

TO: BOARD OF DIRECTORS

FROM: MICHAEL S. LEBRUN  
GENERAL MANAGER



DATE: DECEMBER 5, 2014

## AGENDA ITEM

### F

DECEMBER 10, 2014

## GENERAL MANAGER'S REPORT

### ITEM

Standing report to your Honorable Board -- *Period covered by this report is November 8, 2014 through December 5, 2014.*

### DISTRICT BUSINESS

#### Administrative

- Nipomo area groundwater is in a *potentially severe* water shortage condition as defined by the court appointed group that monitors basin health. The District is in Stage II (2) shortage conditions as defined by its Water Shortage Response and Management Plan.
- The District uses an active education and outreach program and escalating block water pricing to encourage water conservation. District water rates are set such that water in the highest block cost 300% more than in the lowest. By design, these escalating prices *reward* conservation and *penalize* water waste. The District approach to conservation is both frugal and effective.
- From July through September 2014, District customers reduced water use by an average of 20%. October pumping continued the downward trend. Staff expects to report November production data at the meeting.
- Construction of the District's supplemental water pipeline is progressing on schedule, with initial water deliveries expected by July 2015. October construction progress reports are provided (Attachments A and B) for both active supplemental water project construction contracts.
- Spending on construction of the \$17.5M supplemental water pipeline has surpassed the \$9M in funds generated by bond sales. Project construction costs are now being paid with District reserves approved for the project according to the construction financing plan. **On December 5th, the District received a check in the amount of \$1.4 million to cover the last fifteen months of invoicing against our \$2.2 million Department of Water Resources Grant for the supplemental water project.**
- On December 1, 2014, Mr. Dillon Sly joined the District as an introductory employee filling a full-time Customer Service/Maintenance Worker position. On January 12, Mr. Ken Brown is scheduled to join the District as an introductory employee filling a full-time Customer Service/Maintenance Worker position. An offer has been made and accepted for the District's Vacant Chief Plant Operator/Wastewater Supervisor position. Pending pre-employment screening, the new employee is scheduled to begin work on January 5.
- On November 7, 2014, District responded to CA Water Resources Control Board, Env. Laboratory Accreditation Program and addressed deficiencies following a recent inspection and Corrective Action Report.
- The District issued an Intent to Serve (Conditional Will Serve Letter) to each of the five parcels making up the proposed Blacklake Village development your Board approved in October.
- The District received a rebate of \$25,341 from PG&E in recognition of the energy efficient design of the recently completed Southland WWTF Phase 1 Improvement Project.

- The District entered an agreement with PG&E for the installation of electric service at the Supplemental Water Project Pump Station at a cost of \$22,461.71
- The District paid Specialty Construction Inc., \$132,500.00 to settle all matters related to terminated contract for Supplemental Water Project Phase 1, Bid Package 3.

### **Public Outreach**

The following Public Outreach Program materials are provided as Attachment C:

- A summary of outreach and education activities
- Press release and press release log
- District related news coverage
- District website traffic summary
- District social media traffic summary

### **Safety Program**

No accidents, incidents, or injuries.

### **Customer Service Contact**

During the month of November, four hundred and seventy-six (476) customers came to the District office with service inquiries. Staff received an additional two hundred twenty-three (223) service inquiries via phone during the month. About 10% of callers and 15% of walk-ins asked about the rate hearing notice and/or delivered a protest ballot. As is typical, approximately 80% of walk ins came to pay their bill.

### **Fire Hydrant Metered Use**

The District provides limited water sales via metered fire hydrant for construction and other in-District requests and local county projects. Project specific hydrant meters are set upon request and a hydrant located adjacent to the District office is outfitted with a meter for common use.

During the month of November, three project specific hydrants were in service. Only two of these hydrants metered use; 36 units (~27,000 gallons) metered by the Speiss Construction hydrant meter and 12 units (~9,000 gallons) Halsell Builders on Mads Circle. Speiss Construction is constructing the District Supplemental Water facilities, Halsell is constructing new homes. Additionally, seventeen (17) units of water (~13,000 gallons) were utilized at the common hydrant meter for County projects, including street sweeping.

### **Connection Report**

Two new water connections were added to the District system in November and four new sewer connections were added to the County agreement for sewer services in the Galaxy Park area. See the complete report on the following page.

Nipomo Community Services District  
Water and Sewer Connections

END OF MONTH CONNECTION REPORT 2014

	DEC-13	JAN-14	FEB-14	MAR-14	APR-14	MAY-14	JUN-14	JUL-14	AUG-14	SEPT-14	OCT-14	Nov-14
Water Connections (Total)	4312	4313	4313	4314	4315	4315	4315	4319	4321	4322	4322	4324
Sewer Connections (Total)	3104	3104	3104	3105	3107	3108	3108	3111	3112	3112	3112	3112
Meters turned off (Non-payment)	37	11	19	6	28	13	38	15	25	15	22	13
Meters off (Vacant)	32	44	46	49	46	47	49	46	45	42	41	40
Sewer Connections off (Vacant)	11	12	14	16	16	17	18	16	16	13	13	12
New Water Connections	2	1	0	1	1	0	0	4	2	1	0	2
New Sewer Connection	2	0	0	1	2	1	0	3	1	0	0	0
Galaxy & PSHH at Orchard and Division Sewer Connections billed to the County	463	463	463	463	463	464	464	464	464	464	464	468

**Other Items and News of Interest**

All the following are included as separate attachments to this Report:

- AWWA Annual Letter and Action Booklet (Booklet is available for review in office)
- November 25, 2014 County Board of Supervisor Agenda and items related to Hearing Item #40, request to amend Monarch Dunes (Woodlands) Specific Plan.
- December 9, 2014 County Board of Supervisor Agenda
- Invitation to LAFCO Holiday Open House

**Meetings**

*Meetings Attended (telephonically or in person):*

- November 10, Mediation Hearing
- November 12, Regular Board Meeting
- November 13, Quarterly All Hands Safety Meeting
- November 13, 24 & December 4, Management Coordination
- November 18, Outreach and Rate Consultant
- November 18, 4<sup>th</sup> District Supervisor and GSWC Area Development Interest
- November 18, Annual Staff performance discussion
- November 18, Blacklake Master Management Association
- November 19, Development Interest
- November 20, NMMA Water Purveyors
- November 20 and December 3, Outreach Director
- November 20, BLMA Sewer Sub-Committee
- November 21, Special Meeting/Rate Hearing
- November 25, Director of Engineering & Operations
- December 2, WMWC General Manager
- December 2, Orientation with New Director
- December 3, Board Officer Coordination
- December 5, Orientation with New Director

*Meetings Scheduled:*

- December 9, Director of Engineering & Operations
- December 10, Regular Board Meeting
- December 11, NMMA Purveyors
- December 11, Santa Maria Utilities Director

**RECOMMENDATION**

Staff seeks direction and input from your Honorable Board

**ATTACHMENTS**

- A. Construction Progress Report, Supplemental Water Phase 1, Bid Package 4
- B. Construction Progress Report, Supplemental Water Phase 1, Blosser Road Watermain
- C. District Outreach and Education Program Summary
- D. AWWA Annual Letter
- E. November 25, Supervisors Agenda and Materials
- F. December 9, Supervisors Agenda
- G. LAFCO Invitation



December 10, 2014

F

ATTACHMENT A

# Nipomo Community Services District



## Supplemental Water Project Bid Package 4

### Monthly Progress Report



Prepared By:  
MNS Engineers, Inc.

**October 2014**

# Schedule and Budget Summary

## Schedule Summary

Notice to Proceed	December 19, 2013
Original Contract Days	519
Contract Days Added	14
Revised Contract Days	533
Elapsed Time (Days)	(340)
Remaining Time (Days)	193
Contract Completion Date	June 5, 2015
Time Elapsed to Date	64%
Work Completed to Date	41%
Approved Change Orders (Days)	14 days

## Budget Summary

Original Contract Amount	\$4,364,030.00
Approved Change Orders (Cost)	\$601,112.58
Revised Contract Amount	\$4,965,142.58
Previous Payments	\$1,741,513.34
Current Month Pay Request	\$314,964.32
Total Work Completed	\$2,056,477.66
Work Remaining	\$2,908,664.92

# **Progress Summary**

## **Joshua Pump Station Site**

### **Summary of Work:**

Spieß continued installation on the 24-inch DIP to the end of the access road, installing the pipe past a power pole which had to be supported by PG&E during the construction. They also installed the discharge piping directly out of the pump station, formed the pump pedestals and poured these and the discharge pipe concrete encasement. Next they installed the metering vault and pipe into the metering vault, connecting the 24-inch DIP in the access road and the discharge piping from the pump station at the metering vault. They also installed a catch basin for site drainage and the fire hydrant. The electrical subcontractor, St. Dennis Electric was on site to energize the pump motors which are being stored in a container.

### **Pictures:**



Spieß continuing installation of 24-inch DIP in access road.





PG&E supporting power pole at edge of access road while Spiess installs the 24-inch DIP.



Spiess installing the 24-inch DIP past the PG&E power pole at the edge of the access road while the pole is supported by PG&E.



Pump motors being energized while being stored on site.



Spies preparing reinforcing for pump pedestals.





Forms installed for pump pedestals.



Spies aligning manifold and excavating for discharge pipe and encasement.



Spiess assembling discharge piping.



Spiess building rebar for concrete encasement of discharge pipe.





Spieß placing setting discharge pipe inside rebar cage for concrete encasement.



Spieß pouring concrete encasement of discharge pipe.





Spies pouring the pump pedestals at the same time as the discharge pipe encasement.



Discharge pipe encasement poured.





Pump pedestals poured and forms removed. Spiess laying out pump station building foundation.



Excavating for metering station vault.





Spies compacting subgrade for the metering vault.



Rock and filter fabric for underneath vault in place.





Spiess setting base of metering vault.



Spiess setting metering vault onto base.



Spiess backfilling around the metering vault.



Spiess installing piping toward metering vault.





Spiess installing pipe to metering vault.



Spiess installing discharge piping and valve to metering vault.





Spieß compacting around the metering vault.



Spieß installing 6-inch DIP for the fire hydrant located on site.





Spiess installing the fire hydrant.



Spiess rock and fabric installed for base underneath catch basin.



Spiess setting catch basin for site drainage.



## **Blosser Road Flow Metering Station Vaults**

### **Summary of Work:**

Spiess excavated for the metering vaults, installed shoring, located the sumps and prepared the rock and filter fabric for the base underneath the vaults. Next they used a crane to set the vaults, poured slurry around them as part of the backfill, installed piping and the flow meter, then set the lids and completed backfilling to grade.

