				<b>Payment 14300 Total: 1,571.12</b>
<b>Payment: 14301</b>				
California Water Environment	Membership renewal	2026- BREWER	02/25/2026	251.00 <b>A</b>
				<b>Payment 14301 Total: 251.00</b>
<b>Payment: 14302</b>				
Cannon Corporation	TO#24-03 2024 Water	94882	02/25/2026	3,794.75 <b>O</b>
Cannon Corporation	TO#24-02 NCSD Office	94933	02/25/2026	427.00 <b>O</b>
				<b>Payment 14302 Total: 4,221.75</b>
<b>Payment: 14303</b>				
Clever Ducks	Monthly computer support	INV-1567	02/25/2026	5,574.88 <b>M</b>
				<b>Payment 14303 Total: 5,574.88</b>
<b>Payment: 14304</b>				
Column, Enotice Inc.	Public notice - Ordinance 2026-	B0A9D0E7-0032	02/25/2026	159.00 <b>O</b>
				<b>Payment 14304 Total: 159.00</b>
<b>Payment: 14305</b>				
Doane & Hartwig Water	Replacement metering pump	I2026-0124	02/25/2026	8,384.81 <b>O</b>
				<b>Payment 14305 Total: 8,384.81</b>
<b>Payment: 14306</b>				
Donahue Truck Centers	Preventative maintenance	INV-SM-109937	02/25/2026	383.59 <b>O</b>
				<b>Payment 14306 Total: 383.59</b>
<b>Payment: 14307</b>				
Electricraft, Inc.	NFPA 70E electrical safety	19181	02/25/2026	1,650.00 <b>O</b>
Electricraft, Inc.	Motor starter replacement	19209	02/25/2026	402.00 <b>O</b>
Electricraft, Inc.	Troubleshoot power issues at	19210	02/25/2026	429.00 <b>O</b>
Electricraft, Inc.	Troubleshoot lighting issues at	22294	02/25/2026	520.31 <b>O</b>
				<b>Payment 14307 Total: 3,001.31</b>
<b>Payment: 14308</b>				
EMCOR Services Mesa Energy	HVAC maintenance agreement	960111479	02/25/2026	1,514.00 <b>O</b>
				<b>Payment 14308 Total: 1,514.00</b>
<b>Payment: 14309</b>				
Excel Personnel Services, Inc.	Employment agency	4706713	02/25/2026	558.00 <b>M</b>
				<b>Payment 14309 Total: 558.00</b>
<b>Payment: 14310</b>				
Famcon Pipe and Supply Inc.	6" pressure pipe, adapters	S100174176.001	02/25/2026	842.81 <b>O</b>
				<b>Payment 14310 Total: 842.81</b>
<b>Payment: 14311</b>				
Fence Factory	Install farm gate at Foothill Tank	552954	02/25/2026	3,550.00 <b>O</b>
Fence Factory	Install new walk gate at SWWTP	553038	02/25/2026	3,110.00 <b>O</b>
				<b>Payment 14311 Total: 6,660.00</b>

**Item D-1(A) Warrants FEBRUARY 25, 2026**

**Payment Dates: 02/25/2026 - 02/25/2026**

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
<b>Payment: 14312</b>				
FGL Environmental	Lab tests	680239A	02/25/2026	101.00 M
				<b>Payment 14312 Total: 101.00</b>
<b>Payment: 14313</b>				
Hach Company	Chlorine analyzer monitoring	14854439	02/25/2026	42,323.31 O
				<b>Payment 14313 Total: 42,323.31</b>
<b>Payment: 14314</b>				
JEGO Systems	SCADA support and lightning	2026-NCSD-001	02/25/2026	27,957.81 O
				<b>Payment 14314 Total: 27,957.81</b>
<b>Payment: 14315</b>				
Mid-State Container Sales, Inc	2 standard storage containers	176304	02/25/2026	11,239.50 O
				<b>Payment 14315 Total: 11,239.50</b>
<b>Payment: 14316</b>				
Mike A. Oliver, Inc	Reimbursement agreement	FEB2026	02/25/2026	777.29 O
				<b>Payment 14316 Total: 777.29</b>
<b>Payment: 14317</b>				
Mission Uniform Service	Uniforms	525507194	02/25/2026	313.41 M
Mission Uniform Service	Uniforms	525423858	02/25/2026	510.77 M
				<b>Payment 14317 Total: 824.18</b>
<b>Payment: 14318</b>				
MNS Engineers, Inc.	CM - Frontage Rd Trunk Sewer	92828	02/25/2026	21,614.00 O
				<b>Payment 14318 Total: 21,614.00</b>
<b>Payment: 14319</b>				
Newton Geo-Hydrology	General Consultation through	JAN2026A	02/25/2026	1,044.63 M
Newton Geo-Hydrology	Litigation support through 01-	JAN2026B	02/25/2026	5,920.00 M
				<b>Payment 14319 Total: 6,964.63</b>
<b>Payment: 14320</b>				
Nipomo Area Recreation	Clean Streets Program - January	JAN2026	02/25/2026	562.03 M
				<b>Payment 14320 Total: 562.03</b>
<b>Payment: 14321</b>				
Nunley & Associates, Inc.	PCIA - Blume & Hill Street	2626	02/25/2026	303.00 O
Nunley & Associates, Inc.	PCIA - TO#2025-03 Honey Grove	2628	02/25/2026	151.50 O
Nunley & Associates, Inc.	2024 Water Loss Audit	2694	02/25/2026	240.00 O
Nunley & Associates, Inc.	UWMP Update 2025	2732	02/25/2026	6,763.00 O
Nunley & Associates, Inc.	PCIA - 691 W Tefft	2629 - 2026	02/25/2026	4,287.00 O
Nunley & Associates, Inc.	ESDC Frontage Road Trunk	2632	02/25/2026	5,601.00 O
Nunley & Associates, Inc.	Southland WWTF PMT & Ph2	2693	02/25/2026	12,736.50 O
				<b>Payment 14321 Total: 30,082.00</b>
<b>Payment: 14322</b>				
Office Depot	Office supplies	452823850001	02/25/2026	105.08 M
Office Depot	Office supplies	456084810001	02/25/2026	17.15 M
Office Depot	Office supplies	456021147001	02/25/2026	101.83 M
Office Depot	Office supplies	456084464001	02/25/2026	21.44 M
Office Depot	Office supplies	453061316001	02/25/2026	34.87 M
Office Depot	Office supplies	457368377001	02/25/2026	123.76 M
Office Depot	Office supplies	456565423001	02/25/2026	20.65 M
Office Depot	Credit for office supply return	457035449001	02/25/2026	-20.65 M
				<b>Payment 14322 Total: 404.13</b>
<b>Payment: 14323</b>				
Office Equipment Specialists	Copier maintenance	04040	02/25/2026	1,801.50 O
				<b>Payment 14323 Total: 1,801.50</b>
<b>Payment: 14324</b>				
PC Mechanical, Inc	charges - Inv#32917,	FEB2026	02/25/2026	20.41 O
PC Mechanical, Inc	Preventative maintence for	33143 - REISSUE	02/25/2026	481.24 O
PC Mechanical, Inc	Diagnostic and repair - electrical	32917	02/25/2026	439.73 O
				<b>Payment 14324 Total: 941.38</b>

Item D-1(A) Warrants FEBRUARY 25, 2026

Payment Dates: 02/25/2026 - 02/25/2026

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
<b>Payment: 14325</b>				
PG&E	Electricity	JAN2026	02/25/2026	71,204.14 M
<b>Payment 14325 Total:</b>				<b>71,204.14</b>
<b>Payment: 14326</b>				
Richards, Watson & Gershon	Water rights adjudication	257127	02/25/2026	732.60 M
Richards, Watson & Gershon	Legal services through 1-31-26	257126	02/25/2026	4,191.00 M
<b>Payment 14326 Total:</b>				<b>4,923.60</b>
<b>Payment: 14327</b>				
Riley, Thomas	Distribution certification renewal	FEB2026	02/25/2026	55.00 A
<b>Payment 14327 Total:</b>				<b>55.00</b>
<b>Payment: 14328</b>				
Ryan Process, Inc	Submersible electric mixer	2601022-INV	02/25/2026	7,834.50 O
<b>Payment 14328 Total:</b>				<b>7,834.50</b>
<b>Payment: 14329</b>				
SAF-T-FLO Water Services	Parts for static mixer	107025	02/25/2026	2,160.25 O
<b>Payment 14329 Total:</b>				<b>2,160.25</b>
<b>Payment: 14330</b>				
Santa Maria Ford Lincoln	Oil change, brake service - veh	260643	02/25/2026	385.47 O
Santa Maria Ford Lincoln	Brake and oil service - veh#172	260800	02/25/2026	814.20 O
Santa Maria Ford Lincoln	Tune-up, oil change, brake	260666	02/25/2026	1,604.40 O
Santa Maria Ford Lincoln	Brake and fuel system service -	260602	02/25/2026	613.03 O
Santa Maria Ford Lincoln	Brake service and oil change -	260506	02/25/2026	556.57 O
Santa Maria Ford Lincoln	Oil change, power steering flush	260576	02/25/2026	285.29 O
<b>Payment 14330 Total:</b>				<b>4,258.96</b>
<b>Payment: 14331</b>				
SLO County Air Pollution Control	Permit for District backup	24986	02/25/2026	1,416.10 A
<b>Payment 14331 Total:</b>				<b>1,416.10</b>
<b>Payment: 14332</b>				
South County Sanitary Services,	Solid Waste Tax Liens	FEB2026	02/25/2026	381.38 O
<b>Payment 14332 Total:</b>				<b>381.38</b>
<b>Payment: 14333</b>				
Spatial Wave, Inc	Annual software subscription -	S-78-26-0011	02/25/2026	25,210.00 A
<b>Payment 14333 Total:</b>				<b>25,210.00</b>
<b>Payment: 14334</b>				
State Water Resources Control	Annual water system fees	WS-1055102	02/25/2026	34,569.44 A
<b>Payment 14334 Total:</b>				<b>34,569.44</b>
<b>Payment: 14335</b>				
SWCA, Inc.	CEQA Evaluation and	238229	02/25/2026	3,392.75 O
<b>Payment 14335 Total:</b>				<b>3,392.75</b>
<b>Payment: 14336</b>				
The Sign Place	Signs for Frontage Road Trunk	SLO 48222	02/25/2026	1,520.85 O
<b>Payment 14336 Total:</b>				<b>1,520.85</b>
<b>Payment: 14337</b>				
W.M. Lyles Co	Frontage Road Trunk Sewer	FRONTAGE Ph.1 - 1	02/25/2026	411,498.68 O
<b>Payment 14337 Total:</b>				<b>411,498.68</b>
<b>Payment: 14338</b>				
Wallace Group	SSMP Audit - August 2025	65940	02/25/2026	2,622.90 O
Wallace Group	FOG Program	66859	02/25/2026	4,307.21 M
Wallace Group	SSMP Updates	66860	02/25/2026	406.25 O
<b>Payment 14338 Total:</b>				<b>7,336.36</b>

TO: BOARD OF DIRECTORS  
REVIEWED: RAY DIENZO, P.E. *RnD*  
GENERAL MANAGER  
FROM: JANA ETTEDDGUE *JW*  
FINANCE DIRECTOR  
DATE: February 20, 2026

**AGENDA ITEM**  
**D-1(B)**  
**FEBRUARY 25, 2026**

**WARRANTS – BLACKLAKE ASSESSMENT DISTRICT 2020-1**

COMPUTER CHECKS GENERATED – SEE ATTACHED	\$340,900.51
VOIDED CHECKS	#251

# Item D-1(B) Warrants FEBRUARY 25, 2026

Nipomo Community Services District

By Payment Number

Payment Dates 02/25/2026 -  
02/25/2026

Vendor Name	Description (Payable)	Payable Number	Payment	Amount
<b>Payment: 247</b>				
Cannon Corporation	Blacklake Sewer System	94572	02/25/2026	4,144.50
Cannon Corporation	Blacklake Sewer Consolidation	95031	02/25/2026	7,709.50
<b>Payment 247 Total:</b>				<b>11,854.00</b>
<b>Payment: 248</b>				
Nipomo Community Services	Water	JAN2026 - BLAD#1	02/25/2026	67.60
Nipomo Community Services	Water	JAN2026 - BLAD#2	02/25/2026	318.44
<b>Payment 248 Total:</b>				<b>386.04</b>
<b>Payment: 249</b>				
Nunley & Associates, Inc.	Blacklake Sewer System	2646	02/25/2026	55,419.50
<b>Payment 249 Total:</b>				<b>55,419.50</b>
<b>Payment: 250</b>				
Spieß Construction Co.	Blacklake Sewer Consolidation	BLAD - 17	02/25/2026	267,377.50
<b>Payment 250 Total:</b>				<b>267,377.50</b>
<b>Payment: 252</b>				
SWCA, Inc.	Blacklake Sewer System HCP	238909	02/25/2026	5,863.47
<b>Payment 252 Total:</b>				<b>5,863.47</b>

---

TO: BOARD OF DIRECTORS  
FROM: RAY DIENZO, P.E. *R.D.*  
GENERAL MANAGER  
DATE: FEBRUARY 19, 2026



**APPROVE JANUARY 28, 2026  
REGULAR BOARD MEETING MINUTES**

**ITEM**

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

**BACKGROUND**

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

**RECOMMENDATION**

Approve Minutes

**ATTACHMENT**

- A. January 28, 2026 draft Board Meeting Minutes

FEBRUARY 25, 2026

ITEM D-2

ATTACHMENT A

# NIPOMO COMMUNITY SERVICES DISTRICT

*Serving the Community since 1965*

## **DRAFT** REGULAR MEETING MINUTES

**JANUARY 28, 2026 AT 9:00 A.M.**

JON S. SEITZ BOARD ROOM 148 SOUTH WILSON STREET, NIPOMO, CA

### **BOARD of DIRECTORS**

PHIL HENRY, PRESIDENT  
TOM GLOVER, VICE PRESIDENT  
ED EBY, DIRECTOR  
GARY HANSEN, DIRECTOR  
JOHN JOYCE, DIRECTOR

### **PRINCIPAL STAFF**

RAY DIENZO, GENERAL MANAGER  
JANA ETTEDDGUE, FINANCE DIR/ASST GM  
PETER SEVCIK, DIRECTOR OF ENG. & OPS.  
CRAIG STEELE, GENERAL COUNSEL

#### A. CALL TO ORDER AND FLAG SALUTE

*President Henry called the Regular Meeting of January 28, 2026, to order at 9:00 a.m. and led the flag salute.*

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

*At Roll Call, all Directors were present.*

*There were no public comments.*

#### C. PRESENTATIONS AND REPORTS

##### C-1) QUARTERLY DISTRICT ENGINEER'S REPORT TO THE BOARD [RECOMMEND RECEIVE AND FILE]

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

*Janine Ariey, NCSO customer, commented on the item.*

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

*Director Joyce*

- *January 11, attended NAC meeting*
- *January 26, attended SCAC meeting*

*Director Glover*

- *January 20, attended NMMA-TG meeting*

*Director Eby*

- *January 15, attended LAFCO meeting*
- *January 20, attended NMMA-TG meeting*
- *January 22, attended CSDA – SLO Chapter annual meeting*

*Director Henry*

- *January 20, attended Board Officers meeting*
- *January 22, attended CSDA – SLO Chapter annual meeting*

*There were no public comments.*

**SUBJECT TO BOARD APPROVAL**

Nipomo Community Services District  
REGULAR MEETING  
AGENDA

D. CONSENT AGENDA *The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item removed. If discussion is desired, the item may be removed from the Consent Agenda by a Board member and will be considered separately at the conclusion of the Consent Items. Questions or clarification may be made by the Board members without removal from the Consent Agenda. Individual items on the Consent Agenda are approved by the same vote that approves the Consent Agenda, unless an item is pulled for separate consideration. The recommendations for each item are noted in bracket. Members of the public may comment on the Consent Agenda items.*

- D-1) WARRANTS [RECOMMEND APPROVAL]
- D-2) APPROVE JANUARY 14, 2026 REGULAR BOARD MEETING MINUTES [RECOMMEND APPROVE MINUTES]
- D-3) INVESTMENT POLICY - QUARTERLY REPORT [RECOMMEND ACCEPT AND FILE REPORT]
- D-4) ANNUAL REVIEW OF DEBT MANAGEMENT POLICY AND CONTINUING DISCLOSURE UNDERTAKING POLICY [RECOMMEND REVIEW DEBT MANAGEMENT POLICY AND CONTINUING DISCLOSURE UNDERTAKING POLICY]
- D-6) AMEND FISCAL YEAR 2025-26 NSWP BUDGET TO PROVIDE FUNDING FOR REPLACEMENT OF THE HVAC SYSTEM AT THE JOSHUA ROAD PUMP STATION [RECOMMEND ADOPT RESOLUTION AMENDING FY 2025-26 NSWP BUDGET IN THE AMOUNT OF \$29,742]

*Director Eby requested item D-5 be pulled for separate consideration and voting.*

*Jana Ettedgue, Finance Director, answered questions from the Board on item D-4.*

*Craig Steele, Legal Counsel, answered questions from the Board on item D-4.*

*Upon the motion of Director Joyce, and seconded by Director Glover, the Board adopted Consent Agenda Items D-1, D-2, D-3, D-4, and D-6.*

*Vote 5-0*

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

RESOLUTION 2025-1755  
 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT AMENDING THE FISCAL YEAR 2025-26 NIPOMO SUPPLEMENTAL WATER PROJECT BUDGET TO PROVIDE FUNDING FOR THE REPLACEMENT OF THE HVAC SYSTEM AT THE JOSHUA ROAD PUMP STATION IN THE AMOUNT OF \$29,742

- D-5) ADOPT AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT AMENDING DISTRICT CODE SECTION 2.02.020 RELATING TO BOARD MEETING FREQUENCY AND DISTRICT CODE SECTION 2.08.120 RELATING TO LEAK ADJUSTMENTS [RECOMMEND INTRODUCE, WAIVE FURTHER READING, AND READ BY TITLE ONLY ORDINANCE NO. 2026-138 AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT AMENDING DISTRICT CODE SECTION 2.02.020 RELATING TO BOARD MEETING FREQUENCY AND DISTRICT CODE SECTION 2.08.120 RELATING TO LEAK ADJUSTMENTS]

**SUBJECT TO BOARD APPROVAL**

Nipomo Community Services District  
REGULAR MEETING  
AGENDA

Director Eby recommended the Board reconsider the portion of the ordinance reducing the frequency of regular Board meetings and stated he would vote no.