### **Pictures:**



Spiess installing shoring for vaults excavation.



Spieß compacting the base underneath the vaults.



Spieß installing the safety hand rail around the top of the vault shoring.





Sump boxes positioned and set for vault placement.



Rock and fabric installed and ready for vault placement.



Spieß setting vaults which weigh approximately 26,000 lbs each.



Spieß setting vaults.





Spiess setting vaults.



Spiess setting second vault.



Spieß coring for pipe opening in vaults.



Assembling vault piping.





Spiess assembling piping in metering vault.



Spiess assembling piping between vaults.



Spieß installing flow control valve.



Spieß installing flow control valve.





Spieß installing flow meter.



Lids placed on vaults.





Spieß pouring slurry around vaults for backfill.



Piping to and from vaults installed and Spieß backfilling and compacting around piping and 4-inch Verizon line.



Spiess completing backfill and compaction around vaults.



## **Sundale Well Site**

### **Summary of Work:**

Subcontractor Rocky Boydston Masonry delivered block to the site and started work on the first course of block walls for the chemical building.

### **Pictures:**



Block delivered to the site.



Rocky Boydston Masonry installing first course of block for chemical building.



Rocky Boydston Masonry working on second course of block at chemical building.



## Via Concha Well Site

### **Summary of Work:**

Subcontractor Rocky Boydston Masonry delivered block to the site and completed work on block walls for the chemical building. Spiess set the door frames.

### **Pictures:**



Rocky Boydston Masonry installing first course of block walls for the chemical building.





Door frames set by Spiess and Rocky Boydston Masonry constructing block walls at the chemical building up to 5'-4".



Final course of masonry being completed for the chemical building.

## **Blacklake Well Site**

### **Summary of Work:**

Subcontractor Rocky Boydston Masonry delivered block to the site and started work on the first course of block walls for the chemical building.

### **Pictures:**



First course of rock being installed at the chemical building.





Door frames installed by Spiess and Rocky Boydston Masonry installing block walls at the chemical building.



Rocky Boydston Masonry installing second course of block walls at chemical building.



Rocky Boydston Masonry installing second course of block walls at chemical building.



## Eureka Well Site

### **Summary of Work:**

Subcontractor Rocky Boydston Masonry delivered block to the site and started work on the first course at the chemical building.

### **Pictures:**



Rocky Boydston Masonry starting first course of block installation.

December 10, 2014

F

ATTACHMENT B



# **Nipomo Community Services District**



## **Supplemental Water Project Blosser Road Watermain Project**

### **Monthly Progress Report**



Prepared By:  
MNS Engineers, Inc.

**October 2014**

# Schedule and Budget Summary

## Schedule Summary

Notice to Proceed	September 24, 2014
Original Contract Days	120
Contract Days Added	0
Revised Contract Days	120
Elapsed Time (Days)	(33)
Remaining Time (Days)	87
Contract Completion Date	January 22, 2015
Time Elapsed to Date	28%
Work Completed to Date	34%
Approved Change Orders (Days)	0 days

## Budget Summary

Original Contract Amount	\$1,599,999.00
Approved Change Orders (Cost)	\$0.00
Revised Contract Amount	\$1,599,999.00
Previous Payments	\$0.00
Current Month Pay Request	\$536,585.95
Total Work Completed	\$536,585.95
Work Remaining	\$1,063,413.05



# **Progress Summary**

## **River Area Pipe Installation**

### **Summary of Work:**

As of October 25, 2014 D-KAL completed all deep trench pipe installation in the river area except for approximately 100 feet which they could not install until the bore and jack under the levee was completed. During installation of the 24-inch DIP pipe in the river area, they relocated an 8-inch irrigation line and also began restoring the topsoil behind their pipe installation operation, working from the north to the south.

### **Pictures:**



D-KAL hauling native material off-site to be screened and returned for use as backfill.



D-KAL installing 24-inch DIP in river area deep trench section.





D-KAL excavating beside trench shield to set it in place for more pipe installation.



Moisture conditioning backfill material for compaction over 24-inch DIP.





Ductile iron pipe delivered to the river area.



Ductile iron pipe delivered and staged along Blosser Road.





D-KAL backfilling and compacting over 24-inch DIP in river area.



D-KAL removing and preserving agricultural topsoil.





John Deere 850 excavator being delivered to site for bore and jack pit excavation.



D-KAL continuing excavation and installation of 24-inch DIP in river area.



D-KAL creating bench for deep pipe trench in river area.



Ductile iron pipe installation in river area.





Ductile iron pipe installation in river area.



Backfilling of deep trench pipe section in river area.





D-KAL watering and maintaining access road along deep trench in river area.



D-KAL pouring temporary thrust blocks on relocated irrigation line.





Relocated 8-inch PVC farm irrigation line.



D-KAL installing wax tape on joints of the 22-1/2 bend fitting on the deep trench pipe.





24-inch DIP wrapped in plastic and installed inside shoring.



D-KAL backfilling deep trench pipe installation in river area.



D-KAL installing top layer of pipe locating tape.





D-KAL compacting area over trench in preparation for top soil restoration.



D-KAL restoring agricultural topsoil behind the pipe installation operation.



Agricultural topsoil restored up to silt fence along west side of temporary construction easement.



## **Bore and Jack Under Levee**

### **Summary of Work:**

D-KAL excavated the bore and jack pit and installed the slip shoring. Their subcontractor, Pacific Boring, mobilized to the site, set up the bore and jack equipment, and as of October 25, 2014, had completed bore and jack of 240 feet of the 290 feet required of 36-inch steel casing under the levee. D-KAL also installed and monitored settlement monitors on the levee as required in the Contract Documents. D-KAL's subcontractor Meyer's Drilling installed steel I-beams for support of the steel plates at the receiving pit in Blosser Road, which was approximately 15' X 17' and 37' deep. D-KAL installed the steel plates between the I-beams as they excavated the receiving pit. They also welded horizontal I-beams into place between the vertical I-beams to support the steel plates.

### **Pictures:**



D-KAL excavating bore and jack pit and installing slip shoring.



D-KAL installing slip shoring at bore and jack pit.



D-KAL installing slip shoring at bore and jack pit.





Slip shoring installed during bore and jack pit excavation.



D-KAL continuing excavation of bore and jack pit and installation of slip shoring.



D-KAL using mini-excavator in the bottom of the bore and jack pit to reach grade.





Pacific Boring setting track inside bore and jack pit.



Pacific Boring installing back brace located behind the bore and jack machine.



Bore and jack machine mobilized to the site by Pacific Boring.





Augers for bore and jack under levee arriving on site.



Pacific Boring mobilizing drill heads for bore and jack.



Pacific Boring operating bore and jack machine to begin boring first 36" steel casing section.



Steel casing staged for installing into bore and jack pit, with auger sections inside.





Pacific Boring installing another section of 36-inch steel casing pipe into bore and jack pit.



Pacific Boring welding another section of 36-inch casing to the one installed.



Removing material from bore and jack pit with clam shell and crane.



Pacific Boring placing another section of 36-inch steel casing pipe and auger into bore and jack pit.





Overview of bore and jack pit and Pacific Boring operation in river area.



D-KAL installing settlement monitors on the levee to monitor any changes during the bore and jack operation.



Settlement monitor installed.



D-KAL taking settlement monitor readings.





D-KAL subcontractor Meyers Drilling installing steel I-beams in Blosser Road for the receiving pit.



I-beams in place in Blosser Road for steel plate supports in the receiving pit.



Meyers Drilling finishing installation of I-beams in Blosser Road for steel plate supports in receiving pit.



D-KAL installing steel plates for shoring in receiving pit.





D-KAL installing steel plates as part of shoring in receiving pit.



D-KAL installing receiving pit shoring in Blosser Road.



D-KAL welding horizontal supports for shoring inside receiving pit.



First layer of steel plates driving down between I-beams at receiving pit.





D-KAL welding second layer of steel plates at receiving pit.



Second layer of steel plates being installed at receiving pit.



D-KAL welding second layer of horizontal supports inside the receiving pit at approximately 16 feet.





D-KAL using John Deere 850 excavator to excavate material from the receiving pit.



D-KAL using mini-excavator and JD 850 excavator in receiving pit at approximately 27 feet deep, digging to final grade of 37 feet.



December 10, 2014

F

ATTACHMENT C

**NCS D Outreach Summary  
December 2014**

<b>Date Started</b>	<b>Outreach</b>	<b>Description</b>	<b>Status</b>	<b>Date Completed</b>
2/28/2014	Brochure	Creation of "Detecting Leaks" insert for "Water Meter" brochure	In Progress	
6/5/2014	Emergency Information	Pre-written emergency communications for local news, website, online outlets	In Progress	
7/10/2014	Emergency Communication Plan	Development of District's Emergency Communications Plan	In Progress	
10/1/2014	Spanish Brochure	Translation of "Tracking Water Use with Water Meters" brochure	In Progress	
10/9/2014	Spanish Brochure	Translation of Toilet tab packets	In Progress	
10/9/2014	Spanish Brochure	Translation of "13 Ways to Conserve Water at Home" brochure	In Progress	
11/10/2014	Chamber Email Blast	Conservation Tip for Chamber of Commerce weekly email update	Complete	11/10/2014
11/10/2014	Ad	Conservation 1/4 page ad in 11/14 Adobe	Complete	11/10/2014
11/12/2014	Press Release	Nipomo CSD Files Financial Audit Report for Fiscal Year 2013-2014	Complete	11/12/2014
11/17/2014	Chamber Email Blast	Conservation Tip for Chamber of Commerce weekly email update	Complete	11/17/2014
11/4/2014	Rate Hearing	Presentation for Rate Hearing 11/21	Complete	11/20/2014
9/22/2014	Conservation Education	Conservation Poster and Video Contest for elementary and high school students - deadline 11/20	Complete	11/20/2014
11/20/2014	Press Release	Nipomo CSD Approves Water Rate Increase - Will Pay for Critically Needed Permanent Supplemental Water Supplies	Complete	11/21/2014
11/19/2014	Manager's Column	Article 21 for Manager's Column in Adobe Press, pub date 11/28	Complete	11/21/2014