Ray Dienzo, General Manager, answered questions from the Board.

Craig Steele, Legal Counsel, answered questions from the Board.

There were no public comments.

Upon the motion of Director Glover, and seconded by Director Joyce, the Board adopted Consent Agenda Item D-6.

Vote 4-1-0

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

ORDINANCE NO. 2026-138  
AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE  
NIPOMO COMMUNITY SERVICES DISTRICT AMENDING  
DISTRICT CODE SECTION 2.02.020 RELATING TO BOARD  
MEETING FREQUENCY AND DISTRICT CODE SECTION  
2.08.120 RELATING TO LEAK ADJUSTMENTS

E. ADMINISTRATIVE ITEMS

- E-1) CONSIDER ANNUAL REVIEW AND ADOPT RESOLUTION TO APPROVE REVISION OF BOARD BY-LAWS AND POLICIES [RECOMMEND ADOPT RESOLUTION TO APPROVE REVISION TO THE BOARD BY-LAWS]

Ray Dienzo, General Manager, presented the item and answered questions from the Board. The bylaw revisions related to reducing the frequency of Board meetings to once per month.

Craig Steele, Legal Counsel, answered questions from the Board.

There were no public comments.

Upon the motion of Director Glover, and seconded by Director Hansen, the Board adopted the resolution.

Vote 4-1-0

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

RESOLUTION 2026-1756  
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
NIPOMO COMMUNITY SERVICES DISTRICT ADOPTING  
AMENDED BOARD BY-LAWS

- E-2) APPROVE TASK ORDER WITH RAUCH COMMUNICATIONS CONSULTANTS, INC [RECOMMEND REVIEW OPTIONS AND APPROVE TASK ORDER WITH RAUCH COMMUNICATIONS CONSULTANTS, INC.]

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

Upon the motion of Director Hansen, and seconded by Director Joyce, the Board approved the task order with Rauch Communications Consultants, Inc, in the adjusted amount of \$25,000.

Vote 5-0-0

**SUBJECT TO BOARD APPROVAL**



TO: BOARD OF DIRECTORS  
REVIEWED: RAY DIENZO, P.E. *RWD*  
GENERAL MANAGER  
FROM: JANA ETTEDDGUE  
FINANCE DIRECTOR  
DATE: FEBRUARY 19, 2026

**AGENDA ITEM**  
**D-3**  
**FEBRUARY 25, 2026**

**ACCEPT SECOND QUARTER FISCAL YEAR 2025-2026  
QUARTERLY FINANCIAL REPORT**

**ITEM**

Accept Second Quarter Financial Report [RECOMMEND RECEIVE AND FILE REPORT]

**BACKGROUND**

As of December 31, 2025, the 2025-2026 Fiscal Year is 50% complete. The consolidated operating revenues are 50.17% of budget, operating expenditures are at 42.61% of budget and general and administrative expenditures are at 42.93% of budget.

Attached are the following, which provide an overview of the first six months of the fiscal year:

Page 1	Consolidated Statement of Net Position
Page 2-3	Consolidated Statement of Revenues and Expenses
Page 4	Summary of Revenues, Expenses and Cash Balances by Fund
Page 5	Summary of Approved Budget Adjustments
Page 6-7	Graphs for Consolidated Revenues and Expenses
Page 8-10	Graphs for Major Funds (Water and Town Sewer)

**STRATEGIC PLAN**

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

**RECOMMENDATION**

It is recommended that your Honorable Board receive report and direct Staff to file the quarterly financial report for the second quarter of Fiscal Year 2025-2026.

**ATTACHMENT**

A. Pages 1-10 – NCSD Quarterly Financial Report

FEBRUARY 25, 2026

ITEM D-3

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT  
STATEMENT OF NET POSITION - (Unaudited)  
DECEMBER 31, 2025**

**ASSETS**

Current assets:

Cash and cash equivalents	\$ 21,389,206
Accounts receivable	198,793
Unbilled utilities receivable	1,125,000
Accrued interest receivable	254,406
Due from partner purveyors	426,879
Contracts receivable, current portion	246,448
Total current assets	<u>23,640,733</u>

Noncurrent assets:

Restricted cash-NSWP funded replacement	2,411,839
Restricted cash - Held in Trust	7,898,848
Cash with fiscal agent	343,481
Deposits and other assets	320,651
Contracts receivable, less current portion	7,328,029
Capital assets:	
Capital assets, net of depreciation	80,649,696
Total noncurrent assets	<u>98,952,544</u>

Total assets 122,593,277 (A)

Deferred Outflows of Resources

OPEB related	951,173
Pension related	943,715
Deferred amount on debt refunding	192,562
Total deferred outflows of resources	<u>2,087,450 (B)</u>

**LIABILITIES**

Current liabilities:

Accounts payable	1,831,932
Deposits	222,159
Accrued Liabilities	1,818,635
Current portion of long-term debt	183,164
Total current liabilities	<u>4,055,890</u>

Noncurrent liabilities:

Net OPEB liability	1,172,537
Net pension liability	2,471,370
Long-term debt, less current portion	22,908,009
Total noncurrent liabilities	<u>26,551,916</u>

Total liabilities 30,607,806 (C)

Deferred Inflows of Resources

OPEB related	486,018
Pension related	15,189
Total deferred inflows of resources	<u>501,207 (D)</u>

**NET POSITION**

Net investment in capital assets	59,808,614
Restricted for system expansion, replacement and debt service	17,143,018
Unrestricted	<u>16,620,082</u>

Total net position (A)+(B)-(C)-(D) \$ 93,571,714

**NIPOMO COMMUNITY SERVICES DISTRICT  
STATEMENT OF REVENUES AND EXPENSES - (Unaudited)  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2025**

	YEAR-TO- DATE	BUDGET	% OF BUDGET
<u>OPERATING REVENUES</u>			
Water fixed charges	\$ 1,148,077	2,308,000	49.74%
Water usage charges	3,410,859	6,223,950	54.80%
Sewer charges	1,709,009	3,333,519	51.27%
Miscellaneous fees and charges	148,334	257,598	57.58%
Street light and landscape maintenance charges	37,024	65,673	56.38%
Franchise fees	133,153	255,000	52.22%
NSWP - collections from purveyors for water purchased	857,866	2,282,760	37.58%
NSWP - collections from purveyors for related expenses	58,102	151,778	38.28%
NSWP - collections for funded replacement	103,433	206,865	50.00%
Operating transfers in - Funded Administration	296,359	676,332	43.82%
Operating transfers in - Funded Replacement	10,410	10,410	100.00%
Total Operating Revenues	<u>7,912,625</u>	<u>15,771,885</u>	<u>50.17%</u>
<u>OPERATING EXPENSES - OPERATIONS AND MAINTENANCE</u>			
Wages and benefits	1,172,185	2,668,460	43.93%
Purchased water -NCSD share	1,716,762	4,568,258	37.58%
Purchased water-purveyors	857,866	2,282,760	37.58%
Operating costs, admin and funded replacement-NCSD share	288,130	604,954	47.63%
Electricity	293,783	651,000	45.13%
Water	9,699	20,150	48.13%
Chemicals	62,468	158,000	39.54%
Lab tests	89,621	106,000	84.55%
Operating supplies	195,937	353,000	55.51%
Outside services	196,792	422,500	46.58%
Permits and operating fees	49,088	98,920	49.62%
Repairs and maintenance	224,841	415,000	54.18%
Engineering	67,515	120,000	56.26%
Fuel	31,729	80,500	39.41%
Meters	183,975	191,460	96.09%
Safety program	1,219	10,000	12.19%
Uniforms	7,173	27,800	25.80%
Landscape maintance district	2,435	5,300	45.93%
Solid waste program	46,305	102,000	45.40%
Conservation program	6,943	47,000	14.77%
Operating transfer out - Funded Replacement	10,410	10,410	100.00%
Subtotal - Operating Expenses (Operations and Maintenance)	<u>5,514,875</u>	<u>12,943,472</u>	<u>42.61%</u>

continued on next page

**NIPOMO COMMUNITY SERVICES DISTRICT  
STATEMENT OF REVENUES AND EXPENSES - (Unaudited)  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2025**

	<u>YEAR-TO- DATE</u>	<u>BUDGET</u>	<u>% OF BUDGET</u>
<b><u>OPERATING EXPENSES - GENERAL AND ADMINISTRATIVE</u></b>			
Wages and benefits	495,597	1,111,909	44.57%
Bank charges and fees	184	1,050	17.52%
Computer expense	140,923	288,200	48.90%
Dues and subscriptions	55,487	78,770	70.44%
Education and training	8,914	27,000	33.02%
Elections	0	0	0.00%
Liability insurance	192,379	418,000	46.02%
Landscape and janitorial	10,201	30,750	33.17%
Legal counsel-general	32,069	102,500	31.29%
Legal counsel-water	5,694	75,000	7.59%
Professional services	68,162	227,300	29.99%
Miscellaneous	2,279	46,750	4.87%
Newsletters and mailers	3,292	10,200	32.27%
Office supplies	6,522	18,800	34.69%
Outside services	29,550	55,970	52.80%
Postage	24,475	47,350	51.69%
Public notices	0	9,650	0.00%
Repairs and maintenance	28,075	39,150	71.71%
Property taxes	2,339	2,400	97.46%
Telephone	3,232	16,200	19.95%
Travel and mileage	13,090	20,500	63.85%
Utilities	11,335	27,500	41.22%
Operating transfer out - Funded Administration	296,359	676,332	43.82%
Subtotal - Operating Expenses (General and Administrative)	<u>1,430,157</u>	<u>3,331,281</u>	42.93%
 Total Operating Expenses	 <u>6,945,032</u>	 <u>16,274,753</u>	 42.67%
 Total Operating Surplus (Deficit)	 967,592	 (502,868)	
<b><u>NON-OPERATING INCOME (EXPENSES)</u></b>			
Interest income	825,774	466,453	177.03%
Property tax revenue	564,249	948,371	59.50%
Cell site revenue	12,160	28,500	42.67%
Other revenue	973,948	0	0.00%
Capacity Charges collected	71,830	0	0.00%
Solid Waste Rate Holiday	(363,800)	(380,000)	95.74%
Interest expense	(475,685)	(585,701)	81.22%
Total non-operating revenues (expenses)	<u>1,608,477</u>	<u>477,623</u>	
 Total Operating and Non-operating Surplus (Deficit)	 \$ <u>2,576,069</u>	 <u>(25,245)</u>	

NIPOMO COMMUNITY SERVICES DISTRICT  
SUMMARY OF REVENUES AND EXPENSES BY FUND  
SIX MONTHS ENDED DECEMBER 31, 2025

FUND	FUND #	YTD REVENUES	YTD EXPENSES	SUBTOTAL	FUNDED REPLACEMENT	TRANSFERS B/W FUNDS	YTD SUPRPLUS/ (DEFICIT)
Administration	110	330,477	(323,919)	6,558	0	0	6,558
Water	125	4,812,229	(4,169,855)	642,374	0	0	642,374
Water Rate Stabilization	128	9,558	0	9,558	0	0	9,558
Town Sewer	130	1,812,604	(1,586,659)	225,945	0	0	225,945
Town Sewer Rate Stabilization	135	8,382	0	8,382	0	0	8,382
Blacklake Street Lighting	200	28,325	(13,133)	15,192	(10,410)	0	4,782
Funded Replacement-BL Street Lighting	205	112	0	112	10,410	0	10,522
Street Landscape Maintenance	250	9,253	(6,788)	2,465	0	0	2,465
Solid Waste	300	145,742	(421,483)	(275,741)	0	0	(275,741)
Drainage Maintenance	400	16,956	0	16,956	0	0	16,956
Supplemental Water Capacity Fees	500	1,259,322	311,833	1,571,155	0	0	1,571,155
Property Taxes	600	616,511	(609,098)	7,413	0	0	7,413
Water Capacity Fees	700	51,324	0	51,324	0	0	51,324
Town Sewer Capacity Fees	710	53,922	0	53,922	0	0	53,922
Funded Replacement-Water	805	72,894	0	72,894	0	0	72,894
Funded Replacement-Town Sewer	810	53,802	0	53,802	0	0	53,802
NSWP Operations & Maintenance	910	2,749,003	(2,788,039)	(39,036)	0	0	(39,036)
NSWP Funded Replacement	915	152,794	0	152,794	0	0	152,794
TOTAL		12,183,210	(9,607,141)	2,576,069	0	0	2,576,069

CASH BALANCE OF EACH FUND

FUND	FUND #	12/31/2025
Administration	110	(153,507)
Water	125	6,185,139
Water Rate Stabilization	128	491,995
Town Sewer	130	1,513,905
Town Sewer Rate Stabilization	135	431,459
Blacklake Street Lighting	200	8,169
Funded Replacement-BL Street Lighting	205	(2,295)
Street Landscape Maintenance	250	16,892
Solid Waste	300	700,916
Drainage Maintenance	400	61,196
Supplemental Water	500	2,359,064
Property Taxes	600	491,623
Water Capacity Fees	700	2,080,402
Town Sewer Capacity Fees	710	905,256
Funded Replacement-Water	805	3,606,588
Funded Replacement-Town Sewer	810	2,752,533
NSWP	910	(60,128)
TOTAL		21,389,206

BALANCE SHEETS AND STATEMENTS  
OF REVENUES AND EXPENSES FOR  
EACH FUND ARE AVAILABLE FOR REVIEW  
UPON REQUEST

NIPOMO COMMUNITY SERVICES DISTRICT  
SUMMARY OF APPROVED BUDGET AMENDMENTS  
FISCAL YEAR JUNE 30, 2026

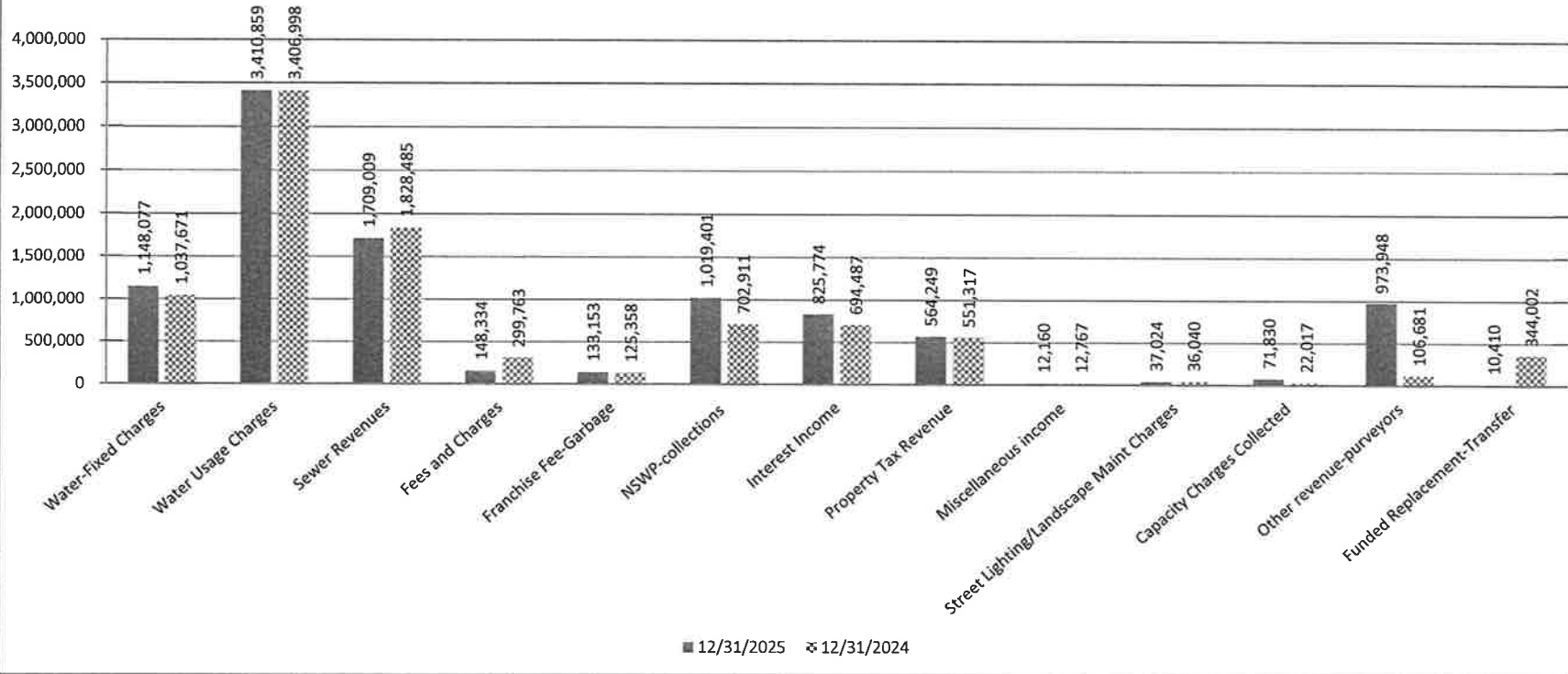
FIRST QUARTER ENDING SEPTEMBER 30, 2025

DATE	DESCRIPTION	FUNDS	APPROVED BUDGET	APPROVED AMENDMENT	AMENDED BUDGET	RESOLUTION NUMBER
9/4/2025	Frontage Road Trunk Sewer Phase 1	830	\$4,000,000	\$230,701	\$4,230,701	2025-1745
9/4/2025	Frontage Road Trunk Sewer Phase 1	710	\$200,000	\$220,000	\$420,000	2025-1745

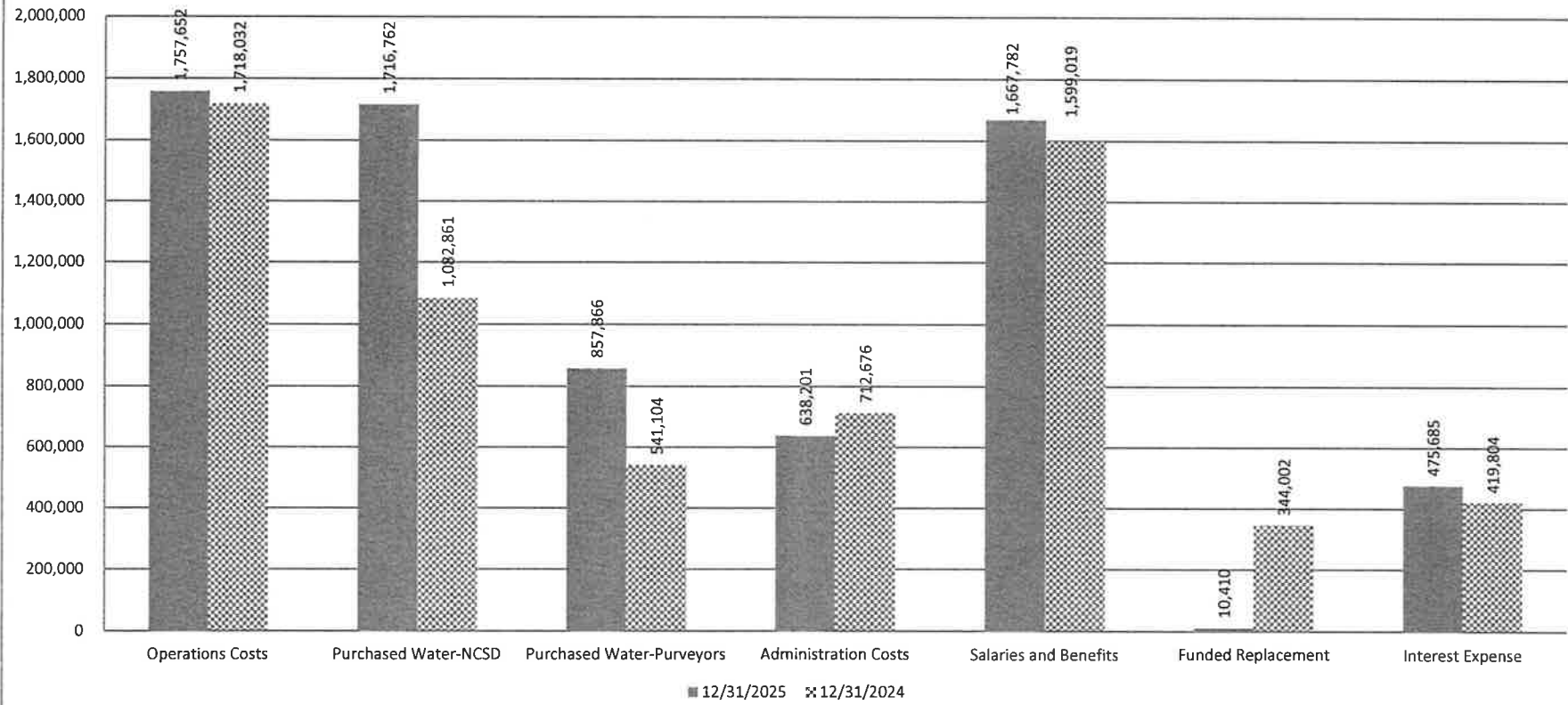
FIRST QUARTER ENDING DECEMBER 31, 2025

DATE	DESCRIPTION	FUNDS	APPROVED BUDGET	APPROVED AMENDMENT	AMENDED BUDGET	RESOLUTION NUMBER
NONE	NONE	NONE	NONE	NONE	NONE	NONE

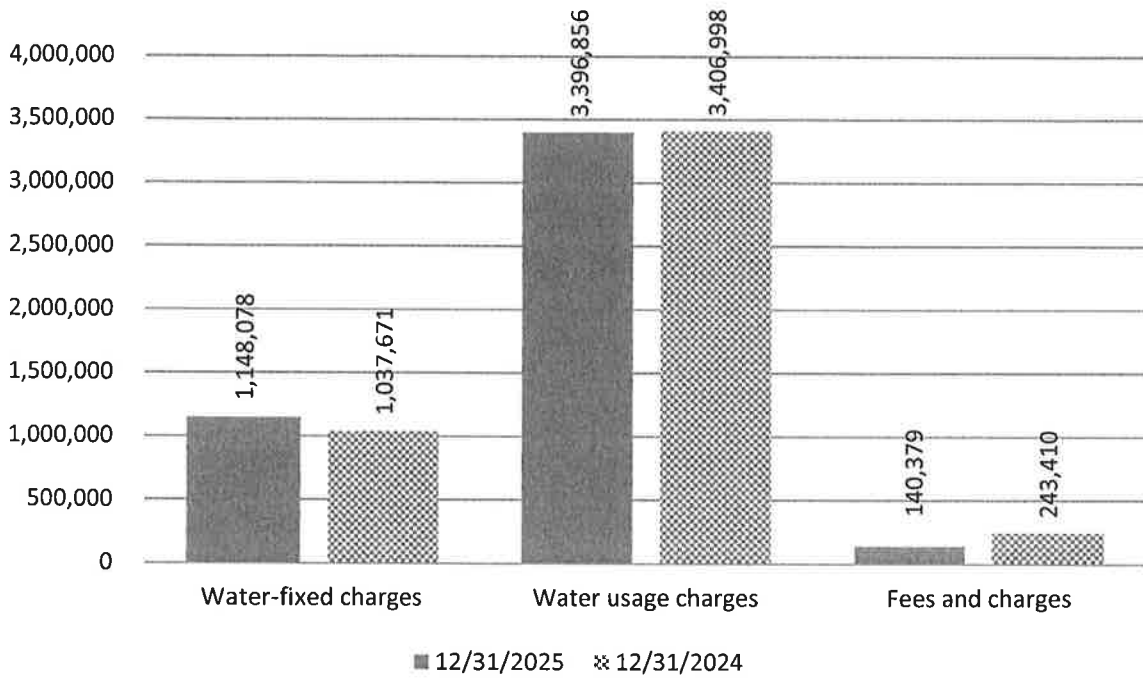
**NIPOMO COMMUNITY SERVICES DISTRICT  
TOTAL REVENUES  
FOR SIX MONTHS ENDED DECEMBER 31, 2025 AND 2024**



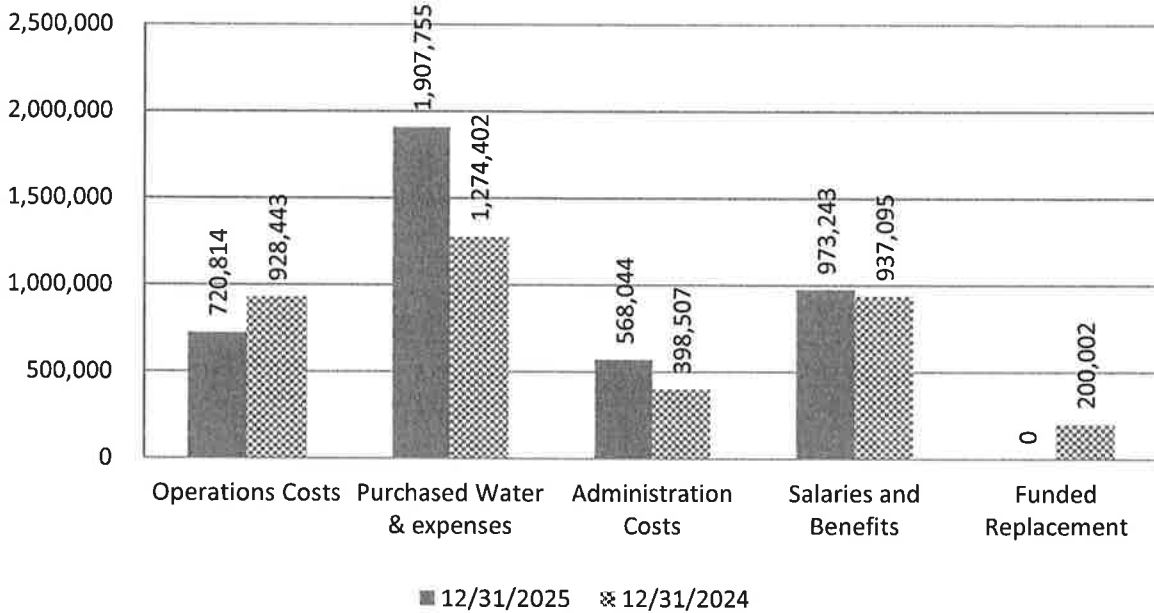
**NIPOMO COMMUNITY SERVICES DISTRICT  
TOTAL EXPENDITURES  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2025 AND 2024**

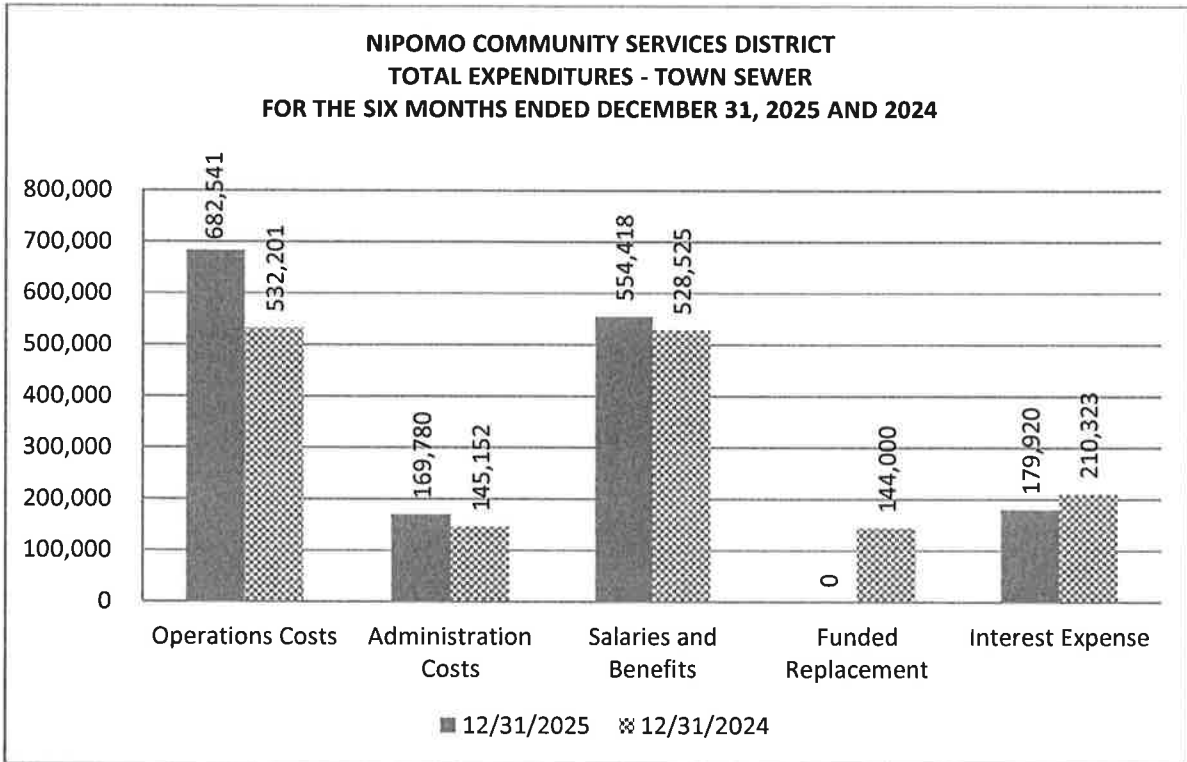
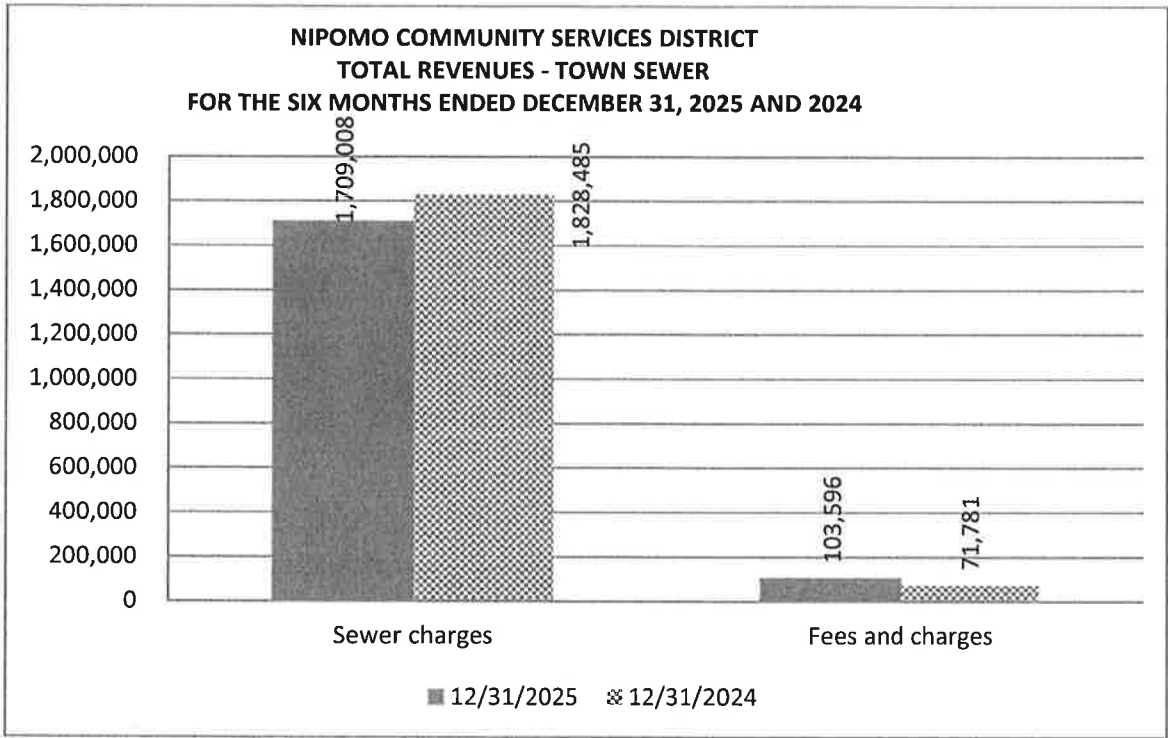


**NIPOMO COMMUNITY SERVICES DISTRICT  
TOTAL REVENUE - WATER FUNDS  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2025 AND 2024**



**NIPOMO COMMUNITY SERVICES DISTRICT  
TOTAL EXPENDITURES - WATER FUNDS  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2025 AND 2024**





TO: BOARD OF DIRECTORS  
REVIEWED: RAY DIENZO, P.E. *R.D.*  
GENERAL MANAGER  
FROM: PETER V. SEVCIK, P.E.  
DIRECTOR OF  
ENGINEERING & OPERATIONS  
DATE: FEBRUARY 18, 2026

**AGENDA ITEM  
D-4  
FEBRUARY 25, 2026**

**AUTHORIZE PURCHASE OF TRUCK  
IN ACCORDANCE WITH APPROVED FY 2025-2026 BUDGET**

**ITEM**

Authorize staff to purchase replacement truck in accordance with approved Fiscal Year ("FY") 2025-2026 Budget [RECOMMEND AUTHORIZE STAFF TO PURCHASE TRUCK FROM PERRY FORD AT A COST OF \$54,070].