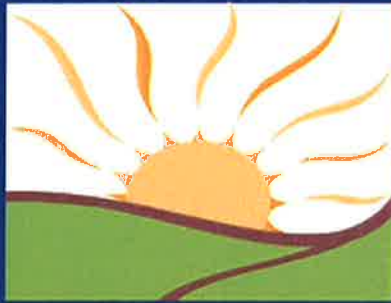


**NCS D Outreach Summary  
December 2014**

<b>Date Started</b>	<b>Outreach</b>	<b>Description</b>	<b>Status</b>	<b>Date Completed</b>
11/17/2014	Bill Insert	Bill insert for solid Waste discount in Jan/Feb trash bills	Complete	11/21/2014
11/24/2014	Chamber Newsletter	Conservation ad for Chamber of Commerce December newsletter	Complete	11/24/2014
11/24/2014	Chamber Email Blast	Conservation Tip for Chamber of Commerce weekly email update	Complete	11/24/2014
11/24/2014	Chamber Email Blast	Conservation Tip for Chamber of Commerce weekly email update	Complete	11/24/2014
11/24/2014	Ad	Conservation 1/4 page ad in 11/28 Adobe	Complete	11/25/2014
12/1/2014	Chamber Email Blast	Conservation Tip for Chamber of Commerce weekly email update	Complete	12/1/2014
12/1/2014	Ad	Conservation 1/4 page ad in 12/5 Adobe	Complete	12/2/2014
7/8/2014	Truck Wrapping	Wrapping trucks with conservation messaging	Complete	12/3/2014
12/1/2014	Press Release	Recent Rains Call for Reduced Irrigation	Complete	12/3/2014
11/7/2014	Website Updates	Home page; minutes; Manager's Column; press releases; etc	Complete; Ongoing	12/4/2014
11/7/2014	Social Media	Content posting	Complete; Ongoing	12/4/2014
10/27/2014	50th Anniversary	Creation of logo(s) for the District's 50th year of service	Complete	12/5/2014
10/17/2014	District Newsletter	2014 4th quarter newsletter for December distribution	In Draft	
12/1/2014	50th Anniversary	Planning of anniversary Open House Celebration on 1/28	In Progress	
12/5/2014	50th Anniversary	Creation of invitation for 1/28 Open House Celebration	In Progress	

**Jessica Matson**

**From:** Nipomo Chamber of Commerce <info@nipomochamber.org>  
**Sent:** Wednesday, November 12, 2014 10:46 AM  
**To:** Jessica Matson  
**Subject:** Monday News - On Wednesday, Nov 12, 2014



**Nipomo**  
CHAMBER OF  
COMMERCE



Richard Malvarose  
Chamber President  
Nipomo Properties

**Monday News - On Wednesday!**

**Nov 12, 2014**

*Nipomo Chamber*  
**November Mixer**  
*Thursday, Nov 13th*  
**5:00-7:00pm**

**239 W. Tefft St.**  
**@ Chamber Office**

**Attention Member Home Based Businesses!!**

*Would you like an opportunity to showcase your business at our  
November mixer?*

*Be a part of this open-house style mixer at the Chamber  
office. Contact Amber at 929-1583 or email  
[amber@nipomochamber.org](mailto:amber@nipomochamber.org) for more information.*

*Nipomo Chamber of Commerce  
presents*

**Chamber Hours**

Monday through Friday  
9 am to 5 pm

239 W. Tefft St.  
Nipomo, CA 93444

Office: 805.929.1583

Fax: 805.929.5835

[info@nipomochamber.org](mailto:info@nipomochamber.org)

**For Info Contact:**

Amber Wilson  
Executive Director  
[amber@nipomochamber.org](mailto:amber@nipomochamber.org)

**President's Circle**

**Sponsors**

[Community Health  
Centers](#)

[Nipomo Recreation](#)

[Rabobank](#)

[The Sun](#)





## NIPOMO Community Services District

We are now on   /NipomoCSD

### Did you know...

Adjusting sprinklers to water plants, not the driveway, can save approximately 12 - 15 gallons each time you water?

**REDUCE YOUR USE**

For more information on how to reduce water use, visit [www.ncsd.ca.gov](http://www.ncsd.ca.gov).

Please "Like" us at:



You can also follow us on Twitter at:

Follow us on 

You'll be able to keep up on all the upcoming events, see pictures of past events and network with other "Fans" of our page!

#### Executive Board

Richard Malvarose, Nipomo Properties, President  
Rudy Stowell, Healing Touch Day Spa, Immediate Past President  
Dave Nilson, Obispo Wealth Management, Executive VP  
Mary Mylan, Rabobank - Treasurer  
Anita Tomei, Nipomo Properties - Secretary  
Ron Smith, Smith's Alarms and Electronics, Chief Ambassador  
Amber Wilson - Executive Director

#### Board of Directors

Diane Malvarose, Nipomo Properties  
Janet Gaussoin, California Chiropractic  
Anita Tomei, Nipomo Properties  
Jessica Hettler, Healing Touch Day Spa  
Jill Gomez, Well Fargo Bank

#### Ambassadors

Jessica Hettler, Healing Touch Day Spa  
Sean Schuur, Sure Mortgage Solutions, AG  
Alice Martin, Nipomo Properties  
Kimberley Victor, Mary Kay Cosmetics  
Myra Oclaray, Guild Mortgage Company  
Lynn Compton, Valley Farm Supply  
Steve Schumann - Discovery Dining/SLOCO Data

## Entire community steps up to serve Thanksgiving dinner

The Nipomo Thanksgiving Dinner is coming up Sunday, Nov. 24, at St. Joseph's Roman Catholic Church.

The public is invited to the dinner that will be served from 11 to 4 p.m. in the Parish Hall at 209 S. Thompson Ave.

This event brings together almost every major organization and club to prepare hundreds of multicourse dinners in a tradition of bringing Nipomo families and friends in need a home-cooked Thanksgiving dinner.

Started in 2011 by the late 4th District Supervisor Paul Teixeira and his assistant Deb Geazlen, the dinner involves the Rotary Club of Nipomo, Nipomo Kiwanis Club, Nipomo Lions Club, Nipomo Chamber of Commerce, Old Town Nipomo Association and Nipomo Food Basket.

Also participating are Nipomo Key Club, Nipomo Interact Club, Nipomo Boy Scout Troop 450, Nipomo 4-H Club, Nipomo FFA, the Nipomo football team and the Nipomo High School kitchen staff.

Other participating organizations are St. Joseph's Catholic Church, St. Joseph's Martha Ministry, St. Joseph's confirmation class, New Beginnings Church, Calvary Chapel, Nipomo Presbyterian Church, the City Church, Full Gospel Tabernacle Church and Everyday Church.

Also helping out are Five Cities Homeless Coalition, Producers Milk, Starbucks, Children's Resource Network, Nipomo Miner's Ace Hardware employees and



**Bits and Pieces of Nipomo**  
Jacqueline Frederick

Healing Touch Day Spa. Rounding out the list are Nipomo Rexall, Dobbe Enterprises, Nipomo Properties, White Fire Protection, Dana Adobe Nipomo Amigos dance, Golden State Water Co. and many individuals in the community.

If you are interested in volunteering, contact Jaczlen at 591-6083. The Nipomo Food Basket will soon have the donation buckets available around Nipomo for residents to deposit canned goods and other nonperishable food items.

Please give generously as there are many families in need this holiday season.

Two meetings are planned for people who want information about the Nipomo Community Services District's planned increase in water rates.

According to NCSDD, customers can override the decision through a protest vote by a majority of customers.

Some customers are organizing such a protest and holding the meetings to provide people with a protest form to complete

and to discuss the issue. You will need your assessor's parcel number, or APN, in order to fill out the form.

The group contends the proposed rate increase will be more than \$300 bimonthly. You can contact the NCSDD at 929-1133 to check on your potential rate increase.

The first meeting will be held from 11 a.m. to 2 p.m. Saturday, Nov. 25, with the second from 3:30 to 5:45 p.m. Tuesday, Nov. 18. Both meetings will be held in the Nipomo Library, 918 W. 7th St.

For more information, go to the Facebook page at [NCSDDrateprotest.com](http://NCSDDrateprotest.com).

Jack's Helping Hand is looking for volunteers to help at its Toy Lending Libraries, which offer adaptive toys for families to check out so that children with mental or physical disabilities can also enjoy the world of play.

Toy Lending Library locations are in Nipomo, San Luis Obispo and Paso Robles. If you are interested in becoming a volunteer, email [jhh@jackshand.org](mailto:jhh@jackshand.org).

Holloway's Christmas Trees opening day is Monday, Nov. 17, starting at noon, and will be open from Nov. 22 through Dec. 2. The tree farm will be closed Thanksgiving Day.

This is a great family tradition to visit the farm to select and cut Monterey pines or purchase pre-cut fir trees, ready-flock trees and container trees.

There are always lots of fun activities for the whole family that get everyone into the holiday spirit.

Jacqueline Frederick is a lawyer and farmer in Nipomo and can be reached at [jff@jfflaw.com](mailto:jff@jfflaw.com) or 929-1120.

## KRANKY



REQUIEM FOR A REPUBLIC

## LETTERS TO THE EDITOR

### We can stop NCSDD rate hike

I am sure my letter will be lost among the election hoopla, but I would like to get the word out about Nipomo's pending water rate hike from Nipomo Community Services District.

If you are a paying client of NCSDD, you have the right to protest a rate hike, and we can actually stop it if 50 percent plus one of their users write protest letters.

It's never been done before, because they're betting hardly anyone will take the time. And they added a lot of conditions that must be met if you want to make the protest officially counted, such as providing the property assessment number for each parcel, not just the address.

As a special challenge, only one protest will be counted from each property, even if it's an apartment building with 45 separate paying clients living there.

NCSDD says it's a rate hike to deter overuse during this drought and that people will be more likely to conserve water from our depleted groundwater banks due to the price. However, the largest users of that water have wells and can use as much as they want without paying for the water. They aren't even clients

of NCSDD.

We are also facing two more rate hikes in 2015 for the water pipeline from Santa Maria and the water it will bring (called a "pass-through" increase), and there won't be any opportunity to oppose those. They will be mandatory.

The average clients of NCSDD can be congratulated because they have voluntarily reduced their water use by 30 percent this year. A rate hike isn't needed to reduce usage. It's just another way to increase profits during a time when we are all worried about the amount of water available.

Nipomo is known for its large Latino population, and some of the rate hike notices were printed in Spanish.

If you would like to defeat the rate hike, email [ncsdwateruser@gmail.com](mailto:ncsdwateruser@gmail.com) and you can get a form needed to submit a "protest ballot" to stop the rate hike. It's available in Spanish, too.

A. LOPEZ

candy and there is really no drought.