**BACKGROUND**

The District's FY 2025-2026 budget includes funding for the purchase of a replacement pickup truck for the Operations Department that will replace a 2015 Ford pickup truck. District staff solicited quotes for similarly equipped trucks from a local dealer as well as through Sourcewell, formerly known as National Joint Powers Alliance, a national government purchasing cooperative that the District belongs to, and received quotes as follows:

Dealer	Total Cost Pickup Truck
Perry Ford	\$54,070
Sourcewell	\$54,133

The vehicle quoted by Perry Ford meets the District's minimum specifications.

**FISCAL IMPACT**

Funding in the amount of \$60,000 is available in the FY 2025-2026 District budget for the purchase of a replacement pickup truck.

**RECOMMENDATION**

Staff recommends that the Board, by motion and roll call vote, authorize staff to purchase a pickup truck from Perry Ford for total cost of \$54,070.

**ATTACHMENTS**

None

TO: BOARD OF DIRECTORS  
FROM: RAY DIENZO, P.E. *RWD.*  
GENERAL MANAGER  
DATE: FEBRUARY 17, 2026

**AGENDA ITEM**  
**D-5**  
**FEBRUARY 25, 2026**

**ADOPT RESOLUTION ADOPTING  
SAN LUIS OBISPO COUNTY MULTI-JURISDICTIONAL  
LOCAL HAZARD MITIGATION PLAN 2025 UPDATE**

**ITEM**

Adopt a resolution adopting the San Luis Obispo County Multi-Jurisdictional Local Hazard Mitigation Plan 2025 Update. [RECOMMEND ADOPT RESOLUTION]

**BACKGROUND**

The multi-jurisdictional Local Hazard Mitigation Plan ("LHMP") was originally developed in 2005, and updated in 2011, 2013, and 2019 before this recent comprehensive update in 2025. The purpose of the LHMP is to ensure the region mitigates the impacts of natural hazards, such as wildfires, flooding, and earthquakes. Development of the plan includes assessing the region's mitigation capabilities, securing local support, soliciting input and approval from each community involved. Nipomo Community Services District ("NCSD") staff, along with other local agencies, has been involved in the development of the updated plan. The final step in the process is for each participating agency's governing board to adopt the plan.

**DISCUSSION**

State law requires an update to the LHMP every five years to be eligible for federal and state funding in the event of a local disaster. The County Office of Emergency Services coordinated the plan update, which involved collaboration and coordination between multiple cities and districts, including the NCSD.

The County's prior plan, approved by Federal Emergency Management Agency ("FEMA") in 2019, was required to be reviewed and revised every five years to reflect changes in development, progress in local mitigation efforts, and changes in priorities. Through the California Office of Emergency Services ("CalOES"), FEMA awarded the County of San Luis Obispo grant funding through the Hazard Mitigation Grant Program ("HMGP") to fund the development of this plan in 2025.

Participating jurisdictions had direct representation on the team throughout the planning and development process. Multiple public workshops and public surveys were held during the process, allowing the public to provide input into the development of the plan. This plan built on previous hazard mitigation planning and incorporated updated hazard mapping, risk assessment and threat analysis.

The final step in the process is for the final draft of the LHMP to go before each jurisdiction's governing body for adoption, which is the action staff is seeking as part of this report. Since the LHMP is over 1,400 pages, interested parties can view the entire document at

<https://www.slocounty.ca.gov/departments/administrative-office/office-of-emergency-services/forms-documents/2025-draft-multi-jurisdictional-hazard-mitigation-plan>.

Included in the report is Annex M Nipomo Community Services District, which provides an overview of the District, identifying the local hazards and summarizing their impacts.

**OTHER AGENCY INVOLVEMENT/IMPACT**

San Luis Obispo County Planning and the Office of Emergency Services worked closely with all participating jurisdictions, including the cities of Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, San Luis Obispo; and special districts including Avila Beach Community Service District (CSD), Cambria CSD, Ground Squirrel Hollow CSD, Heritage Ranch CSD, Nipomo CSD, Oceano CSD, San Miguel CSD, San Simeon CSD, Templeton CSD, Cayucos Sanitary District, San Luis Obispo Flood and Water Conservation District, South San Luis Obispo county Sanitation District and Port San Luis Harbor District.

**FISCAL IMPACT**

The development of this plan was 75% grant funded. The remaining 25% was local match funding. The participating jurisdictions, including NCSD, provided signed match commitment letters for their portion of the local match cost of this project, which was based on a per capita cost formula. NCSD's prorated share of the plan update is \$3,125.

**STRATEGIC PLAN**

Goal 3. PERSONNEL AND ORGANIZATION. Maintain a qualified, long-term and productive workforce to assure an effective organization.

3.b. Ongoing activities

B.3 Maintain effective disaster response capability. This includes operational resiliency in the face of floods, earthquakes and other emergencies.

**RECOMMENDATION**

Adopt resolution to adopt the County of San Luis Obispo's Multi-Jurisdictional Local Hazard Mitigation Plan Update 2025.

**ATTACHMENTS**

- A. Resolution 2026-XXXX: Adopt San Luis Obispo County Multi-Jurisdictional Local Hazard Mitigation Plan 2025 Update
- B. 2025 LHMP Annex M: Nipomo Community Services District

FEBRUARY 25, 2026

ITEM D-5

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2026-17XX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO  
COMMUNITY SERVICES DISTRICT ADOPTING THE SAN LUIS  
OBISPO COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD  
MITIGATION PLAN UPDATE 2025**

**WHEREAS**, Nipomo Community Services District (District) recognizes the threat that natural hazards pose to people and property within our community; and

**WHEREAS**, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

**WHEREAS**, an adopted Multi-Jurisdictional Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple Federal Emergency Management Agency pre- and post-disaster mitigation grant programs; and

**WHEREAS**, the County of San Luis Obispo (County) coordinated the Multi-Jurisdictional Hazard Mitigation Plan, to include local agencies such as Cities, Special and Community Service Districts, and other governmental bodies within the County boundaries,

**WHEREAS**, the District fully participated in the Federal Emergency Management Agency-prescribed mitigation planning process to prepare, for those areas within the District's boundaries, this Multi-Jurisdictional Local Hazard Mitigation Plan; and

**WHEREAS**, on January 27, 2026, the County's Board of Supervisors approved the Multi-Jurisdictional Hazard Mitigation Plan that includes the District's local hazard mitigation titled "Appendix M" therein, and

**WHEREAS**, the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials have reviewed the San Luis Obispo County Multi-Jurisdictional Local Hazard Mitigation Plan and approved it contingent upon this official adoption of the participating governing body;

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Nipomo Community Services District Board of Directors as follows:**

1. The Board of Directors adopt the San Luis Obispo County Multi-Jurisdictional Local Hazard Mitigation Plan by reference into the District's Codes in accordance with the requirements of AB 2140, and
2. The District will submit this adopted resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan's final approval in accordance with the requirements of the Disaster Mitigation Act of 2000 and to establish conformance with the requirements of AB 2140, and
3. The above Recitals are true and correct and incorporated herein by this reference.

**NIPOMO COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2026-17XX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY  
SERVICES DISTRICT ADOPTING THE SAN LUIS OBISPO COUNTY MULTI-  
JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN UPDATE 2025**

Upon motion by Director \_\_\_\_\_, seconded by Director \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

the foregoing resolution is hereby passed and adopted on this 25<sup>th</sup> day of Feb, 2026.

\_\_\_\_\_  
PHIL HENRY  
Board President  
Nipomo Community Services District

ATTEST:

APPROVED:

\_\_\_\_\_  
RAY DIENZO  
General Manager and Secretary to the Board

\_\_\_\_\_  
CRAIG A. STEELE  
District Legal Counsel

**FEBRUARY 25, 2026**

**ITEM D-5**

**ATTACHMENT B**



## Annex M Nipomo Community Services District

### M.1 District Profile

#### M.1.1 Mitigation Planning History and 2025 Process

This annex was updated in 2025 to build upon the previous version created for the 2019 San Luis Obispo Hazard Mitigation Plan (HMP) update. The previous HMP was not incorporated into any formal planning mechanisms for the Nipomo Community Services District (CSD) due to lack of opportunity. The CSD plans to incorporate this update when the opportunity arises. A review of jurisdictional priorities found no significant changes in priorities since the last update.

The General Manager of the Nipomo CSD was the representative on the County HMPC and took the lead for developing the plan and this annex in coordination with the Nipomo CSD Local Planning Team (Planning Team). The Local Planning Team will be responsible for implementation and maintenance of the plan. Table M-1 summarizes the district’s planning team for the plan revision process.

**Table M-1 Nipomo CSD Hazard Mitigation Local Planning Team**

DEPARTMENT	TITLE
Administration	General Manager
Operations	Director of Engineering and Operations
Operations	Operations Manager
Operations	Water Supervisor
Operations	Wastewater Supervisor

The plan must document opportunities for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies with the authority to regulate development, as well as businesses, academia, and other private and non-profit interests, to actively participate in the planning process. Stakeholder groups are listed below in Table M-2.

**Table M-2 Nipomo Stakeholder Groups**

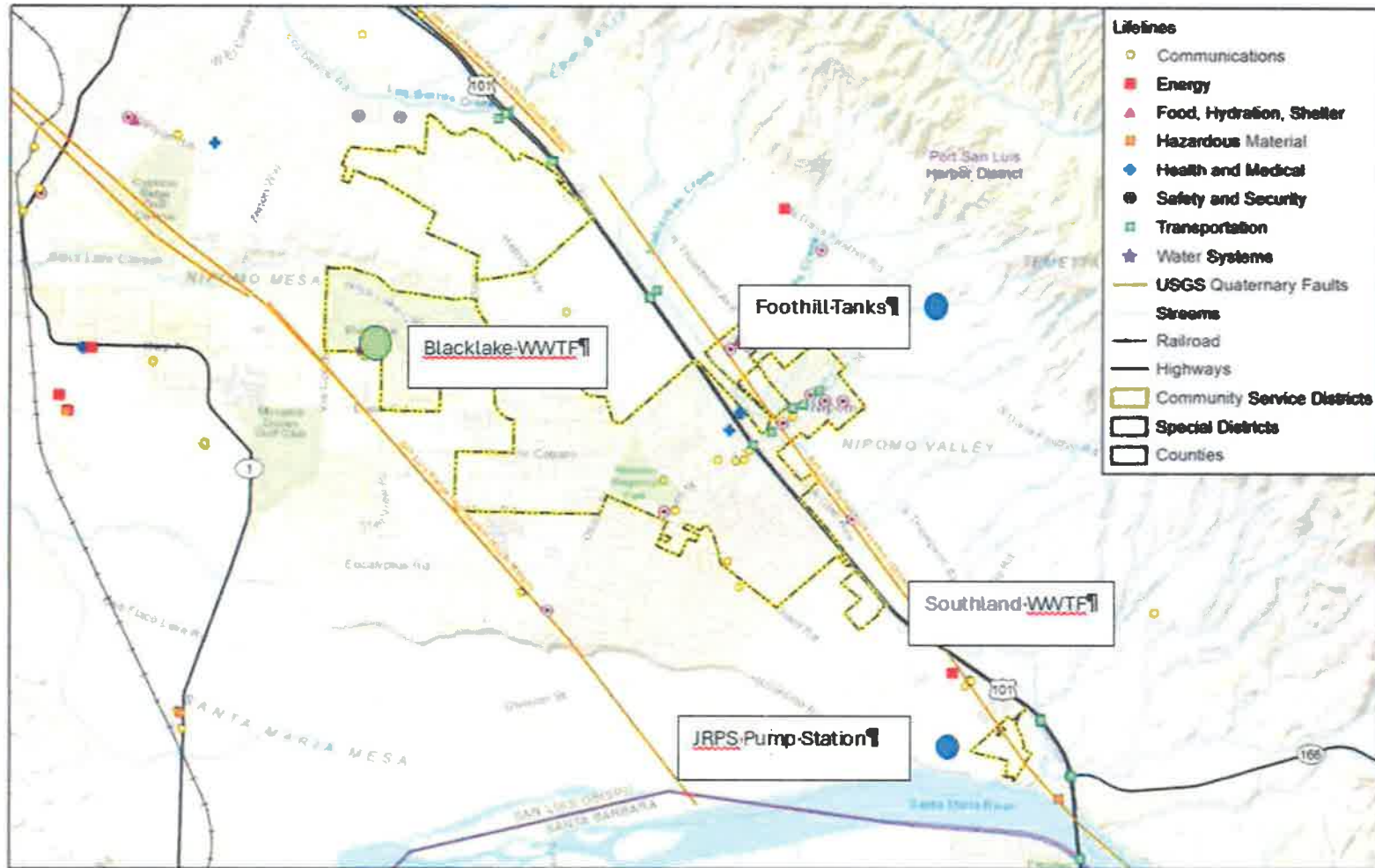
STAKEHOLDER GROUP	ORGANIZATION
Agencies involved in hazard mitigation activities	SLO County Fire
Agencies that have the authority to regulate development	SLO County Planning & Building
Neighboring communities	Grover Beach Community Development
Representatives of business academia, and other private orgs	South County Chambers of Commerce
Representatives supporting underserved communities	Peoples Self Help Housing

More details on the planning process and how the jurisdictions, service districts, and stakeholders participated can be found in Section 3 of the Base Plan, along with how the public was involved during the 2025 update.

Figure M-1 is a map of the larger Nipomo community including nearby special districts critical facility lifelines.



Figure M-1 Nipomo Community Services District



Map compiled 2/2025;  
 Intended for planning purposes only.  
 Data Source: San Luis Obispo County, CalARP, HFLD,  
 National Bridge Inventory, National Inventory of Dams,  
 Department of Conservation, USGS





### M.1.2 District Overview

The Nipomo Community Services District's (CSD) mission is to provide its customers with reliable, quality, and cost-effective services now and in the future. The district was established in 1965 under the Community Services District Law of the Government Code Section 61000, assisted by the Nipomo Citizen's Steering Committee. The proposed district at the time consisted of 1,384 acres that included 560 dwellings and about 2,300 people hoping to solve the community's early water and sewer problems after several typhoid fever cases in the early 1960s tied the health issues to nitrates in the water and proximity to sewer tanks.

In present times, the Nipomo CSD is governed by a board of directors, each with different committee assignments and possible delegations. This Board is responsible for providing counsel related to water management and resources, overall administration, financing/auditing, and facilities to the Nipomo community.

Nipomo is located in the southwest portion of the County of San Luis Obispo next to Highway 101, within the South County Planning Area. It currently serves about 14,000 people in a somewhat rural environment between the Five Cities Area of the county and the City of Santa Maria (in the County of Santa Barbara). The Nipomo CSD has expanded to cover over six square miles, and provides limited stormwater, street lighting, and landscape maintenance. The district's sphere of influence covers about nine square miles in addition to the current service area and based on the latest LAFCO-developed Municipal Service Review, growth in the Nipomo area is expected to follow a 1% rate over the next 20 years.

The bulk of the CSD's facilities are comprised of pipes, pumps, treatment, and tanks. Recent efforts related to the district's water infrastructure have been focused on earthquake related hazards, due to the district's location atop an ancient sand dune as well as crossing of several earthquake faults. Exposure to liquefaction and other earth movement issues is of concern to Nipomo as well, but there has not been any recent damage to key infrastructure from earthquake and liquefaction hazards.

According to the U.S. Census Bureau's American Community Survey 5 year estimate (2018-2023), in 2023 Nipomo had a population of 17,266. This a 7.6% decrease from 2018. More information surrounding Nipomo demographic and social characteristics are below in Table M-3.

**Table M-3 Nipomo CDP Demographic and Social Characteristics, 2018-2023**

NIPOMO CDP	2018	2023	% CHANGE
Population	17,455	17,266	-7.6%
Median Age	40.1	39.3	-4%
Total Housing Units	5,988	6,027	-3.8%
Housing Occupancy Rate	94.6%	94.3%	-4%
% of Housing Units with no Vehicles Available s2504	2.8%	5.4%	+90.9%
Median Home Value dp04	\$500,000	\$674,100	+46.1%
Unemployment dp03	4.1%	1.7%	+25%
Mean Travel Time to Work (minutes) s0801	23.2	27.5	-9.9%
Median Household Income s2506	\$100,486	\$139,126	+18.6%
Per Capita Income dp03	\$32,929	\$39,021	+29.6%
% of Individuals Below Poverty Level s1701	9.9%	5.8%	-18.4%
# of Households s1101	5,664	5,682	-4.1%



NIPOMO CDP	2018	2023	% CHANGE
Average Household Size	3.08	3.03	+3.6%
% of Population Over 25 with High School Diplomas	83.5%	83.5%	+1.6%
% of Population Over 25 with Bachelor's Degree or Higher	23.7%	25.4%	-25.7%
% with Disability	10.4%	13.9%	-8.8%

Source: U.S. Census Bureau American Community Survey 2018-2023 5-Year Estimates, www.census.gov/

Note: Data is for the Los Osos Census Designated Place (CDP) which may not have the same boundaries as the Cambria Community Service District.

The following table show how the Nipomo CDP's labor force breaks down by occupation and industry estimates from the 2023 American Community Survey. The industries with the most employees are educational services, health care and social assistance (23.3%) as shown in below Table M-4. The most common occupations in Nipomo are those in management, business, science, and the arts (36.3%) as shown in Table M-5.