If we are told we are in a drought situation, why are they handing out those letters like that? It means only that we do have the water, and we are being misled as to the drought situation.

Also, why hasn't NCSDD invoked some kind of conservation or moratorium to reduce the use of water if that is really the case?

NCSDD services are going to cost each family more than \$300 bimonthly. This is not a rich community, but then NCSDD thinks we can afford it. It is so the developers can skate the expensive cost of this project, all for the sake of the almighty dollar and politics.

Many people will not be able to afford the increased cost of the water. Many could lose their homes because of it.

All the people of Nipomo need to submit a "protest ballot" to stop the rate hike. If you don't submit a protest ballot, then you are voting for it.

There are signs all over Nipomo about the rate increase. There are people walking all over Nipomo, passing out preprinted protest ballots.

Take the time to fill one out and mail it to NCSDD telling them that you don't want the expensive water out of the same aquifer we now get our water from.

WALTER McCARTHY

## GOVERNMENT CALENDAR

### Monday

Grover Beach City Council — 6:30 p.m., council chambers, City Hall, 154 S. Eighth St.

### Tuesday

San Luis Obispo County Board of Supervisors — 9 a.m.,

board chambers, County Government Center, 1055 Monterey St.

Pismo Beach City Council — 5:30 p.m., council chambers, City Hall, 760 Mattie Road  
Lucia Mar Unified School District — 7 p.m.,

George O'Connor Board

Government, 602-G Orchard St., Arroyo Grande

### Friday

Five Cities Fire Authority — 2 p.m., council chambers, Grover Beach City Hall, 154 S. Eighth St., Grover Beach

**EL ESTERO SALOON & DINING HALL**  
NOW SERVING SANTA FE SUPPERS ALL EVENING LONG STARTING AT \$14.00  
CARMEN BEACH 488-3770 BULLYTON 688-1088  
THOMPSTON 484-3780

**GET HOUSE happy**  
Find what you're looking for in a home.  
Look for the Real Estate Today guide in your local newspaper the third Friday of the month.

**BROWN is the new GREEN.**

**REDUCE YOUR USE!**  
Our water supply is threatened.  
[www.ncsd.ca.gov](http://www.ncsd.ca.gov)

**NIPOMO**  
Nipomo Community Services District



## 11.28 Inside NCSD

NOVEMBER 25, 2014 7:15 PM

'Tis always the season to save water. Double your water savings this winter by shutting down your irrigation system and making changes to your landscape that will save water and money next summer.

Winter is the perfect time to plant along the Central Coast. Mild temperatures make the digging easier and help new plants become established. Rainfall — please, let's have some rainfall! — helps minimize the water needs of new plantings.

If planted in the early winter, most drought-tolerant and native plants will need supplemental water for one summer.

The following year's winter rains will help the plants become firmly established, and infrequent watering, at most, will be all that is needed from then on.

Without spending any money, many homeowners could significantly reduce the amount of water used in their landscapes.

Overwatering of landscapes is surprisingly common, and the well-drained soils in our area mask indications of overwatering.

By spending some time getting familiar with your landscape and irrigation system, you could reduce watering and save money while maintaining the appearance of your current landscape.

I have spoken to customers who ask, "How many times a week should I be watering my established drought-tolerant native plants?" My answer is: "Zero for the next five months, and next summer give them a good soak once a month — maybe twice if the weather is very warm and dry."

Other customers have expressed concern Nipomo Community Services District's water is damaging their lawns because they are watering every day, yet the lawn is not the vibrant green they had last summer.

I explained that many grass types go dormant or semidormant in the winter. That results in a more yellow tone of green and slow to no growth.

That also means lawns need little to no water this time of year and can be mowed less frequently as well.

During this drought, you should continue to consider reducing the water demands of your landscape — either by changes in your watering patterns or landscape type or both.

There is a great deal of information on the NCSD website and other local and online sources

regarding water-use efficiency and converting to low-water-use landscapes.

If you need some help getting started, call the district, and our staff will help point you in a water-conserving direction.



**Here's  
More  
Cash for  
Your  
Wallet!**



Look inside for a one-time 50%  
discount on your trash bill!

Provided by the  
Nipomo Community Services District



### **Proper Disposal of Your Household Items**

Many electronic products such as computers, televisions, microwave ovens and other common items such as household batteries, paints and solvents are considered Household Hazardous Waste (HHW).

Proper disposal of HHW is vital to preserving our community's environmental health. HHW materials should not be flushed in the toilet, dumped in a drain or disposed of in the regular trash. The penalties can be substantial.

Household Hazardous Waste must be taken to a licensed disposal facility.

**Nipomo residents can dispose of items at the Nipomo Household Hazardous Waste Facility at 590 Southland (access from Frontage Road) on SATURDAYS ONLY from 11am – 3pm.**



Nipomo Community Services District  
[info@ncsd.ca.gov](mailto:info@ncsd.ca.gov) | [www.ncsd.ca.gov](http://www.ncsd.ca.gov)



**Nipomo**  
CHAMBER OF  
COMMERCE



# THE CHAT Holiday Edition



The mission of the Nipomo Chamber of Commerce is to promote the civic, economic, agricultural, educational, & social welfare of Nipomo.



**Nipomo Chamber President**  
**Richard Malvarose**  
Richard@nipomoproperties.com

**Nipomo Chamber of Commerce**

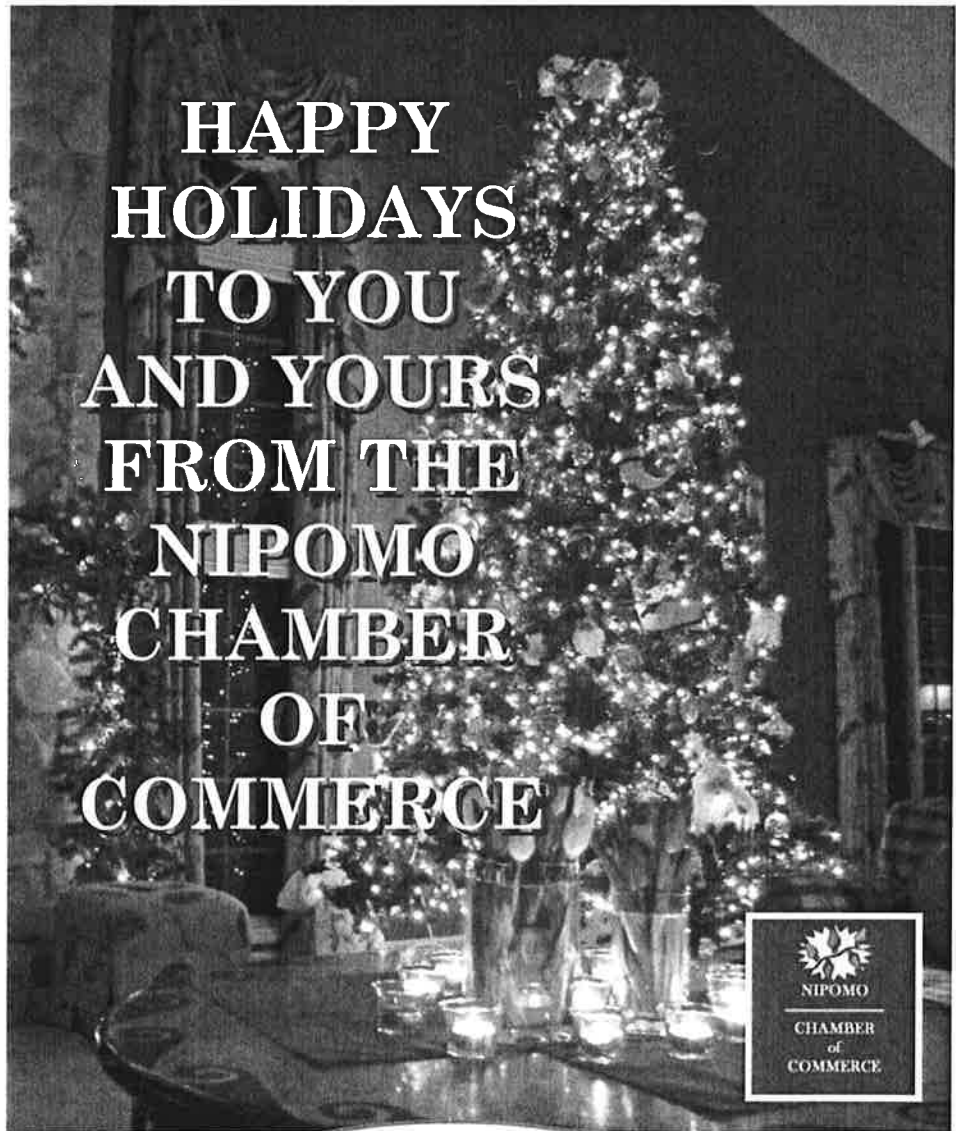
**Email:**

[info@nipomochamber.org](mailto:info@nipomochamber.org)

239 W. Tefft St.  
Nipomo, CA 93444  
805/929-1583  
Fax: 805/929-5835

**Amber Wilson**  
Executive Director

## PRESIDENT'S MESSAGE



**HAPPY  
HOLIDAYS  
TO YOU  
AND YOURS  
FROM THE  
NIPOMO  
CHAMBER  
OF  
COMMERCE**



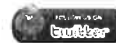
### INSIDE THE CHAT

- 1 President's Message
- 2 Meet Our Ambassadors
- 3 New and Renewing Members
- 4 2015 Mixer Schedule
- 5 Community Event
- 6 Business Spotlight
- 7 Supervisor Message
- 8 Community Happenings
- 9 Our Advertisers
- 11 Chamber Flyers
- 17 Community Events
- 22 Networking with the Chamber

### President's Circle



### Major Sponsors





## It's time for a new look! Grass guzzles water, limit lawn size.



# REDUCE YOUR USE!

Our water supply  
is threatened.

[www.ncsd.ca.gov](http://www.ncsd.ca.gov)



Nipomo Community  
Services District



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That also means lawns need little to no water this time of year and can be mowed less frequently as well. During this drought, you should continue to consider reducing the water demands of your landscape — either by changes in your watering patterns or landscape type or both.

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If you need some help getting started, call the district, and our staff will help point you in a water-conserving direction.

Michael LeBrun is the general manager of the Nipomo Community Services District. He can be reached by calling 929-1133 or by email at [info@ncsd.ca.gov](mailto:info@ncsd.ca.gov).

## Jessica Matson

**From:** Nipomo Chamber of Commerce <info@nipomochamber.org>  
**Sent:** Monday, November 24, 2014 12:50 PM  
**To:** Jessica Matson  
**Subject:** Monday News - November 24, 2014



**Nipomo**  
CHAMBER OF  
COMMERCE



Richard Malvarose  
Chamber President  
Nipomo Properties

Monday News

Nov 24, 2014

**Happy Thanksgiving to all of our Chamber Friends and Family!**

***I would like to convey many thanks to each of you for the partnership and success we have shared working together.***

***May you and your loved ones enjoy a peaceful and joyous Thanksgiving Holiday***

***~Sincerely,  
Amber Wilson***

***Nipomo Chamber  
December Mixer  
Thursday, Dec 11th  
5:00-7:00pm***

***Tri-Chamber Mixer***

### Chamber Hours

Monday through Friday  
9 am to 5 pm

239 W. Tefft St.  
Nipomo, CA 93444

Office: 805.929.1583  
Fax: 805.929.5835

[info@nipomochamber.org](mailto:info@nipomochamber.org)

### For Info Contact:

Amber Wilson  
Executive Director  
[amber@nipomochamber.org](mailto:amber@nipomochamber.org)

### President's Circle

Sponsors

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[Nipomo Recreation](#)

[Rabobank](#)

[The Sun](#)



**NIPOMO**  
Community Services District

**Saving water also saves money!**  
Using a broom to clean outdoor areas can save approximately 6 1/2 gallons per sweep.

**5 BORAGE PLAZA - 131E**

# 2014 TOYS FOR TOTS



Make a Donation  
Today!

### MISSION:

The mission of the U. S. Marine Corps Reserve Toys for Tots Program is to collect new, unwrapped toys during November and December each year, and distribute those toys as Christmas gifts to less fortunate children in the community in which the campaign is conducted.

### DROP OFF LOCATIONS IN NIPOMO:

NIPOMO CHAMBER OF COMMERCE - 239 WEST TEFFT

HEALING TOUCH DAY SPA – 180 MARY AVENUE

NIPOMO PROPERTIES – 543 WEST TEFFT



**14 NOVEMBER to  
12 DECEMBER**



Please "Like" us at:



You can also follow us on Twitter at:

Follow us on [twitter](#)

You'll be able to keep up on all the upcoming events, see pictures of past events and network with other "Fans" of our page!

### Executive Board

Richard Malvarose, Nipomo Properties, President

OPINION

# Volunteers will spruce up street medians, flower baskets Sunday

**N**ipomo in Bloom and the garden members of the Rotary Club of Nipomo and the Rotary Club Five Cities - Een will meet this Sunday, Nov. 30, at the center median on West Tefft Street to do whatever clean-up needs to be done.

Then we will move on to the hanging flower baskets that need to have dead flowers removed.

We start at 7 a.m., make our way to Old Town Nipomo to work on the hanging baskets and flower barrels after 8 a.m. and usually go until about 10 a.m. The general public is invited to participate at any time.

Bring your own gloves and some hand tools, like a hand rake, hand hoe and pruner.

If you have a six-foot ladder, that would be most helpful.

After a lovely Thanksgiving, it will be nice to work on a community project and be thankful for all the nice people in our town who work to keep it clean and attractive.

### Feed the needy

**Nipomo Food Basket** will have donation baskets available around Nipomo to receive canned goods and other nonperishable food items.

Through most of the year, the Food Basket provides food to about 100 families and individuals through its distribution center at 197 W. Tefft St.

Around Thanksgiving



**Bits and Pieces of Nipomo**  
*Jacqueline Vittl Frederick*

and Christmas, the nonprofit organization tries to provide the ingredients for a traditional holiday meal.

Please give generously, as there are many families in need this holiday season.

### Give gift of life

The Rotary Club of Nipomo will hold another blood drive from 1 to 6 p.m. Thursday, Dec. 4, at the Starbucks at West Tefft Street and May Avenue in Nipomo.

This is another opportunity to give a gift that goes a lot farther than most other gifts you can give - the gift of life.

### Giving Tuesday

"Giving Tuesday" is a day defined by generosity. Next Tuesday, Dec. 2, you can help the homeless by eating a meal at Fin's Seafood Restaurant in Grover Beach.

Fin's will donate 100 percent of the proceeds from 5 to 9 p.m. that day to the 5Cities

### Homeless Coalition.

For a minimum donation of \$20, you can enjoy a fish, shrimp, fish taco or tail-rip steak dinner, including a non-alcoholic drink, along with live music and the certainty you have given local families and children in crisis a helping hand.

Organizers will have some great raffle items, too.

Take-out orders will also be available, and beer and wine will be on sale for a \$10 minimum donation.

The restaurant is located at the beach entrance on West Grand Avenue.

For more information, call the restaurant at 473-3467.

### Pick your tree

Hollywey's Christmas Trees is open now and will remain open through Wednesday, Dec. 24.

It is a great local tradition to visit the farm on South Oak Glen Avenue to select and cut your own Monterey pine or choose from a selection of pre-cut Monterey pines, fir trees, ready-flock trees and container trees.

There are always lots of fun activities for the whole family at Hollywey's that will get everyone into the holiday spirit.

I hope you all enjoyed a very happy Thanksgiving, being ever grateful for this beautiful place where we live.

Jacqueline Frederick is a lawyer and farmer in Nipomo and can be reached at [jvittl@aol.com](mailto:jvittl@aol.com) or 929-1120.

## KRANKY



## 'Tis the season - to save water

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**Inside NCS D**  
*Michael LeBrun*

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Michael LeBrun is the general manager of the Nipomo Community Services District. He can be reached by calling 929-1133 or by email at [mlebrun@ncsd.ca.gov](mailto:mlebrun@ncsd.ca.gov).

**10 REASONS TO READ YOUR LOCAL NEWSPAPER**

1. You want to save money. Hundreds of dollars in coupon savings over week
2. You need a new job. the latest job listings
3. You've outgrown your apartment. homes for sale & for rent
4. Your car is kaput. used cars for every budget
5. You're craving a night on the town. restaurants, bars, events, movies & more
6. You're dying to know who won the game. sports news
7. You need something to talk about on your date. local, national & world news
8. You're looking for a laugh comics
9. You need a plumber, electrician - or a realtor! professional services listing and advertisements
10. You want to learn new skills recipes and how-to articles

**It's time for a new look!**  
Grass guzzles water, limit lawn size.

**REDUCE YOUR USE!**  
Our water supply is threatened.

[www.ncsd.ca.gov](http://www.ncsd.ca.gov)

Nipomo Community Services District

@NipomoCSD



Jessica Matson

**From:** Nipomo Chamber of Commerce <info@nipomochamber.org>  
**Sent:** Tuesday, December 02, 2014 12:43 PM  
**To:** Jessica Matson  
**Subject:** Monday News, on Tuesday! - Dec 2, 2014



**Nipomo**  
CHAMBER OF  
COMMERCE



Richard Malvarose  
Chamber President  
Nipomo Properties

Monday News

Dec 2, 2014

*Rancho Nipomo Dana Adobe  
presents*

*Dr. Donna Gillette, Archaeologist*

*&*

*Mr. David Knight, Cal Poly Anthropology/Geography Senior*

*Presenting on the latest archaeological investigations and  
research completed at the Dana Adobe*

*Saturday, December 6th*

*1:30pm*

*@*

*Dana Adobe  
671 S. Oakglen Ave  
Nipomo*

*Call 929-5679 for more information*

**Chamber Hours**

Monday through Friday  
9 am to 5 pm

239 W. Tefft St.  
Nipomo, CA 93444

Office: 805.929.1583  
Fax: 805.929.5835

[info@nipomochamber.org](mailto:info@nipomochamber.org)

**For Info Contact:**

Amber Wilson  
Executive Director  
[amber@nipomochamber.org](mailto:amber@nipomochamber.org)

**President's Circle**

**Sponsors**

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[Rabobank](#)

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*Nipomo Chamber  
December Mixer*



### PLATINUM SPONSORSHIP

\$4000 per year



Your business logo displayed on all Chamber publications:

On the sponsor banner exhibited at every event

In the Nipomo Chamber Newsletter

On the Nipomo Chamber Website

On all Nipomo Chamber Meeting Agendas

On all event flyers, posters and programs

On all event advertisements in print, radio and television

Nipomo Chamber of Commerce Membership Meetings

Nipomo Chamber of Commerce Monthly Mixers

The Annual Installation & Awards Dinner

The Annual Monte Carlo Night

The Annual October Festival including your banner displayed on stage

The Holiday Boutique

All other Chamber-sponsored events throughout the year

Covers a 12-month period

Free inserts (one per month) in the Monthly Chamber Chat newsletter

Free "Ad Space" (Business card size ad) in the Chamber Chat newsletter

Free Booth Space (two spaces) at the October Festival

Free wall advertising space in the Chamber Office Reception Area with wall banner provided by the Chamber

Preferred Parking at Chamber sponsored Events

Prestigious Recognition as a "Platinum" Sponsor

Limited to 4 "Industries" with no other like industries represented

*Today!*



## NIPOMO Community Services District

We are now on   /NipomoCSD

### **Saving water also saves money!**

**Weather officials say we will get rain this week. Don't forget to shut off your irrigation timers!**

### **REDUCE YOUR USE**

For more information on how to reduce water use, visit [www.ncsd.ca.gov](http://www.ncsd.ca.gov).



# FINALLY, Some Rain!

**Turn your irrigation off from now until late spring.  
Most landscapes require little or no water in the winter.**



**SAVE WATER, SAVE MONEY!**

For tips go to our website: [www.ncsd.ca.gov](http://www.ncsd.ca.gov) or social media   /NipomoCSD

Nipomo Community  
Services District











**FOR IMMEDIATE RELEASE**

Date: November 12, 2014  
Contact: Michael S. LeBrun, General Manager  
Nipomo Community Services District  
148 S. Wilson St., Nipomo, CA 93444  
Phone: (805) 929-1133 – Email: mlebrun@ncsd.ca.gov



**Nipomo CSD Files Financial Audit Report for Fiscal Year 2013-2014**

At their Regular Meeting on Wednesday, November 12th, the District's Board held its regular meeting at 9AM, accepted the District's financial Audit Report for Fiscal Year 2013-2014 and directed staff to file the Report.

Robert Crosby, a Certified Public Accountant with The Crosby Company, conducted the annual audit and presented the report to the Board. The District is required by law to have an independent audit performed annually on its financial statements.