**Table M-4 Nipomo CPD Employment by Industry (2023)**

INDUSTRY	# EMPLOYED	%
Population (16 years and over)	13,780	
In Labor Force	8,520	61%
Agriculture, forestry, fishing and hunting, and mining	684	8.3%
Armed Forces		0%
Construction	828	10%
Manufacturing	596	7.2%
Wholesale trade	156	1.9%
Retail trade	456	5.5%
Transportation and warehousing, and utilities	725	8.7%
Information	94	1.1%
Finance and insurance, and real estate and rental and leasing	223	2.7%
Professional, scientific, and management, and administrative and waste management services	758	9.1%
Educational services, health care and social assistance	1,930	23.3%
Arts, entertainment, recreation, and accommodation and food services	608	7.3%
Other services, except public administration	661	8%
Public administration	570	6.9%
Unemployed	231	1.7%

Source: U.S. Census Bureau American Community Survey 2018-2023 5-Year Estimates, www.census.gov/

**Table M-5 Nipomo CPD Employment by Occupation (2023)**

INDUSTRY	# EMPLOYED	%
Population (2023)	13,780	
In Labor Force	8,520	61.8%
Management, business, science, and arts occupations	3,011	36.3%
Service occupations	1,199	14.5%
Sales and office occupations	1,885	22.7%
Natural resources, construction, and maintenance occupations	1,264	15.2%
Production, transportation, and material moving occupations	930	11.2%

Source: U.S. Census Bureau American Community Survey 2018-2023 5-Year Estimates, www.census.gov/



### M.1.3 Development Trends

Nipomo developed their most recent Strategic Plan in 2018 with an update expected in 2025. This plan outlines the district’s initial priority issues for the coming years (among other key plan aspects), and these were identified during workshops and interviews with the board members, managers, and directors of local operative processes. Three priorities were outlined in this Strategic Plan document: 1) Maintain and enhance community sustainability, financial stability, and infrastructure stability; 2) optimize operations and achieve customer satisfaction; and 3) attain operational resiliency and encourage employee leadership and development. In terms of hazards and related mitigation opportunities, it is important to acknowledge these goals and objectives to ensure effective planning mechanisms and efforts across the district, especially to enable or help move forward currently ongoing activities.

As of 2023, the American Community Survey noted the CSD’s population to be approximately 17,266. Prior to 2015, Nipomo was relying solely on groundwater sources. Although growth has been very slight and slow in Nipomo, due to extreme drought and growing water demands, groundwater was becoming scarce and shortage conditions required solutions to balance supply versus demand in the district. In 2015, the district began a \$34 million public works project (the largest and most important in the District’s 50-year history) to obtain supplemental water from Santa Maria Water deliveries began that year, allowing for millions of gallons to avoid being pumped from the troubled water basin underlying the Nipomo Mesa. The intertie pipeline project connects Nipomo’s water system to Santa Maria’s, and currently delivers 1000 acre-feet of water to Nipomo every year. Growth since the last update of this plan has not notably increased or decreased vulnerability to any of the hazards identified in Section M.3.3. However, significant growth is expected in the next five years with the County’s approval of the Dana Reserve development which may increase the district’s vulnerability to wildfire as development expands further into the WUI.

### M.1.4 Other Community Planning Efforts

The development of this Community Services District Annex involved a comprehensive review of existing plans, studies, reports, and initiatives from San Luis Obispo County and the Nipomo community that relate to hazards or hazard mitigation. A high-level summary of the key plans, studies and reports is summarized in Table M-6. Information on how they informed the update are noted and incorporated where applicable.

In addition to the development standards within the Nipomo Strategic Plan, there are County planning mechanisms that regulate future and existing development within the Nipomo CSD planning area. Refer to Section M.4 Capability Assessment for more information on the plans, policies, regulations and staff that govern the Nipomo CSD.

**Table M-6 Summary of Review of Key Plans, Studies, and Reports for Nipomo CSD**

PLAN, STUDY, REPORT NAME	HOW DOCUMENT INFORMED THE ANNEX
Nipomo Community Plan Update (2025)	Provided information about updates to public facilities
Nipomo Community Services District Interconnection Project (2020)	Obtained water use information and facilities information
San Luis Obispo County Community Wildfire Protection Plan (2019)	Informed the wildfire section
County of San Luis Obispo Local Hazard Mitigation Plan (2019)	Informed past hazard event history, hazard profile and background, and mitigation strategy information.
County of San Luis Obispo Land Use and Circulation Elements (Part II):	Obtained water use information, drought related details, etc.



PLAN, STUDY, REPORT NAME	HOW DOCUMENT INFORMED THE ANNEX
The Area Plans – Inland and South County Area Plans	
Nipomo Community Services District 2018 Strategic Plan	Obtained current District information, ongoing efforts, water use information, etc.
Nipomo Community Plan - Updated 2014	Obtained District information, history, past programs, etc.
Nipomo's Supplemental Water from Santa Maria project summary	Obtained information on past and ongoing water purchase/acquisition efforts and the drought/water scarcity hazard.
San Luis Obispo County 2014 Integrated Regional Water Management Plan	Obtained information on water use in Nipomo, water management regions, and the drought/water scarcity hazard.
State of California's Hazard Mitigation Plan - Updated 2018	General information on hazards, events, and vulnerability assessments.
San Luis Obispo County Dam and Levee Failure Evacuation Plan - Updated 2016	Flooding, dam, and levee hazard information and recent studies.
2014-2016 Resource Summary Report for San Luis Obispo County's General Plan	Pulled information about water resources, reliability, and ongoing efforts to increase resilience in the County and District of Nipomo as related to drought.

## M.2 Hazard Identification and Summary

The Nipomo CSD planning team identified the key hazards that affect the district, and summarized their frequency of occurrence, spatial extent, potential magnitude, and overall significance specific to the Nipomo CSD (see Table M-7). There are no hazards that are unique to this CSD. (Note that earthquake and liquefaction hazards will be profiled together as one under Section M.3.3.5)

**Table M-7 Nipomo CSD Hazard Risk Summary**

HAZARD	GEOGRAPHIC AREA	PROBABILITY OF FUTURE OCCURRENCE	MAGNITUDE/ SEVERITY (EXTENT)	OVERALL SIGNIFICANCE
Adverse Weather: Thunderstorm, Heavy Rain, Lightning, Freeze, Hail, Dense Fog	Limited	Likely	Negligible	Low
Adverse Weather: High Wind and Tornado	Limited	Likely	Negligible	Low
Adverse Weather: Extreme Heat	Limited	Likely	Negligible	Low
Drought and Water Shortage	Significant	Likely	Limited	High
Earthquake	Extensive	Likely	Limited	Medium
Flood	Limited	Occasional	Limited	Low
Wildfire	Significant	Occasional	Limited	Medium
Human Caused: Hazardous Materials	Limited	Highly Likely	Negligible	Low
<b>Geographic Area</b> Limited: Less than 10% of planning area Significant: 10-50% of planning area		<b>Magnitude/Severity (Extent)</b> Catastrophic—More than 50 percent of property		



HAZARD	GEOGRAPHIC AREA	PROBABILITY OF FUTURE OCCURRENCE	MAGNITUDE/ SEVERITY (EXTENT)	OVERALL SIGNIFICANCE
<p>Extensive: 50-100% of planning area Probability of Future Occurrences Highly Likely: Near 100% chance of occurrence in next year or happens every year. Likely: Between 10 and 100% chance of occurrence in next year or has a recurrence interval of 10 years or less. Occasional: Between 1 and 10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years. Unlikely: Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.</p>			<p>severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid</p>	<p>Significance Low: minimal potential impact Medium: moderate potential impact High: widespread potential impact</p>

### M.3 Vulnerability Assessment

The intent of this section is to assess the Nipomo CSD's vulnerability separately from that of the County, which has already been assessed in Section 5 Hazard Identification and Risk Assessment (HIRA) in the Base Plan. This vulnerability assessment analyzes the population, property, and other assets (e.g., critical facilities) at risk to hazards ranked of medium or high significance that may vary from other parts of the planning area.

The key information to support the HIRA for this Annex was collected through a Data Collection Guide, which was distributed to each participating municipality, community services district, or special district to complete during the planning process. Information collected was analyzed and summarized in order to identify and rank all the hazards that could impact anywhere within the County, as well as to rank the hazards and identify the related vulnerabilities unique to each jurisdiction/district. In addition, the Nipomo CSD planning team was asked to share information on past hazard events that have affected the district.

Each participating jurisdiction or district was in support of the main hazard summary identified in the Base Plan (See Section 5.1.2). However, the hazard summary rankings for each jurisdictional annex may vary slightly due to specific hazard risk and vulnerabilities unique to that jurisdiction (see Table M-7). Identifying these differences helps the reader to differentiate the district's risk and vulnerabilities from that of the overall county.

Note: The hazard "Significance" reflects overall ranking for each hazard and is based on the Nipomo CSD planning team input from the Data Collection Guide and the risk assessment developed during the planning process (see Chapter 5 of the Base Plan), which included more detailed quantitative and qualitative analyses with best available data for all hazards in the County.



### M.3.1 Other Hazards

The followings hazards identified in the base plan HIRA are not identified within this jurisdictional annex due to no risk or insignificant anticipated impacts and are not considered further for vulnerability or mitigation actions:

- Agricultural Pests and Plant Diseases
- Biological Agents
- Coastal Storm/ Coastal Erosion/ Sea Level Rise
- Dam Incidents (only a small area of the district could have potential inundation from the Twitchell Dam; otherwise there is no exposure to this hazard)
- Subsidence
- Landslides and Debris Flows (Per the Planning Team landslide issues are site specific around the NCS D facilities and there are currently sufficient landslide protections these facilities)
- Tsunamis

### M.3.2 Assets at Risk

This section considers the district's assets at risk, including values at risk, critical facilities and infrastructure, historic assets, economic assets, and growth and development trends.

#### M.3.2.1 Values at Risk

The following data on property exposure is derived from San Luis Obispo County Assessor's data. This data should only be used as a guideline to overall values in the Community Services District as the information has some limitations. Table M-8 shows the exposure of properties (e.g., the values at risk based on improvement values, content values, and total values as an addition of these two types of values) broken down by property type for the Nipomo Community Services District. Refer to the Base Plan Section 5.2 (HIRA Asset Summary) for more details on value information, content calculations, and overall parcel analysis methodology.

**Table M-8 Property Exposure Values for the Nipomo CSD by Parcel Type**

PROPERTY TYPE	PARCEL COUNT	IMPROVED VALUE	CONTENT VALUE	TOTAL VALUE
Agricultural	4	\$1,139,600	\$1,139,600	\$2,279,200
Commercial	70	\$96,933,973	\$96,933,973	\$193,867,946
Exempt	12	\$2,489,264	\$2,489,264	\$4,978,528
Industrial	9	\$13,078,606	\$19,617,909	\$32,696,515
Mixed Use	345	\$68,577,792	\$68,577,792	\$137,155,584
Mobile Home	289	\$31,395,158	\$15,697,579	\$47,092,737
Multi-Family Residential	59	\$57,606,158	\$28,803,079	\$86,409,237
Residential	3,513	\$1,048,201,906	\$524,100,953	\$1,572,302,859
Vacant Improved	26	\$4,083,657	\$4,083,657	\$8,167,314
<b>Total</b>	<b>4,327</b>	<b>\$1,323,506,114</b>	<b>\$761,443,806</b>	<b>\$2,084,949,920</b>

Source: San Luis Obispo County Assessor Data November 15, 2024, WSP GIS Analysis



**M.3.2.2 Critical Facilities and Lifelines**

A critical facility is defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. See Section 5 of the Base Plan for more details on the definitions and categories of critical facilities.

An inventory of critical facilities in the district based on San Luis Obispo County GIS data as well as structures obtained from the Homeland Infrastructure Foundation-Level Dataset (HIFLD) is provided in Table M-9, and is illustrated in Figure M-1. The four types of Critical Facilities categorized by San Luis Obispo County and its jurisdictions and districts' planning teams are: Emergency Services, High Potential Loss Facilities, Lifeline Utility Systems, and Transportation Systems. Refer to Appendix G and Section 5.2 of the Base Plan for more information on the assets used throughout this Annex and the county-wide analyses.

**Table M-9 Summary of Nipomo CSD's Critical Facilities**

FACILITY TYPE	COUNTS
Communication	10
Food, Hydration, Shelter	1
Health and Medical	2
Safety and Security	11
Transportation	5
Water Systems	1
Total Count	30

**M.3.2.3 Additional Critical Facilities**

Three additional Essential Infrastructure facilities identified by the District Lead Planning Team are listed below under the Lifeline Utility Services category.

- Wastewater Treatment Plan - \$18 million replacement value (Southland WWTF)
- Water Treatment/Distribution facility - \$50 million replacement value (Joshua Pump Station)
- Wastewater Treatment Plan - \$8 million replacement value (Blacklake WWTF)
- Foothill Water Storage Tanks

**M.3.2.4 Transportation Systems and High Potential Loss Facilities**

No critical transportation facilities were noted for the district. However, there may be certain structures or entities important to the district, particularly along the main corridor running through Nipomo (Highway 101) or other major nearby transportation lines (e.g., Highway 1, Highway 166).

**M.3.2.5 Historic and Cultural Resources**

Historical assets include local, county, state, and potentially federally listed historic sites. Based on data provided by the County of San Luis Obispo and LAFCO, it was found that there are 7 historic and cultural resources in or near the Nipomo CSD. These are summarized in Table M-10.



Table M-10 Nipomo CSD’s Historic and Cultural Resources

AREA PLAN WHERE NOTED	PROPERTY NAME	YEAR	DESCRIPTION
South County Inland Area Plan	Dana Adobe	1839	Historical Landmark No. 1033 (Rancho Nipomo)
	Dana House	1882	535 Mehlschau
	Los Berros Adobe Barn	1860	159 Avis St
	Los Berros Schoolhouse	1890	1841 Grant Ave
	Old St. Joseph's Church	1902	110 Thompson Av
	Pacific Coast Railroad Depot	1881	right-of-way granted in 1881
	Runels Home - Dana Street	1886	now Kaleidoscope Inn & Gardens

Source: San Luis Obispo County Planning and Building; LAFCO

M.3.2.6 Natural Resources

Natural assets may include wetlands, threatened and endangered species, or other environmentally sensitive areas. Natural and environmental resources are important to include in benefit-cost analyses for future projects and may be used to leverage additional funding for projects that also contribute to community goals for protecting sensitive natural resources. Awareness of natural assets can lead to opportunities for meeting multiple objectives. For instance, protecting wetlands areas protects sensitive habitat as well as attenuates and stores floodwaters. The San Luis Obispo County Inland Area Plan was adopted in 2014. This larger plan comprises the Nipomo CSD as well as Nipomo’s valley sub-basins within the Santa Maria Valley Groundwater Basin, all in the South County sub-area plan. Based on information pulled from this South County sub-area plan, the Nipomo Mesa is an important destination for recreation that contributes to the local economic base, including construction of golf courses. The characteristics of the community mix urban appeal with rural features and lifestyles through development of site-sensitive treatment of scenic areas, parks, expansive biking and pedestrian infrastructure, and public and tourist-related transit that enhance quality of life. Based on these aspects, natural resources and environmental assets are undoubtedly key to the Nipomo community and should be carefully considered during development and planning efforts.

M.3.2.7 Economic Assets

Tourism is a large economic driver for the Nipomo community due to recreational and environmental assets as discussed in the above section. However, agriculture is important to the community as well, as are commercial, retail, and services. These types of economic assets could be compromised due to various hazards such as drought, flooding, earthquake, liquefaction, severe weather, and wildfire, among others.

M.3.3 Estimating Potential Losses

This section details vulnerability to specific hazards of low, medium, or high significance, where quantifiable, noted by the Planning Team, and/or where it differs significantly from that of the overall County. Impacts of past events and vulnerability to specific hazards are further discussed below, though refer to Section 5 of the Base Plan for more details on the County’s HIRA findings and hazard profiles.

M.3.3.1 Adverse Weather: Thunderstorm/ Heavy Rain/ Lightning/ Dense Fog/ Freeze

Adverse weather in the Nipomo Community Services District includes thunderstorms, heavy rain, lightning, freeze, and dense fog. Nipomo CSD’s risk and vulnerability does not differ significantly from that of San Luis Obispo County. The overall significance rating of the planning area is **low**. The entire property and facility inventory noted in M.3.2, as well as the



population, of the Nipomo CSD is exposed to the impacts of thunderstorm/heavy rain/lightning/freeze/dense fog due to the widespread nature of these hazards. The typical impacts to people, structures, and critical facilities/lifeline are discussed in Section 5.3.2.7 of the base plan. Nipomo CSD is subject to many of the same regional weather patterns during storm seasons and transitional weather patterns.

Similar to the county, the district is susceptible to the impacts of heavy rainfall. The planning area experiences about 13 inches of precipitation annually, according to Western Regional Climate Center. While thunderstorms and lightning are relatively rare, they can still pose safety risks to residents and strain electrical infrastructure when they occur. Dense fog is a common concern along the coast, particularly in the cooler months, often reducing visibility along roadways. The tables below show key climate variables such as extreme temperatures, precipitation totals, and the frequency of specific weather events. Note that Santa Maria weather station is the nearest official reporting site to Nipomo CSD.

**Table M-11 Santa Maria Public Airport Climate Summary Table - Weather (Period of Record: 01/01/1948 - 04/20/2025)**

SUMMARY PERIOD	MONTHLY MEAN MAXIMUM TEMP.	MONTHLY MEAN MINIMUM TEMP.	DAILY EXTREME HIGH TEMP.	DAILY EXTREME HIGH DATE	DAILY EXTREME LOW TEMP.	DAILY EXTREME LOW DATE	MAXIMUM TEMP. ≥ 90°F MEAN # DAYS	MINIMUM TEMP. ≤ 32°F MEAN # DAYS
Winter	64.2°F	39.8°F	90°F	12/3/1958	20°F	1/2/1976	0	11.7
Spring	66.9°F	44.5°F	105°F	5/15/2014	24°F	3/2/1971	0.8	1.3
Summer	72.5°F	52.6°F	110°F	6/20/2008	36°F	6/2/1955	0.9	0
Fall	72.8°F	48.0°F	108°F	10/4/1987	25°F	11/17/1958	3.2	1.1
Annual	69.1°F	46.2°F	110°F	6/20/2008	20°F	1/2/1976	5	14.3

Source: Western Regional Climate Center (WRCC) <https://wrcc.dri.edu/>  
 \* Winter is defined as December, January, and February  
 \*\* Summer is defined as June, July, and August

**Table M-12 Santa Maria Public Airport Climate Summary Table - Precipitation (Period of Record: 01/01/1948 - 04/20/2025)**

SUMMARY PERIOD	PRECIP. MEAN	PRECIP. HIGH	PRECIP. HIGH YEAR	PRECIP. LOW	PRECIP. LOW YEAR	PRECIP. 1 DAY MAXIMUM	PRECIP. 1 DAY MAXIMUM DATE	PRECIP. ≥ 1.00 IN. MEAN # DAYS
Winter	7.09 in.	18.39 in.	1978	1.41 in.	1964	3.42 in.	1/9/2023	1.5
Spring	3.61 in.	9.69 in.	1991	0.01 in.	1997	3.46 in.	3/20/2011	0.7
Summer	0.1 in.	0.91 in.	1976	0 in.	1955	0.84 in.	8/19/1976	0
Fall	1.9 in.	5.14 in.	1997	0.02 in.	1980	1.89 in.	10/6/1960	0.3
Annual	12.69 in.	28.24 in.	1998	2.99 in.	2013	3.46 in.	3/20/2011	2.6

Source: Western Regional Climate Center (WRCC) <https://wrcc.dri.edu/>  
 \* Winter is defined as December, January, and February  
 \*\* Summer is defined as June, July, and August

**M.3.3.2 Adverse Weather: High Wind and Tornado**

Nipomo CSD's risk and vulnerability to this hazard does not differ significantly from that of the County overall significance of **low**. The entire property and facility inventory, as well as the population, of Nipomo is exposed to the impacts of high wind and tornado due to the



widespread nature of this hazard. The typical impacts to people, structures, and critical facilities/lifeline are discussed in Section 5.3.3.7 of the base plan. While these hazards are not common in the region they can occasionally occur during strong storm systems, particularly in the winter months. Nipomo may experience gusty winds capable of causing minor damage and tornado activity is extremely rare across the county. Additionally, there are 289 mobile homes located in Nipomo, which are often more vulnerable to the impacts of high winds than single-family residential structures as they are typically not fixed to a foundation. An estimated 1,665 people in Heritage Ranch reside in mobile homes and may be at greater risk for injury in high wind events.

As such, while the potential for high wind events exists, the likelihood of significant damage or disruption remains low and tornado risk is considered minimal.

#### *M.3.3.3 Adverse Weather: Extreme Heat*

Extreme heat is a **low** significance hazard for Nipomo CSD. The entire property and facility inventory, as well as the population, of Nipomo is exposed to the impacts of extreme heat due to the widespread nature of this hazard. The typical impacts to people, structures, and critical facilities/lifeline are discussed in Section 5.3.4.7 of the base plan. The monthly mean high fall temperature for the Santa Maria Public Airport, the closest NOAA weather station to the CSD with recent data, is 72.8°F; however, temperatures up to 110°F have been recorded (see Table M-11). Additionally, rising temperatures and more frequent heat waves are increasing the likelihood of more extreme heat events in the future.

Extreme heat can threaten the reliability of services provided by the CSD. Rising temperatures increase water demand, straining local supplies, reducing well yields, and degrade water quality through reduced dilution capacity and bacterial contamination, increasing dependence on supplemental sources. Additionally, critical infrastructure such as pumps, treatment systems, and distribution lines, can become vulnerable to overheating and reduced efficiency. Power outages linked to regional energy surges further increases the risk of service disruption, especially for water and wastewater operations.

These impacts are felt most acutely by vulnerable populations who may face heightened health risks if access to clean water or sanitation is compromised. Additionally, extreme heat puts field staff at risk, requiring potentially costly operational adjustments to ensure worker safety. Emergency services face greater demand during heat waves, as the risk of wildfire intensifies and heat-related medical emergencies become more frequent.

#### *M.3.3.4 Drought and Water Shortage*

Drought was classified by the Planning Team as the most significant hazard for Nipomo, just as it is a **high** significance hazard for the entire County of San Luis Obispo. Section 5.3.9.7 of the Base Plan includes an analysis of the vulnerability of people, property, facilities, and other assets to this hazard countywide, and the typical impacts do not vary in Nipomo significantly. The Nipomo CSD sources its water from two primary sources; the CSD operates four groundwater wells located in the Nipomo Mesa which extract water from the local aquifer, and imports water from the City of Santa Maria through the Nipomo Supplemental Water Project. This imported water is a blend of groundwater and surface water, including allocations from the State Water Project. In 2020, approximately 50% of the CSD's supply was sourced from groundwater wells, and the remaining 50% was obtained through the Nipomo Supplemental Water Project. In addition to the four groundwater wells, the CSD maintains five storage tanks and over ninety miles of distribution pipelines, as well as wastewater collection and treatment facilities.

A Five-Year Consecutive Dry Year Water Reliability Assessment in the 2020 Nipomo CSD Urban Water Management Plan, shown in Table M-13, evaluates the CSD's ability to sustain water



supply during prolonged drought conditions. The assessment projects that during a five-year drought, groundwater availability could decline due to increasing conservation mandates from the Nipomo Mesa Management Area (NMMA) potentially reducing pumping allowances by up to 60%. However, the CSD expects to offset these reductions with increased imported water supplies, ensuring sufficient supply to meet demand. Despite this, the CSD remains vulnerable to potential reductions in imported water availability and groundwater overdraft risks that might result in watering restrictions imposed on residents.

**Table M-13 Multiple Dry Years Supply and Demand Comparison**

DROUGHT YEAR	SUPPLY DEMAND	2025	2030	2035	2040	2045
First year (NMMA Stage 2)	Groundwater Supply	2,027	2,027	2,027	2,027	2,027
	Imported Water Supply	3,000	3,000	3,000	3,000	3,000
	Total	5,027	5,027	5,027	5,027	5,027
	District (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
	Annexations Under Review	176	352	352	352	352
	Sales to Other Agencies	833	833	833	833	833
	Total	3,127	3,371	3,438	3,505	3,573
	Difference (AF)	1,900	1,656	1,589	1,522	1,454
Second year (NMMA Stage 3)	Groundwater Supply	1,733	1,733	1,733	1,733	1,733
	Imported Water Supply	3,000	3,000	3,000	3,000	3,000
	Total	4,733	4,733	4,733	4,733	4,733
	District (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
	Annexations Under Review	176	352	352	352	352
	Sales to Other Agencies	833	833	833	833	833
	Total	3,127	3,371	3,438	3,505	3,573
	Difference (AF)	1,606	1,362	1,295	1,228	1,160
Third year (NMMA Stage 4)	Groundwater Supply	1,267	1,267	1,267	1,267	1,267
	Imported Water Supply	3,000	3,000	3,000	3,000	3,000
	Total	4,267	4,267	4,267	4,267	4,267
	District (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
	Annexations Under Review	176	352	352	352	352
	Sales to Other Agencies	833	833	833	833	833
	Total	3,127	3,371	3,438	3,505	3,573
	Difference (AF)	1,140	896	829	762	694
Fourth year (NMMA Stage 5)	Groundwater Supply	1,013	1,013	1,013	1,013	1,013
	Imported Water Supply	3,000	3,000	3,000	3,000	3,000
	Total	4,013	4,013	4,013	4,013	4,013
	District (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
	Annexations Under Review	176	352	352	352	352
	Sales to Other Agencies	833	833	833	833	833
	Total	3,127	3,371	3,438	3,505	3,573
	Difference (AF)	886	642	575	508	440
Fifth year (NMMA Stage 5)	Groundwater Supply	1,013	1,013	1,013	1,013	1,013
	Imported Water Supply	3,000	3,000	3,000	3,000	3,000
	Total	4,013	4,013	4,013	4,013	4,013
	District (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
	Annexations Under Review	176	352	352	352	352
	Sales to Other Agencies	833	833	833	833	833
	Total	3,127	3,371	3,438	3,505	3,573
	Difference (AF)	886	642	575	508	440

Source: 2020 Nipomo Community Services District Urban Water Management Plan

The most notable impacts associated with drought in the planning area are those related to water intensive activities such as wildfire protection, jurisdictional usage, commerce, tourism



and recreation. Drought conditions can also cause soil to compact and not absorb water well, potentially making an area more susceptible to flooding, erosion, and debris flows.

The San Luis Obispo County 2014-2016 Resource Summary Report related to the Nipomo CSD recommended that the District work with stakeholders including the County's Sanitation District to strengthen drought resilience by expanding recycled water use, enhancing conservation programs, developing additional storage capacity, and improving contingency planning for supply interruptions. Overall, the assessment indicates that the CSD can meet demand under extended dry-year conditions but could continue diversifying and securing water sources to mitigate long-term risks.

### *M.3.3.5 Earthquake*

Nipomo sits on an ancient sand dune, and there are several faults underlying or near the district, such as the San Luis Range fault system/South Margin faults and the Santa Maria Fault. (See a very basic layout of the district and surrounding faults in Figure M-1). Because of earthquake, coupled with liquefaction (both of which are discussed in more detail in Section 5.3.10 of the Base Plan) and earth movement issues, the Planning Team for the District noted that its infrastructure is prone to severe or even catastrophic failure from seismic activities. However, recent efforts to construct well-designed above ground structures has resulted in greater focus on earthquake survivability for critical and essential infrastructure and properties. Because of the recent and ongoing efforts and projects in Nipomo, as well as the inherent understanding of the Planning Team regarding seismic activity and the district's infrastructure, the earthquake and liquefaction hazards can be rated as **Medium** Significance even though the County of San Luis Obispo rated it as high significance.

For example, the district built the Joshua Road Reservoir in 2017 (a post stressed designed concrete water storage structure), and it was constructed with the ability to withstand a severe earthquake during its 100-year life cycle. In addition, as with many public and municipal structures across the County, Nipomo's above ground facilities are built with a high degree of resilience and capability to withstand earthquakes. Underground facilities are less vulnerable in these environments, as flexibility of pipelines and valves in sand have limited distribution system failures during seismic activities. Nevertheless, the Planning Team noted that the original distribution systems off the ancient dunes east of Highway 101 in Nipomo would be the most vulnerable to earthquakes and would be expected to experience greater rates of failure due to the soil types in which they are found as well as the pipeline bedding practices exercised by the early District design engineers. In addition, the District's Southland and Blacklake wastewater facilities are typical above-ground facilities that are susceptible to earthquakes and would experience measurable damage consistent with the strength of an earthquake, so that the greater the quake the greater the degree of damage to these. The Southland facility was rebuilt in 2014 and incorporates modern engineering standards to better withstand earthquakes, while Blacklake, built in 1984, is more vulnerable to damage caused by an earthquake due to its age and design.

In terms of liquefaction, the Nipomo CSD is almost completely covered by liquefiable soils that are rated as posing moderate risk, resulting in the highest level of exposure to moderate or higher liquefaction risk amongst the CSDs in San Luis Obispo County. The portion of the District that falls to the east of Highway 101 (near N. Thompson Ave and north of Nipomo Creek) is only found to be at low risk of this hazard, though high risk liquefaction potential is found surrounding the District to the south, southeast, and west. See Figure M-2 for reference on liquefaction risk.

The following tables (Table M-14 and Table M-15) display the types and values of properties and the types of critical facilities located in low, moderate, or high liquefaction risk areas. Based on this analysis there are 4,327 properties exposed to liquefaction risk with a total value of over \$2



billion. Residential properties are the most vulnerable property type to liquefaction in Nipomo, with a combined total of 3,861 properties (including multi-family residential and mobile homes) with a total value of over \$1.7 billion.



**Table M-14 Nipomo CSD's Improved Properties Exposed to Liquefaction Potential by Property Type**

PROPERTY TYPE	STRUCTURE COUNT HIGH	STRUCTURE COUNT MODERATE	STRUCTURE COUNT LOW	TOTAL STRUCTURE COUNT	IMPROVED VALUE	ESTIMATED CONTENT VALUE	TOTAL VALUE	POPULATION
Agricultural	-	4	-	4	\$1,139,600	\$1,139,600	\$2,279,200	-
Commercial	-	47	23	70	\$96,933,973	\$96,933,973	\$193,867,946	-
Exempt	-	6	6	12	\$2,489,264	\$2,489,264	\$4,978,528	-
Industrial	-	9	-	9	\$13,078,606	\$19,617,909	\$32,696,515	-
Mixed Use	-	270	75	345	\$68,577,792	\$68,577,792	\$137,155,584	-
Mobile/Manufactured Homes	-	284	5	289	\$31,395,158	\$15,697,579	\$47,092,737	714
Multi-Family Residential	-	29	30	59	\$57,606,158	\$28,803,079	\$86,409,237	146
Residential	-	2,879	634	3,513	\$1,048,201,906	\$524,100,953	\$1,572,302,859	8,677
Vacant Improved	-	20	6	26	\$4,083,657	\$0	\$4,083,657	-
<b>Total</b>	<b>0</b>	<b>3,548</b>	<b>779</b>	<b>4,327</b>	<b>\$1,323,506,114</b>	<b>\$757,360,149</b>	<b>\$2,080,866,263</b>	<b>9,537</b>

Source: San Luis Obispo Assessor Data November 15, 2024, WSP GIS Analysis

With regards to critical facilities, the Nipomo CSD contains 18 that are at moderate risk of liquefaction, including the Blacklake Wastewater Treatment facility (classified in Water Systems lifeline). These are noted in Figure M-2. No critical facilities are found in high liquefaction risk areas.

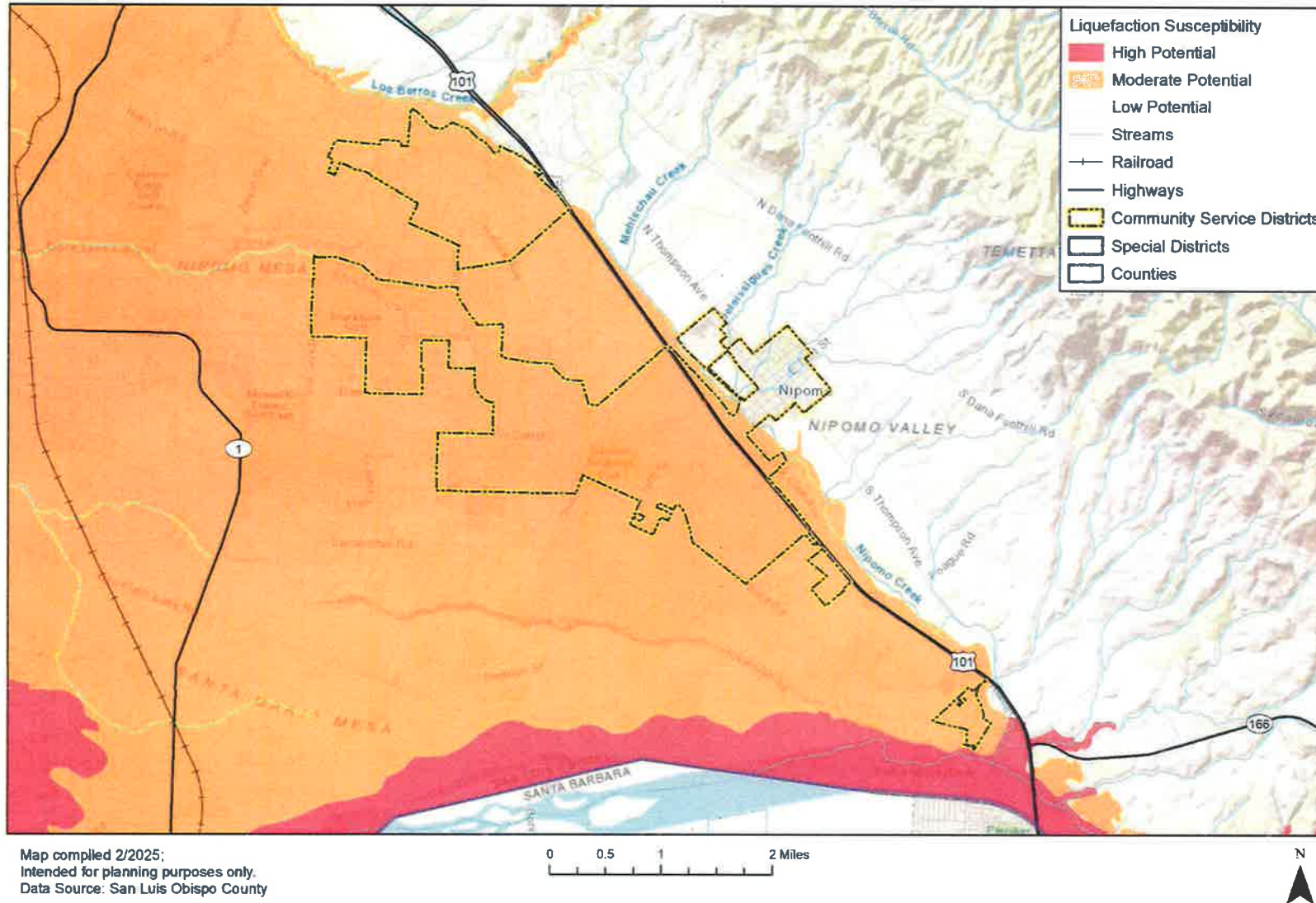
**Table M-15 Critical Facility Assets Exposed to Liquefaction Susceptibility by FEMA Lifeline**

LIQUEFACTION SUSCEPTIBILITY	COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
Medium Liquefaction Susceptibility	9	-	-	2	-	4	2	1	18
Low Liquefaction Susceptibility	1	-	1	-	-	7	3	-	12

Source: San Luis Obispo County, CalARP, HIFLD, NBI, NID, FCWCD, WSP Analysis



Figure M-2 Liquefaction Risk in the Nipomo CSD





### M.3.3.6 Flood

The Nipomo CSD lies within San Luis Obispo County's Water Planning Area 3, which corresponds to the San Luis Obispo/South County zone. Nipomo is located in the Nipomo Creek/Santa Maria River watershed and remains exposed to riverine flood hazards.