The District received an unqualified (or "clean") opinion on its Report and will be submitting the Report to the Government Finance Officers Association (GFOA) for review and consideration for the Certificate of Achievement for Excellence in Financial Reporting.

This past April, the District received this prestigious award for the first time and on its very first submittal of the 2012-2013 Audit Report.

The Board commended District Finance Director, Lisa Bognuda, for her great work. Director Vierheilig added "receiving an award on first submittal is unbelievable. Good job!"

Current and previous year audit reports can be downloaded from the District's Website.

Next Scheduled Regular Board Meeting: Wednesday, December 10, 2014, 9AM, District Board Room 148 South Wilson, Nipomo.

For more information, please contact the Nipomo Community Services District at 929-1133 or visit [www.ncsd.ca.gov](http://www.ncsd.ca.gov).

###

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

**FOR IMMEDIATE RELEASE**

Date: November 21, 2014  
Contact: Michael S. LeBrun, General Manager  
Nipomo Community Services District  
148 S. Wilson St., Nipomo, CA 93444  
Phone: (805) 929-1133 – Email: [mlebrun@ncsd.ca.gov](mailto:mlebrun@ncsd.ca.gov)



**Nipomo CSD Approves Water Rate Increase  
Will Pay for Critically Needed Permanent Supplemental Water Supplies**

On Friday, November 21, 2014 the Nipomo Community Services District Board of Directors held a hearing and adopted new water rates to pay for supplemental water.

After twenty years of study and evaluation, the District has succeeded in obtaining a much needed supplemental water source and is constructing essential, but costly, pipeline facilities to bring that water to the community. Delivery of the supplemental water is scheduled to begin in summer 2015.

The Nipomo Mesa Groundwater Basin is currently the only source of water for the area. It is used by many private well owners and several water companies, and as a result, pumping across the Basin is more than double the sustainable supply. The District's new supplemental water supply is a first step towards balancing water supply and demand and will help provide reliable water for decades to come. A portion of this new supply will be purchased by neighboring agencies to help balance their water demand as well.

When vitally needed supplemental water deliveries begin next summer, the District will need to add a supplemental water charge to customers' bills to pay for the new, supplemental supply.

A typical residential District customer will pay approximately \$30 more on their two-month bill (\$15 monthly) for the enhanced water security once the new water is flowing and the new charges are applied.

For more information, please contact the Nipomo Community Services District at 929-1133, [info@ncsd.ca.gov](mailto:info@ncsd.ca.gov) or visit [www.ncsd.ca.gov](http://www.ncsd.ca.gov).

###

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**FOR IMMEDIATE RELEASE**

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



**Recent Rains Call for Reduced Irrigation**

Over the past summer, the District has seen a 20% plus reduction in pumping compared to 2013. Now that days are shorter and the area has received greater than 2-inches of rainfall, the Nipomo Community Services District encourages customers to turn off irrigation systems through spring.

For most customers, most water use is for watering landscapes. Since most landscapes require little to no water in the winter, customers can see some significant water and money savings when irrigation systems are completely turned off.

Currently, the District has a 30% reduction goal. Customers are encouraged to visit the District's website at [www.ncsd.ca.gov/resources/save-water-save-money](http://www.ncsd.ca.gov/resources/save-water-save-money) or on Facebook and Twitter for helpful tips and resources.

###

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

## 11.7 NCSD trash discount

NOVEMBER 03, 2014 7:35 PM • STAFF REPORT

Nipomo Community Services District customers will receive a one-time discount on their solid waste bills, cutting the cost in half for one bimonthly bill early next year.

The NCSD board of directors approved the discount at their last meeting in October as a way of returning excess franchise fees to customers.

“This is how government should work,” said Director Bob Blair, chairman of the district’s Solid Waste Committee. “If we collect more money than we need, we return to the people we collected it from.”

The district holds a franchise agreement with South County Sanitary Services for providing solid waste collection within NCSD boundaries.

A portion of the service charges the company collects from customers is paid to the district as a franchise fee, which NCSD uses to fund community cleanups and the Nipomo Chamber of Commerce’s Keep Nipomo Clean program, sponsoring Creek Day and servicing the public trash cans in Olde Towne Nipomo.

Over the years, the district’s solid waste fund reserves have grown, so the board directed the staff to find a way to return the excess funds to the customers who contributed them.

The Solid Waste Committee reviewed a number of options and decided directly returning money to all district customers, residential and commercial alike, by subsidizing the garbage bill was the most equitable and efficient way to spend down the reserve, a district spokesman said.

In January and February, residential customers will see a 50-percent reduction in one bimonthly solid waste bill, while commercial accounts will receive the discount on two one-month bills.

For example, if a customer’s two-month solid waste bill is normally \$60, the customer will see a \$30 discount on the bill, the spokesman said.

For more information, call the district office at 929-1133 or visit [www.ncsd.ca.gov](http://www.ncsd.ca.gov).





## NCSD receives 'clean' audit report for 2013-14

11 HOURS AGO • STAFF REPORT

Nipomo Community Services District received an unqualified, or "clean," opinion on an independent financial audit of the district's 2013-14 fiscal year statements.

Robert Crosby, a certified public accountant with the Crosby Co., conducted the annual audit and presented the report to the NCSD board at its regular meeting last week.

The board voted to accept the annual report and directed the staff to file it as required by law.

The report also will be submitted to the Government Finance Officers Association for review and consideration for the Certificate of Achievement for Excellence in Financial Reporting.

In April, the district received the prestigious award for the first time for its 2012-13 audit report, the first time it had been submitted for the award.

Board members commended Lisa Bognuda, district finance director, for her work. Director Larry Vierheilg added that "receiving an award on first submittal is unbelievable. Good job."

The management discussion and analysis portion of the audit report said the district's net position increased 7.2 percent to \$62 million for the 2013-14 fiscal year.

Total assets rose from almost \$82.7 million the previous fiscal year to just under \$86.8 million. Total liabilities dropped slightly from almost \$24.8 million to just under 24.7 million.

At the same time, operating revenue increased 6 percent, while operating expenses increased 7.5 percent.

That portion of the report noted the district experienced steady growth during the fiscal year that is likely to continue as the economy recovers, resulting in an increased demand for water, wastewater treatment and facilities.

It also said the district was in the third of a five-year water rate schedule that calls for 9.5 percent rate increases each year, but the schedule may be revised to take into account increased operation and maintenance costs and increased expenses when supplemental water deliveries begin.

The discussion and analysis portion said the Town Division has not had a wastewater treatment rate increase since Jan. 1, 2010, while the Blacklake Division's last rate increase was Jan. 1, 2013.

But with completion of the Southland Wastewater Treatment Plant upgrade and the Blacklake Sewer Master Plan, the district plans to undertake a new rates study for both divisions.

The current and previous fiscal year audit reports can be downloaded from the district's website at [www.ncsd.ca.gov](http://www.ncsd.ca.gov). For more information, call the district office at 929-1133.



# New Times / News

The following articles were printed from New Times [newtimeslo.com] - Volume 29, Issue 17

Share:

## Pipeline crunch time: A Nov. 21 hearing looms as Nipomo stakeholders consider key water decisions

BY RHYS HEYDEN

In water-challenged South County, the concept of the Nipomo Supplemental Water Project has been around for decades. Day by day, though, the project is becoming more real.

While the actual construction of a supplemental water pipeline between Santa Maria and Nipomo has been underway for more than a year now, Nipomo residents and stakeholders are still deciding how to pay for the project.

In particular, a yearlong study evaluating proposed water rate increases for customers of the Nipomo Community Services District (NCSD) and a final decision about whether or not to accept those increases will both culminate in a Nov. 21 NCSD Board of Directors meeting.

"With something as important as this, it's never going to be an easy meeting," NCSD General Manager Michael LeBrun told *New Times*. "That said, I think the necessity of the increase is well understood and has been well explained."

Some Nipomo residents, however, beg to differ. A small group of locals has been posting signs, writing letters, and going door to door in their community to raise awareness and spark protest about what they consider to be an ill-conceived plan.

"For the NCSD to take the position that their ratepayers should bear the burden of all these rate increases just isn't fair," said Carla, a Nipomo resident and group leader who asked to be identified only by her first name. "We're not the big water consumers in the area."

Carla pointed to the golf course communities (Monarch Dunes, Blacklake, and Cypress Ridge), Phillips 66's Santa Maria Refinery, and rural/agricultural water users on private wells as substantial users of groundwater outside of the NCSD's purview—and thus not affected by the proposed rate increase.

"They're going to be big users regardless of what supplemental water we pay for," Carla said.

Both LeBrun and Carla said they expect high attendance and a rousing debate on Nov. 21—a rare occurrence for the NCSD board meetings, which usually draw only a handful of attendees.

After the NCSD board unanimously approved a final version of the water rate study on Sept. 24, public hearing notices went out to all NCSD ratepayers, giving them 45 days to protest the increase. According to LeBrun, if the NCSD receives 50 percent plus one "protest" votes from ratepayers by Nov. 21—which would total roughly 2,100 protests—the board is forbidden from authorizing the increase. As of Nov. 13, LeBrun said his office received about 300 protests.

"Rate increases don't often fail that way, and I don't think ours will either," LeBrun said. "If we don't set ourselves up to buy supplemental water—which is what this rate increase does—then we'll have a dry, expensive, useless pipeline, and that doesn't make any sense."

LeBrun said he's confident that his board members are well informed and hopes that they will approve the rate increase on Nov. 21.

As detailed in the [public hearing notice](#), the planned increase, if approved, will manifest as one “fixed charge” and one “volume charge” on customers’ water bills.

The fixed charge is based on water meter size, will range from \$13.20 to \$396 bi-monthly, and is, according to the notice, “intended to recover NCSD customers’ share for building the facilities required to bring the water to Nipomo.”

The volume charge is flexible based on the amount of water used, is variable year-to-year, and “recovers the cost of the district’s share of supplemental water purchased from the city of Santa Maria and NCSD’s operation and maintenance costs to deliver the supplemental water.”

Ultimately, what all these calculations mean for “average” NCSD residential customers using 36 units per month is a 34.4 percent increase from Nov. 1, 2014, rates to July 1, 2015, rates, when the increase would first kick in and supplemental water is slated to begin flowing through the pipeline.

Projecting down the road, overall water rates for the same “average customer” as of July 1, 2017, are scheduled to be 52.1 percent higher than their Nov. 1, 2014, level.

“It is a significant rate increase and a big percentage jump, so I understand the concern, but all this does is set our rates at a similar level as those of neighboring communities,” LeBrun said. “Water rates are going up everywhere, and we’re not immune. We have to pay for our supplemental water.”

As far as Carla and her cadre are concerned, the NCSD is asking for too much.

“I understand that we do have to fund the pipeline somehow, but raising rates this much is going to devastate people on fixed and lower incomes,” Carla said. “I don’t know of any other local water provider who’s increasing rates this much.”

Carla said that her “[NCSD Rate Protest](#)” group is encouraging as many people as possible to send in protest ballots and attend the Nov. 21 meeting. She added that, in her opinion, raising awareness of the rate increase is just as important as protesting it.

“A lot of folks didn’t pay attention to the hearing notice because it was in legalese and came during peak election mailer season,” Carla said. “It also wasn’t sent out in Spanish, so there’s a whole segment of the community in the dark.”

Ultimately—barring an unlikely late torrent of protest ballots—the NCSD Board of Directors will be the final arbiter of the water rate increase question when they meet on Nov. 21 at 2 p.m., at the Jon S. Seitz Board Room, 148 South Wilson St., Nipomo.

Contact Staff Writer Rhys Heyden at [rheyden@newtimeslo.com](mailto:rheyden@newtimeslo.com).

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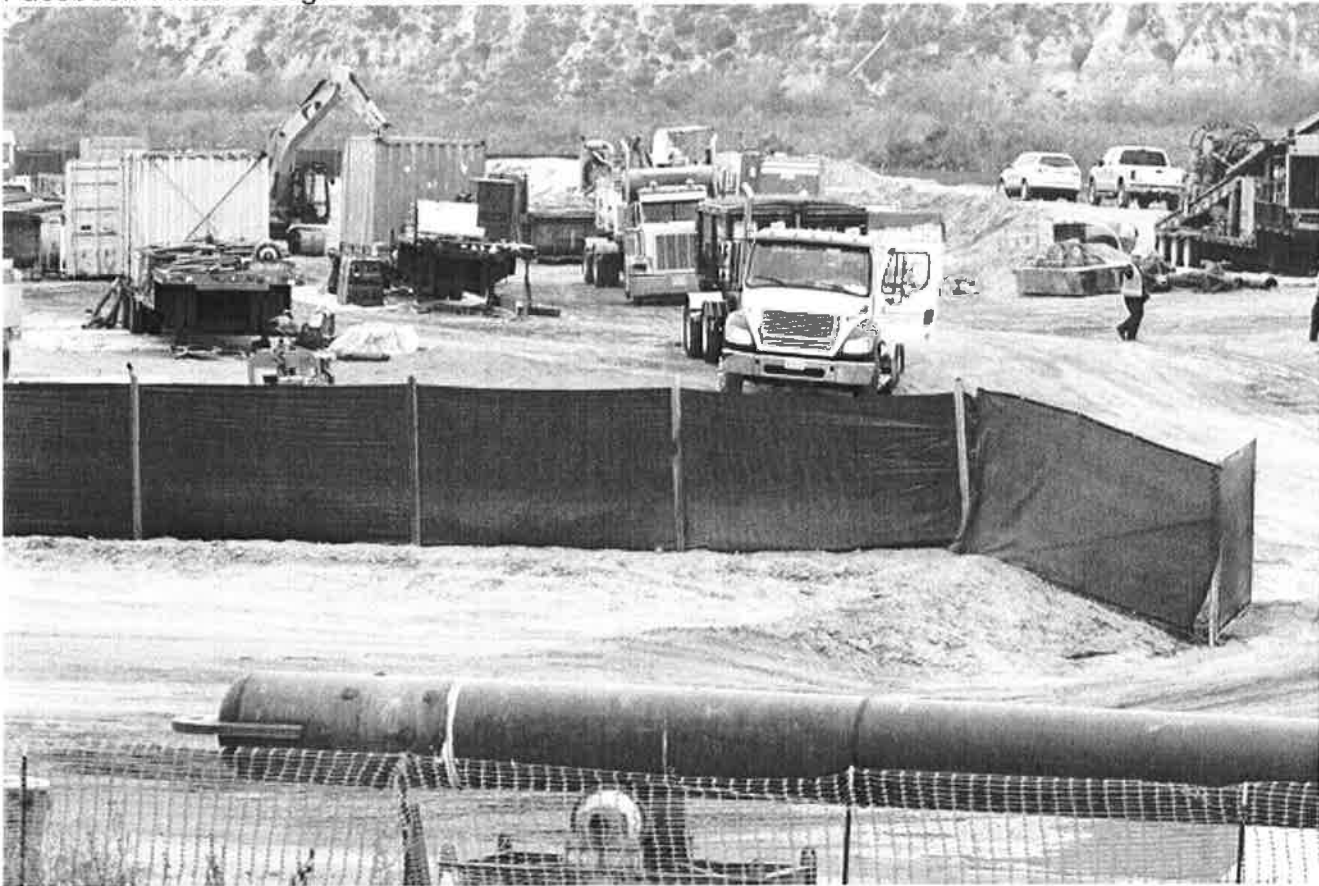
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## Nipomo water rate increase OK'd; bills to jump over 30 percent

By Cynthia Lambert

[clambert@thetribunenews.com](mailto:clambert@thetribunenews.com) November 21, 2014

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Construction begins Wednesday, Oct. 23, 2013, on a pipeline that'll bring water from Santa Maria to Nipomo.

DAVID MIDDLECAMP — [dmiddlecamp@thetribunenews.com](mailto:dmiddlecamp@thetribunenews.com) Buy Photo

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- Nipomo district OKs new water hookups as cities call for conservation
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- Nipomo board eyeing 30 percent water rate hike to pay for pipeline

Despite 655 protest letters and impassioned pleas from some Nipomo residents, the Nipomo Community Services District board approved a water rate increase Friday to pay for water from Santa Maria.

An average residential customer could now see water rates rise by more than 30 percent — and up to 52 percent by the time subsequent increases take place in 2016 and 2017.

Friday's meeting in Nipomo served as a protest hearing where any water customers had a last chance to submit a letter opposing the increase.

The number of protests fell short of the approximately 2,100 needed to stop the rate increase from taking effect, under a process laid out in state law.

The board voted to adopt the rates 4-1, with director Bob Blair opposed.

The meeting was heated at times, with some residents accusing the Nipomo board of moving ahead with a project that most people opposed and taking action during election season when people might not pay attention to all of the notices in their mailbox.

"It seems like this is being rushed through," said Loslie Kearney, who owns three properties in the district. "I think we should do a by-mail vote. I don't mind paying — we need water, especially for the future — but make it fair across the table."

The increase will go into effect Jan. 1, but customers won't see any changes on their bills until July, when water is expected to start flowing from a pipeline the services district is building from Santa Maria.

Nipomo currently relies on groundwater as its sole water source, and district officials say the supplemental water is necessary to reduce pumping of the underground aquifer.

The cost of the pipeline and additional water will be shared with the district's neighboring water agencies, including Golden State Water Co., Rural Water Co. and Woodlands Mutual Water Co.

The proposed water increase for Nipomo district customers includes two charges: a monthly fixed charge for the facilities required to bring the water to Nipomo, plus a volume charge for the amount of water used.

According to a water study conducted for the district, an average customer — someone using 36 units, or 26,928 gallons, every two months — would see the bimonthly water bill increase by about \$41, or 34 percent.

Currently, that average customer pays \$119.37 every two months.

By July 2017, that same customer would see the bill increase to \$181.56 — a 52 percent increase.

"Nipomo is getting too expensive for me to stay here," resident Paula Browne said, "and I love this area."

Just two residents spoke in favor of moving forward, including Ed Eby, who will rejoin the board in December, and former board member Mike Winn.

"This is a project that we need," Winn said. "Most communities are not so fortunate as to have a supplemental source like this."

The Nipomo board members sympathized with the concern about increasing costs but said they have done exhaustive studies on ways to bring supplemental water to the community.

"We have tried as hard as we can to keep the water rates low for our customers," board member Dan Gaddis said.

Reach Cynthia Lambert at 781-7929. Stay updated by following @SouthCountyBeat on Twitter.

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# Nipomo raises water rates

**November 22, 2014**

During a heated meeting on Friday, the Nipomo Community Services District Board voted 4-1 to approve a water rate increase to pay for supplemental water from Santa Maria.

The increase in cost will pay for a pipeline and the cost of the supplemental water. Nipomo residents currently rely entirely on groundwater.

Proponents of bringing in supplemental water say it is necessary to reduce pumping of the underground aquifer.

Opponents question the cost, which will increase rates in January by about \$20 a month per-household. In addition, critics say the plan was pushed forward while residents were distracted by the election.

In mid-2015, Santa Maria water is slated to begin flowing into Nipomo.





## NCSD Board OK's Supplemental Water Rate Hike

### Charge to pay for supplemental water delivery starting Summer 2015

**Keith Carls, KEYT - KCOY - KKFX Reporter, [KeithCarls@kcoy.com](mailto:KeithCarls@kcoy.com)**

POSTED: 08:33 AM PST Nov 22, 2014

#### **NIPOMO, Calif. -**

The Board of Directors for the Nipomo Community Services District has approved a new charge for customers to pay for supplemental water delivery from Santa Maria the District says is critically important to balance current and future water needs on the Nipomo Mesa.

A supplemental water pipeline nearing completion is expected to deliver some 645 acre-feet, or more than 200 million gallons, to the Nipomo Mesa Groundwater Basin from Santa Maria every year.



The supplemental water charge is on top of ongoing water rate hikes that were already approved by the NCSD Board.

Here is the complete text of the press release issued by the NCSD Friday afternoon:

"On Friday, November 21, 2014 the Nipomo Community Services District Board of Directors held a hearing and adopted new water rates to pay for supplemental water.

After twenty years of study and evaluation, the District has succeeded in obtaining a much needed supplemental water source and is constructing essential, but costly, pipeline facilities to bring that water to the community.

Delivery of the supplemental water is scheduled to begin in summer 2015.

The Nipomo Mesa Groundwater Basin is currently the only source of water for the area. It is used by many private well owners and several water companies, and as a result, pumping across the Basin is more than double the sustainable supply.

The District's new supplemental water supply is a first step towards balancing water supply and demand and will help provide reliable water for decades to come.

A portion of this new supply will be purchased by neighboring agencies to help balance their water demand as well.

When vitally needed supplemental water deliveries begin next summer, the District will need to add a supplemental water charge to customers' bills to pay for the new, supplemental supply.



A typical residential District customer will pay approximately \$30 more on their two-month bill (\$15 monthly) for the enhanced water security once the new water is flowing and the new charges are applied.