Based on the most recent effective Flood Insurance Rate Maps (FIRMs) published by FEMA for San Luis Obispo County, areas of Nipomo remain at risk from both 1% annual chance (100-year) and 0.2% annual chance (500-year) flood events. Nipomo Creek, which flows north-south and runs parallel to Highway 101 east of the community, poses the most significant flood risk. The Santa Maria River, located south of the District, and tributaries such as Deleissigues Creek and Mehlschau Creek also contribute to localized flood risk. The highest concentrations of 1% annual chance floodplain are located near Tefft Street and North Thompson Avenue. Smaller 0.2% annual chance flood zones are found in areas east of Highway 101.

#### Levee Description

One levee system provides localized flood protection to portions of the Nipomo area. The Santa Maria River Levee, constructed by the U.S. Army Corps of Engineers (USACE) in 1963 under the Flood Control Acts of 1938 and 1954, was designed to protect the city of Santa Maria and surrounding areas. The levee is currently operated by the Santa Barbara County Flood Control and Water Conservation District, with partial maintenance funding provided by San Luis Obispo County's Zone 4 Flood Control District. Zone 4 collects service fees from benefitting San Luis Obispo County properties, including parts of Nipomo, and reimburses Santa Barbara County for levee maintenance.

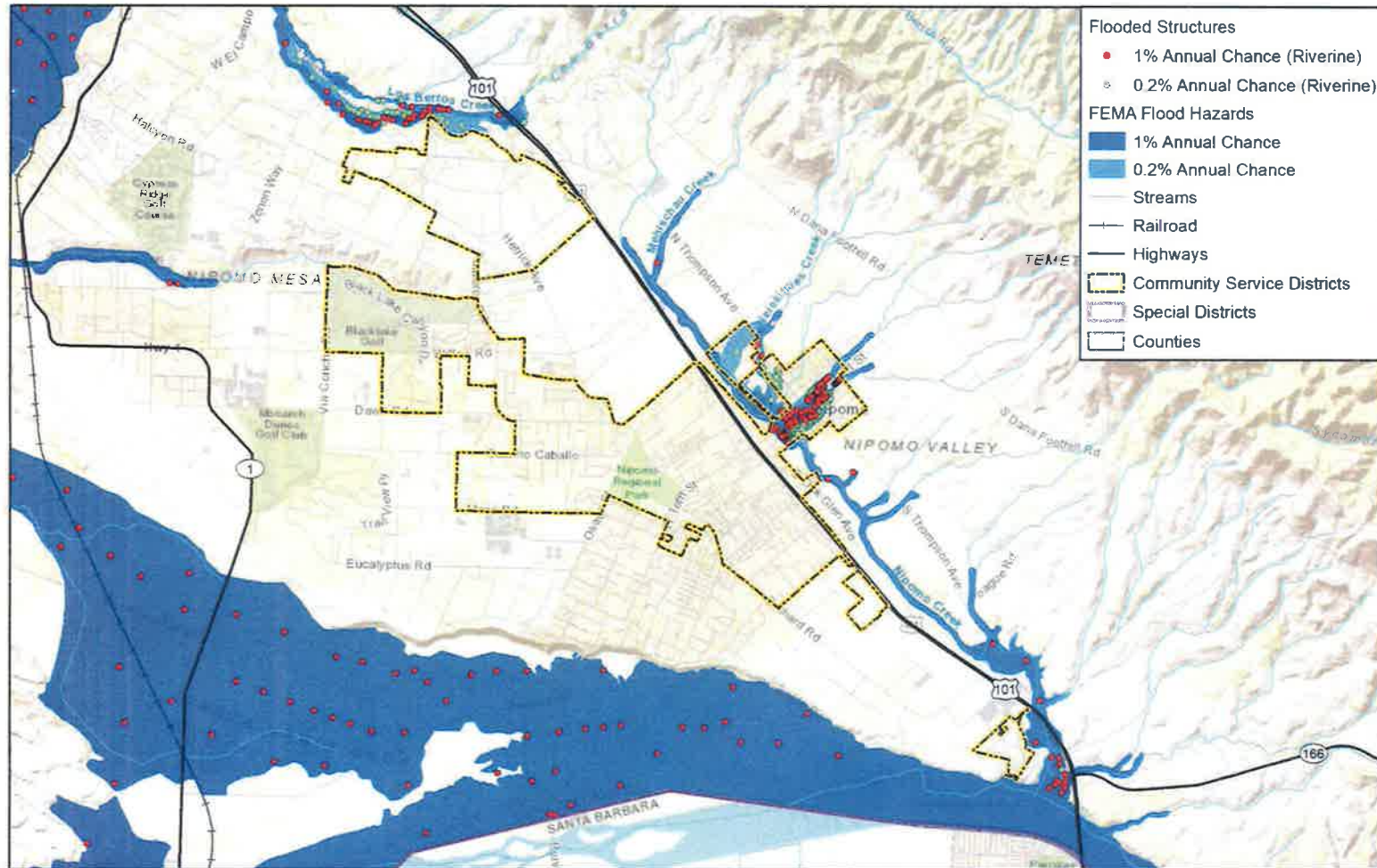
The levee has experienced damage from several low to moderate flood events and breached entirely in 1998, flooding nearby agricultural land. In 1983, USACE modified a portion of the structure by adding groin systems to reduce erosive cross-flow impacts; however, large segments remain unmodified and are vulnerable to undercutting and failure. While Reaches 1 through 3 and the Bradley Canyon Levee have been improved to their design standard of protection, the overall levee system is not certified by USACE to withstand a 1% annual chance flood. Following recent inspections, it remains listed on the national levees at risk of failure inventory.

#### Flood Hazard Summary

To date, only minor riverine flooding has affected the Nipomo CSD. As of the 2025 update, the HMPC continues to rank the flood hazard as **low** significance for the District based on the potential risk to life and property. For additional context and a countywide flood hazard assessment, refer to Section 5.3.8 of the Base Plan. Figure M-3 shows the FEMA flood hazard areas in the Nipomo CSD, below.



Figure M-3 FEMA Flood Hazard Areas in the Nipomo CSD



Map compiled 2/2025;  
 Intended for planning purposes only.  
 Data Source: San Luis Obispo County,  
 FEMA NFHL Effective 6/6/2024.  
 DWR, USACE Comprehensive Study





Table M-16 and Table M-17 show the parcels and population at risk to the 1% and 0.2% annual chance floodplains, below.

**Properties at Risk**

**Table M-16 Parcels and Population at Risk to 1% Annual Chance Flood Hazard Areas in the Nipomo CSD**

PROPERTY TYPE	PARCEL COUNT	IMPROVED VALUE	CONTENT VALUE	TOTAL VALUE	LOSS ESTIMATE	POPULATION
Commercial	13	\$4,788,973	\$4,788,973	\$9,577,946	\$2,394,487	-
Exempt	2	\$60,087	\$60,087	\$120,174	\$30,044	-
Mixed Use	39	\$6,375,769	\$6,375,769	\$12,751,538	\$3,187,885	-
Multi-Family Residential	8	\$1,806,412	\$903,206	\$2,709,618	\$677,405	20
Residential	34	\$5,486,593	\$2,743,297	\$8,229,890	\$2,057,472	84
<b>TOTAL</b>	<b>96</b>	<b>\$18,517,834</b>	<b>\$14,871,332</b>	<b>\$33,389,166</b>	<b>\$8,347,291</b>	<b>104</b>

Source: San Luis Obispo Assessor Data November 15, 2024, FEMA NFHL Effective Date 6/6/2024, WSP GIS Analysis

**Table M-17 Parcels and Population at Risk to 0.2% Annual Chance Flood Hazard Areas in the Nipomo CSD**

PROPERTY TYPE	PARCEL COUNT	IMPROVED VALUE	CONTENT VALUE	TOTAL VALUE	LOSS ESTIMATE	POPULATION
Commercial	9	\$2,621,604	\$2,621,604	\$5,243,208	\$1,310,802	-
Exempt	1	\$0	\$0	\$0	\$0	-
Mixed Use	37	\$6,705,993	\$6,705,993	\$13,411,986	\$3,352,997	-
Multi-Family Residential	9	\$3,669,856	\$1,834,928	\$5,504,784	\$1,376,196	22
Residential	69	\$9,908,781	\$4,954,391	\$14,863,172	\$3,715,793	170
<b>TOTAL</b>	<b>125</b>	<b>\$22,906,234</b>	<b>\$16,116,916</b>	<b>\$39,023,150</b>	<b>\$9,755,787</b>	<b>193</b>

Source: San Luis Obispo Assessor Data November 15, 2024, FEMA NFHL Effective Date 6/6/2024, WSP GIS Analysis

Flood exposure within the Nipomo CSD includes a total of 96 parcels in the 1% annual chance (100-year) floodplain, with an estimated \$33.39 million in combined improved and content value. The majority of at-risk structures fall under mixed-use (\$12.75 million) and residential (\$8.23 million) categories, followed by commercial parcels valued at \$9.58 million. Estimated losses for this flood scenario total \$8.35 million, indicating a significant portion of structural value is vulnerable to a single high-magnitude event. In the 0.2% annual chance (500-year) floodplain, total parcel exposure increases to 125 parcels, with \$39.02 million in total value and \$9.76 million in estimated loss. Residential and mixed-use parcels again dominate value exposure, with combined losses exceeding \$7 million, while commercial assets make up roughly 13% of total loss value. These figures reflect meaningful structural risk even in areas outside the FEMA-designated flood zones.



Nipomo does not participate separately in the National Flood Insurance Program (NFIP) but will continue to support the County's participation in and compliance with the NFIP.

**Population at Risk**

Population exposure within Nipomo CSD remains concentrated in residential and multi-family housing within both mapped flood zones. In the 1% (100-year) floodplain, 104 people are exposed, including 84 residents in single-family parcels and 20 in multi-family units. While the total population count is modest, these properties represent some of the highest density residential areas near Nipomo Creek and Tefft Street. In the 0.2% (500-year) floodplain, population exposure increases to 193 residents, nearly double the 100-year count. This includes 170 individuals in residential parcels and 22 in multi-family structures, showing a broader extent of risk into less frequently flooded zones. The expansion of exposure in the 0.2% (500-year) area suggests that larger storm events, though rare, could affect a significantly greater portion of the District's housing base and disrupt service delivery or evacuation operations across multiple neighborhoods.

**Critical Facilities at Risk**

A total of six critical facilities in Nipomo CSD fall within the 1% (100-year) annual chance floodplain, as identified using FEMA and DWR datasets. These include one communications facility, two safety and security facilities, and three transportation assets. Notably, no water, medical, energy, or shelter-related facilities are located within this zone, which helps reduce direct impacts to core life-sustaining infrastructure during a 1% annual chance flood event. However, the presence of multiple transportation and public safety assets in this zone may disrupt emergency access routes and first responder coordination if flooding occurs.

Within the 0.2% (500-year) floodplain, three critical facilities are exposed, including one food, hydration, and shelter facility and two safety and security assets. Although fewer facilities are impacted at this less frequent flood depth, the presence of shelter and public safety infrastructure in the 0.2% zone suggests that larger storm events could disrupt recovery staging locations or temporary housing during extended emergencies. The concentration of public safety-related facilities across both zones highlights the importance of maintaining continuity of operations planning and backup systems, particularly where overlapping flood risks and emergency services intersect. Table M-18 and Table M-19 show the critical facility assets with the Nipomo CSD exposed to flood hazards, below.

**Table M-18 Nipomo CSD Critical Facility Assets Exposed to FEMA and DWR Awareness 1% Flood Hazards by FEMA Lifelines**

COMMUNITY SERVICE DISTRICT	COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
Nipomo	1	0	0	0	0	2	3	0	6

Source: San Luis Obispo County, FEMA NFHL Effective Date 6/6/2024, CalARP, HIFLD, NBI, NID, FCWCD, WSP Analysis



Table M-19 Nipomo CSD Critical Facility Assets Exposed to FEMA Riverine 0.2% Flood Hazards by FEMA Lifelines

COMMUNITY SERVICE DISTRICT	COMMUNICATIONS	ENERGY	FOOD, HYDRATION, SHELTER	HAZARDOUS MATERIAL	HEALTH AND MEDICAL	SAFETY AND SECURITY	TRANSPORTATION	WATER SYSTEMS	TOTAL COUNT
Nipomo	0	0	1	0	0	2	0	0	3

Source: San Luis Obispo County, FEMA NFHL Effective Date 6/6/2024, CalARP, HIFLD, NBI, NID, FCWCD, WSP Analysis

### M.3.3.7 Wildfire

The overall significance of wildfire in Nipomo CSD is rated as **medium** significance. While there is no recent fire history in the Nipomo CSD, due to factors such as the coverage of high fire hazard severity zones in about half of Nipomo, and its sphere of influence, as well as parcel analysis results. The geography, climate, and land use factors make the district more vulnerable to wildfire than the coastal areas.

In Nipomo CSD, 1,380 properties are situated within wildfire hazard exposure zones ranging from moderate to very high risk. None of these properties are located in the Very High Fire Severity Zone, while 398 properties fall within the High Fire Severity Zone and 982 properties fall within the Moderate Fire Hazard Severity zone. Collectively, these properties represent a total assessed value of \$733,614,228 and impact approximately 3,325 residents across all fire hazard severity zones. Table M-20 shows the properties in the district exposed to Fire Hazard Severity Zones. Figure M-4 depicts the Fire Hazard Severity Zones in Nipomo CSD.

GIS analysis shows the critical facilities in Nipomo CSD that are exposed to fire hazard severity, categorizing them by severity level and facility type. The exposure of these critical assets to wildfire hazards poses significant risks to communications. GIS analysis shows that there is a total of one (1) critical facilities that fall in the high fire severity zone rating, seven (7) in the moderate fire hazard severity zone and none that fall into the very high fire hazard severity zone rating. Only one school is found within fire severity zones in Nipomo. This is a private school (Highland Preparatory School) located to the west of Highway 101, off Live Oak Ridge Road.



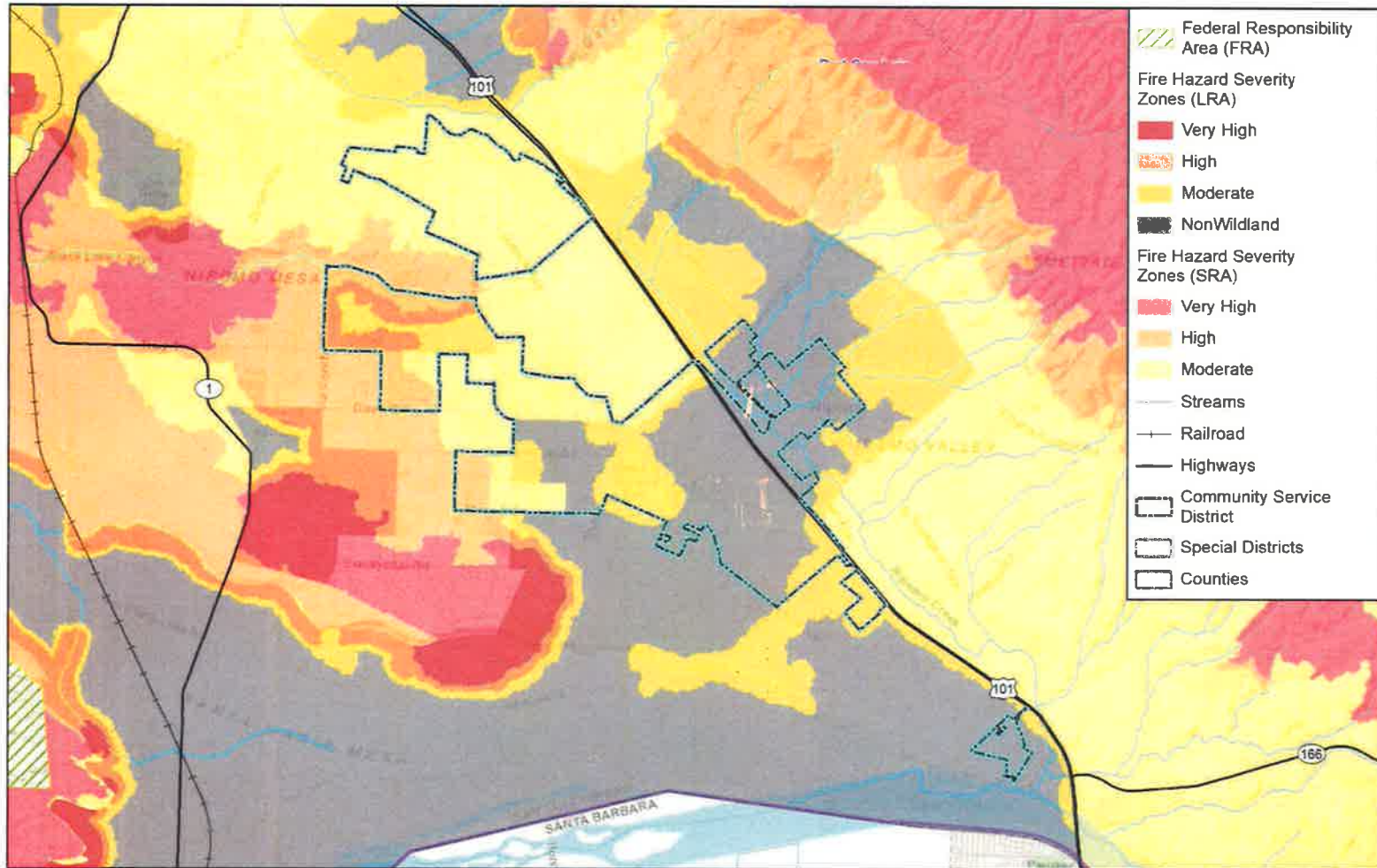
**Table M-20 Nipomo CSD Improved Properties Exposed to Fire Hazard Severity Zones by Property Zone**

PROPERTY	STRUCTURE COUNT VERY HIGH	STRUCTURE COUNT HIGH	STRUCTURE COUNT MODERATE	TOTAL STRUCTURE COUNT	IMPROVED VALUE	ESTIMATED CONTENT VALUE	TOTAL VALUE	POPULATION
Agricultural	-	-	3	3	\$508,298	\$508,298	\$1,016,596	-
Commercial	-	2	10	12	\$12,142,573	\$12,142,573	\$24,285,146	-
Exempt	-	-	1	1	\$821,961	\$821,961	\$1,643,922	-
Industrial	-	-	5	5	\$6,572,730	\$9,859,095	\$16,431,825	-
Mobile/Manufactured Homes	-	2	33	35	\$6,589,928	\$3,294,964	\$9,884,892	86
Multi-Family Residential	-	-	6	6	\$1,350,136	\$675,068	\$2,025,204	15
Residential	-	394	911	1,305	\$450,903,105	\$225,451,553	\$676,354,658	3,223
Vacant Improved	-	-	13	13	\$1,971,985	\$0	\$1,971,985	-
<b>Total</b>	<b>0</b>	<b>398</b>	<b>982</b>	<b>1,380</b>	<b>\$480,860,716</b>	<b>\$252,753,512</b>	<b>\$733,614,228</b>	<b>3,325</b>

Source: San Luis Obispo Assessor Data November 15, 2024, CAL FIRE - FHSZ Phase 3 March 10, 2025, WSP GIS Analysis



Figure M-4 Fire Hazard Severity Zones in the Nipomo CSD



Map compiled 3/2025;  
Intended for planning purposes only.  
Data Source: San Luis Obispo County, CAL FIRE,  
Phase 3 as Identified by the Office of the State Fire Marshal March 10, 2025.  
FHSZSRA\_23\_3, FHSZLRA25\_Phase3\_v1





### M.3.3.8 Human Caused: Hazardous Materials

The Nipomo Planning Team rated hazardous materials incidents as having **medium** overall significance. The Cal OES Spill Release Reporting Center reports 18 hazardous materials incidents in the Nipomo CSD from January 1<sup>st</sup>, 2019 through December 20<sup>th</sup>, 2024. This likely excludes a number of unreported minor spills. The 18 reported incidents constitutes 3.97% of the hazardous materials incidents reported countywide during the same time frame and averages out to roughly 3 incidents per year.

## M.4 Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capability assessment is divided into five sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, mitigation outreach and partnerships, and other mitigation efforts.

To develop this capability assessment, the jurisdictional and district planning representatives used a matrix of common mitigation activities to inventory policies or programs in place. The team then supplemented this inventory by reviewing additional existing policies, regulations, plans, and programs to determine if they contributed to reducing hazard-related losses.

During the plan update process, this inventory was reviewed by the jurisdictional and district planning representatives and WSP consultant team staff to update information where applicable and note ways in which these capabilities have improved or expanded. In summarizing current capabilities and identifying gaps, the jurisdictional planning representatives also considered their ability to expand or improve upon existing policies and programs as potential new mitigation strategies. The Nipomo CSD capabilities are summarized below.

### M.4.1 Regulatory Mitigation Capabilities

Table M-21 Nipomo CSD Regulatory Mitigation Capabilities identifies existing regulatory capabilities the district has in place to help with future mitigation efforts. Note: many of the regulatory capabilities that can be used for the district are within the County's jurisdiction. Refer to the Base Plan's Section 6 Capability Assessment for specific information related to the County's mitigation capabilities as well as more details on this topic.

**Table M-21 Nipomo CSD Regulatory Mitigation Capabilities**

REGULATORY TOOL	YES/NO	COMMENTS
General plan	No	Included in the San Luis Obispo County efforts
Zoning ordinance	No	Included in the San Luis Obispo County efforts
Subdivision ordinance	No	Included in the San Luis Obispo County efforts
Growth management ordinance	No	Included in the San Luis Obispo County efforts
Floodplain ordinance	No	Included in the San Luis Obispo County efforts
Other special purpose ordinance (stormwater, water conservation, wildfire)	No	Included in the San Luis Obispo County efforts
Building code	No	Included in the San Luis Obispo County efforts
Fire department ISO rating	No	Included in the San Luis Obispo County efforts
Erosion or sediment control program	No	Included in the San Luis Obispo County efforts
Stormwater management program	No	Included in the San Luis Obispo County efforts
Site plan review requirements	No	Included in the San Luis Obispo County efforts



REGULATORY TOOL	YES/NO	COMMENTS
Capital improvements plan	Yes	NCSD Budget Document
Economic development plan	No	Included in the San Luis Obispo County efforts
Local emergency operations plan	Yes	NCSD Emergency Operations Plan
Other special plans	No	Included in the San Luis Obispo County efforts
Flood Insurance Study or other engineering study for streams	No	Unknown
Elevation certificates (for floodplain development)	No	Included in the San Luis Obispo County efforts

Source: Wood Data Collection Guide, 2019; Nipomo CSD

### M.4.2 Discussion on Existing Building Codes, Land Use and Development Regulations

Building codes and regulations for construction and development in Nipomo are governed by the county. The district does maintain its own Code Book which includes ordinances for the district's operations; water, sewer, and solid waste management. For building codes, the district adopts the same ones as the county, which enforces the California Building Standards Code which includes the California Building Code and California Residential Code. Any new construction or major renovation projects in Nipomo must comply with these county and state codes.

### M.4.3 Administrative/Technical Mitigation Capabilities

Table M-22 Table M-22 Nipomo CSD Administrative/Technical Mitigation Capabilities identifies the personnel responsible for activities related to mitigation and loss prevention in the Nipomo Community Services District.

**Table M-22 Nipomo CSD Administrative/Technical Mitigation Capabilities**

PERSONNEL RESOURCES	YES/NO	DEPARTMENT/POSITION/COMMENTS
Planner/engineer with knowledge of land development/land management practices	No	SLO County Planning
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	Engineering/Operations. Director is Peter Sevcik
Planner/engineer/scientist with an understanding of natural hazards	No	
Personnel skilled in GIS	Yes	Contract Services: Pro West
Full time building official	No	SLO County Planning
Floodplain manager	No	SLO County Planning
Emergency manager	No	SLO County
Grant writer	No	
Other personnel	No	
GIS Data Resources (Hazard areas, critical facilities, land use, building footprints, etc.)	Yes	District infrastructure
Warning systems/services (Reverse 9-11, outdoor warning signals)	No	

Source: Wood Data Collection Guide, 2019; Nipomo CSD



### M.4.4 Fiscal Mitigation Capabilities

Table M-23 Table M-23 Nipomo CSD Fiscal Mitigation Capabilities identifies financial tools or resources that the CSD could potentially use to help fund mitigation activities.

**Table M-23 Nipomo CSD Fiscal Mitigation Capabilities**

FINANCIAL RESOURCES	ACCESSIBLE/ELIGIBLE TO USE (YES/NO)
Community Development Block Grants	No
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Yes
Fees for water, sewer, gas, or electric services	Yes
Impact fees for new development	No
Incur debt through general obligation bonds	No
Incur debt through special tax bonds	No
Incur debt through private activities	No
Withhold spending in hazard prone areas	No

### M.4.5 National Flood Insurance Program

As a special district, Nipomo is not eligible to participate in the National Flood Insurance Program (NFIP) and floodplain administration falls under the County's purview. There are no repetitive loss properties, but one severe repetitive loss property, as defined by the NIFP, located within the District.

### M.4.6 Mitigation Outreach and Partnerships

The Nipomo Community Services District runs a responsible water use outreach program to encourage conservation and efficiency by sending out public notices via quarterly newsletters, school outreach efforts, and bill stuffers for water conversation, responsible water use, and sewer misuse examples. Other outreach, partnership, and general district efforts include those stated in Nipomo's Strategic Plan, updated in 2018.

**Table M-24 Nipomo CSD Mitigation Outreach and Partnerships**

CAPABILITY TYPE	YES/NO
School programs	Yes
Community Newsletters	Yes
Utility Bill Inserts	Yes
Community Organizations (Lions, Kiwanis, etc.)	Yes

### M.4.7 Opportunities for Enhancement

Based on this capabilities assessment and the noted information from existing plans and efforts (e.g., those noted in the District's Strategic Plan from 2018), the Nipomo Community Services District has several existing mechanisms in place that help to mitigate hazards. There are also opportunities for the district to expand or improve on these policies and programs to further protect the community. Future improvements may include providing training for staff members related to hazards or hazard mitigation grant funding in partnership with the county and Cal OES; or even obtaining official certifications such as Storm Ready or FireWise certification. Additional training opportunities will help to inform District staff and board members on how best to integrate hazard information and mitigation projects into the district policies and ongoing duties of the district. Continuing to train District staff on mitigation and



the hazards that pose a risk to the Nipomo Community Services District will lead to more informed staff members who can better communicate this information to the public and prevent or respond to changes in development and the district makeup overall. Furthermore, the Planning Team for the District noted that Nipomo often seeks to find opportunities to reinforce and strengthen its infrastructure during the initial design of facilities planned to be built. A review process that involves assessing other existing facilities against hazards to determine their vulnerability has not been fully cataloged, so Nipomo hopes to continue these ongoing efforts in the future.

## M.5 Mitigation Strategy

### M.5.1 Mitigation Goals and Objectives

The Nipomo CSD adopts those hazard mitigation goals and objectives developed by the County Planning Team and described in Section 7 of the Base Plan: Mitigation Strategy.

### M.5.2 2019 Completed Mitigation Actions

The Lead Planning Team reviewed the mitigation actions listed in the 2019 plan and found that one action had been completed as shown below in Table M-25.

**Table M-25 Nipomo CSD Completed and Deleted Mitigation Actions**

2019 ACTION ID	HAZARD(S) ADDRESSED	MITIGATION ACTION TITLE	LEAD AGENCY	ACTION STATUS NOTES
N.2*	Drought	Add secondary source of water supply as additional supply to hedge against future drought conditions.	NCSD	Completed. Deliveries started July 2025.

### M.5.3 Mitigation Actions

The Lead Planning Team for the Nipomo Community Services District identified and prioritized the following mitigation actions based on the conducted risk assessment (see Table M-7). Actions were prioritized using the process described in Section 7.2.1 of the Base Plan. Timeline and project cost definitions are noted in Section 7.3.2 of the Base Plan. Background information and information on how each action will be implemented and administered, such as ideas for implementation, responsible office, potential funding, estimated cost, and timeline are also included. Actions with an asterisk (\*) are those that mitigate losses to future development.

A special note regarding a column in the table: The 'Primary Hazards Mitigated' column uses an abbreviated version of the Adverse Weather hazards in the interest of conciseness: References to 'Adverse Weather: Thunderstorm' includes the subhazards Thunderstorm/Heavy Rain/Lightning/Dense Fog/Freeze.



**Table M-26 Nipomo CSD's Mitigation Action Plan**

MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/BACKGROUND/BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/IMPLEMENTATION NOTES
N.1	Earthquake; Adverse Weather: Thunderstorm, High Wind and Tornado; Adverse Weather: Extreme Heat	Retrofit treatment facility buildings to increase resiliency to hazards.	<b>NCSO Operations</b>	High: FEMA Hazard Mitigation Assistance Grant	Medium	5 years	Not started. Initial funding proposed for Budget FY25-26.
N.2	Wildfire; Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado; Adverse Weather: Extreme Heat Drought and Water Shortage, Earthquake	Install backup generators at key water production facilities to ensure water availability during power grid failures or brownouts from multiple hazards and also to ensure that firefighting capacity remains.	<b>NCSO Operations</b>	Moderate: FEMA Hazard Mitigation Assistance Grant	Medium	1 year	In Progress. The District completed 1 out of the 4 needed. We are doing a phased approach as funding allows.
N.3	Drought and Water Shortage, Adverse Weather: Extreme Heat	Update the Nipomo CSD Urban Water Management Plan and Water Shortage Contingency Plan to further define actions to mitigate and respond to various drought conditions	<b>NCSO Utilities</b>	Moderate: General Fund, Staff Time, Prop 4	Medium	1 year: Updated every 5 years	New in 2025 - An updated plan is planned and budgeted for the fiscal year 2025-2026



MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/BACKGROUND/BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/IMPLEMENTATION NOTES
N.4	Flood	Support flood mitigation in the Nipomo area that is under the purview of the County of San Luis Obispo Public Works Department capital projects list to reduce flood hazards in the District, such as the replacement of the Suey Creek Road Bridge to ensure safe access during flooding. Nipomo CSD operations will participate in the project as a stakeholder and help build public support and awareness where needed.	County of SLO Public Works, <b>NCSO Operations</b>	High FEMA Hazard Mitigation Assistance Grant; County General Fund	Medium	5 years	New in 2025 - This would be addressed in the County of SLO Public Work's capital projects list.



## **M.6 Implementation and Maintenance**

Moving forward, the Nipomo Community Services District will use the mitigation action table in the previous section to track progress on implementation of each project. Implementation of the plan overall is discussed in Section 7 of the Base Plan.

### **M.6.1 Incorporation into Existing Planning Mechanisms**

The information contained within this Annex and the Base Plan, including results from the Vulnerability Assessments and the Mitigation Strategy will be used by the district to help inform updates of the Nipomo CSD's existing plans (e.g., Strategic Plan), as well as in the development of additional local plans, programs, regulations, and policies. Understanding the hazards which pose a risk and the specific vulnerabilities to the district and its sphere of influence will help in future capital improvement planning and development for the district. The San Luis Obispo County Planning & Building Department may utilize the hazard information when reviewing a site plan or other type of development applications within or nearby the boundaries of the Nipomo Community Services District area. As noted in Section 8, the Lead Planning Team representative/s from the Nipomo Community Services District will report on efforts to integrate the hazard mitigation plan into local plans, programs, regulations, and policies and will report on these efforts at the annual Hazard Mitigation Plan and Planning Team review meeting.

### **M.6.2 Monitoring, Evaluation and Updating the Plan**

The Nipomo Community Services District will follow the procedures to monitor, review, and update this plan in accordance with San Luis Obispo County as outlined in Section 8 of the Base Plan. The District will continue to involve the public in mitigation, as described in Section 8.3 of the Base Plan. The CSD General Manager will be responsible for representing the Community Services District in related County Hazard Mitigation Plan meetings or events, and for coordination with County staff and departments during plan updates. The Nipomo CSD realizes it is important to review the plan regularly and update it every five years in accordance with the FEMA Disaster Mitigation Act Requirements as well as other State of California requirements.