For more information, please contact the Nipomo Community Services District at 929-1133, [info@ncsd.ca.gov](mailto:info@ncsd.ca.gov) or visit [www.ncsd.ca.gov](http://www.ncsd.ca.gov)."

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## Vineyard proposed at Nipomo's Monarch Dunes instead of 3rd golf course

By Nick Wilson

nwilson@thetribunenews.com November 27, 2014

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The Monarch Dunes Golf Club near Highway 1 on the Nipomo Mesa opened in 2006.

DAVID MIDDLECAMP — [dmiddlecamp@thetribunenews.com](mailto:dmiddlecamp@thetribunenews.com)

Instead of building a third golf course at Nipomo's Monarch Dunes as originally proposed, the developer of the 957-acre property is seeking to add a vineyard — a change he says will attract tourists and beautify the area.

The San Luis Obispo County Board of Supervisors on Tuesday voted 5-0 to process the developer's request, the first step in amending the project's specific plan.

But several supervisors expressed concerns about a project that would increase water use in an area facing water shortages.

The property's water supply is provided by Woodlands Mutual Water Co., a private company operated by the developer, Trilogy at Monarch Dunes.

The water company draws from the Santa Maria groundwater basin, which is currently in Level 3 severity status, meaning the existing demand meets or exceeds the supply.

"I've got some big problems with this from a water standpoint," Supervisor Frank Mecham said. "We have (water shortage) problems in the North County. We also have a problem in the South County. ... For me,

this will be a tough battle ahead.”

Trilogy at Monarch Dunes by Shea Homes, the developer, is requesting several changes to the project.

The original specific plan adopted in 1998 called for 1,320 homes, three golf courses, a 500-room resort and a 140,000-square-foot commercial center among other uses.

The new proposal replaces one golf course with a vineyard, downsizes the resort to 300 rooms, adds a food and beverage processing facility (possibly a winery), and relocates commercial space to create a four-acre park instead of a 1.8-acre park.

The property already has 619 single-family homes and 36 multi-family homes built, along with an 18-hole and a 12-hole course and clubhouse, and a 1-acre business park with one current occupant.

Trilogy area Vice President Preston Holdner said the vineyard would save 88 million gallons of water per year compared to a golf course, and he said a water recycling system would be used throughout the small community he referred to as a “village.”

“All water used by homeowners will be recycled,” Holdner said. “We look forward to sharing the story of how we will execute a plan in a way that conserves water.”

Holdner said the project would provide more than 2,000 long-term jobs through direct and indirect commerce, such as vendor contracts.

He said new retail and business space, as well as additional housing, would also benefit the local economy.

The developer’s economic analysis showed the area “is saturated with no demands for additional courses.”

“The third golf course (at Trilogy) did not make economic sense,” Trilogy wrote in a project statement as part of the amendment proposal.

A vineyard would be successful because of the climate and conditions for grapes; attract tourists; and offer homeowners a stake in the operation, a “vested interest,” through the homeowners association.

Additional crop production, under the amendment, could include lavender plantings and olive orchards.

Supervisor Bruce Gibson said the question may not be whether agriculture would use less water than a golf course.

“No water is being drawn there now, so there’s no drain on the basin from existing uses,” Gibson said.

The entire Nipomo Mesa relies on one source of water, an underground aquifer referred to as the Santa Maria groundwater basin that stretches from Shell Beach to Santa Maria, covering a surface area of about 256 square miles.

The Nipomo Community Services District and three other water purveyors — Golden State Water Co., Rural Water Co. and Woodlands Mutual Water Co. — use about 39 percent of the 11,000 acre-feet of groundwater consumed on the Nipomo Mesa, according to the Nipomo Mesa Management Area Technical Group.

The Nipomo services district is building a pipeline from Santa Maria and plans to buy water from that city to serve its customers. The cost of the pipeline and water will be shared with neighboring water agencies, including Golden State, Rural Water and Woodlands.

Supervisor Debbie Arnold said an environment review of the Nipomo project will address the water impacts, as well as the use of pesticides.

Arnold said a boutique vineyard, which she views this proposal to be, also has a different mission than a large-scale production.



"A vineyard in this sense would be used in a landscape and hobby way, not just trying to make a dollar on agriculture production," Arnold said.

County planner Jay Johnson said the applicant will need to present the details of the specific size of a vineyard to replace the planned 219-acre third golf course — as well as other amendment particulars.

The 957-acre Nipomo site was previously known as Woodlands Village, but on Tuesday the developer's amendment request also sought a name change to Monarch Dunes, the same as its existing golf courses.

Tribune staff writer Cynthia Lambert contributed to this story.

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## Nipomo residents asked to stop watering lawns until spring

By Cynthia Lambert

[clambert@thetribunenews.com](mailto:clambert@thetribunenews.com) December 3, 2014 Updated 1 hour ago

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Ways to save water Here are tips anyone can adopt to save water during one of the worst droughts in California history. [View Full Gallery](#) RANDALL BENTON — Sacramento Bee Staff Photo

Nipomo Community Services District officials are urging their customers to stop watering lawns and plants until spring in an effort to reduce water use.

The shorter days and recent rainfall — Nipomo received about an inch of rain in Tuesday's storm — prompted the Nipomo district to encourage its customers to turn off their irrigation systems for a few months.

Most landscapes require little to no water in the winter, according to the district, and customers can save money by turning off outdoor irrigation systems.

District officials are trying to reduce groundwater pumping by 30 percent. The Nipomo Mesa has one source of water — an underground aquifer that serves communities in southern San Luis Obispo and northern Santa Barbara counties.

Pumping decreased by 19 percent in August compared to August 2013 and by 21 percent in September compared to September 2013, district data show.

Pumping only decreased by 16 percent in October compared to October 2013 — but the district pumped less water in October than each of the two previous months.

Information about water conservation programs is available at <http://ncsd.ca.gov/resources/save-water-save-money/>.

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**2014 Website Traffic Summary**

<b>Week</b>	<b>Visits</b>	<b>Unique Visitors</b>	<b>Pageviews</b>	<b>Pages/Visit</b>	<b>Avg. Visit Duration</b>	<b>Bounce Rate</b>	<b>% New Visits</b>	<b>Highest Traffic Day</b>	<b>Significant Actions During the Week Possibly Contributing to Traffic</b>
7/14/14 - 7/20/14	292	381	955	2.51	0:02:16	46.46%	50.39%	Wed 7/16	
7/21/14 - 7/27/14	309	233	775	2.51	0:02:41	47.90%	56.31%	Mon 7/21	
7/28/14 - 8/3/14	272	226	765	2.81	0:02:23	47.79%	56.62%	Mon 7/28	
8/4/14 - 8/10/14	272	219	597	2.19	0:01:48	49.26%	56.25%	Fri 8/8	Board Agenda/Packet
8/11/14 - 8/17/14	228	183	493	2.16	0:01:42	48.25%	55.26%	Mon/Wed	
8/18/14 - 8/24/14	290	229	588	2.03	0:01:28	56.21%	57.24%	Thu 8/21	Board Agenda/Packet
8/25/14 - 8/31/14	277	213	653	2.36	0:01:58	45.13%	55.23%	Fri 8/29	
9/1/14 - 9/7/14	369	289	836	2.27	0:01:58	46.88%	55.56%	Fri 9/5	Board Agenda/Packet
9/8/14 - 9/14/14	332	254	768	2.31	0:01:56	44.28%	54.52%	Tue 9/9	
9/15/14 - 9/21/14	315	237	671	2.13	0:02:08	55.56%	55.56%	Fri 9/19	Board Agenda/Packet
9/22/14 - 9/28/14	315	238	731	2.32	0:01:51	46.35%	56.83%	Mon 9/22	
9/29/14 - 10/5/14	306	229	628	2.05	0:01:44	53.59%	50.98%	Fri 10/3	Board Agenda/Packet
10/6/14 - 10/12/14	331	244	696	2.1	0:01:56	56.50%	50.76%	Tue 10/7	Social Media launch 10/10
10/13/14 - 10/19/14	301	219	615	2.04	0:01:53	54.82%	45.85%	Fri 10/17	
10/20/14 - 10/26/14	375	285	768	2.05	0:01:44	52.00%	50.93%	Tue 10/21	
10/27/14 - 11/2/14	204	158	450	2.21	0:02:31	51.96%	53.92%	Mon 10/27	
11/3/14 - 11/9/14	270	201	513	1.9	0:01:41	60.00%	50.37%	Fri 11/7	
11/10/14 - 11/16/14	307	227	587	1.91	0:01:54	57.33%	55.05%	Thu 11/13	Board Agenda/Packet
11/17/14 - 11/23/14	431	317	852	1.98	0:01:56	58.24%	51.74%	Fri 11/21	Rate Hearing 11/21
11/24/14 - 11/30/14	176	138	322	1.83	0:01:21	67.05%	54.55%	Tue 11/25	Low due to holiday

2014 Social Media Summary

FACEBOOK

Week	New Users	Comment Likes	Comment Shares	User Posts	*Content Views	Most Popular Post
10/13/14 - 10/19/14**	14	4	0	0	NA	
10/20/14 - 11/2/14	2	2	0	0	NA	
11/3/14 - 12/4/14	3	1	0	0	NA	

\*data will be available after 30 users

TWITTER

Week	New Followers	Re-tweets (shared)	Mentions (comments)	Link Visits (visits to links)	Content Views (Impressions)	Most Popular Post
10/13/14 - 10/19/14*	14	1	2	2	73	District pumping numbers (34 views)
10/20/14 - 11/2/14	3	0	1	7	223	Check out these photos of the Supplemental Water Project progress being made out on Blosser in Santa Maria. (39 views)
11/3/14 - 12/4/14	13	2	1	10	2,100	It may be Monday but we have a water saving tip that can also save you MONEY! #everydropcounts #ncsd... http://fb.me/78zeOQFTV (377 views) #everydropcounts #ncsd http://fb.me/7a4VAE1A0 (366 views)

\*\* Data shown is not for a complete week

December 10, 2014

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Mr. Michael Lebrun  
Nipomo Community Svcs Dist  
148 S Wilson St  
Nipomo CA 93444-5320

Dear Michael,

Thank you for your Utility Membership with the American Water Works Association. As 2014 comes to a close, AWWA and utility members like you, can celebrate many extraordinary accomplishments. I encourage you to take a few minutes to read through the enclosed *AWWA in Action* booklet to reflect on our shared success story.

In 2014, with the support and involvement of your utility, AWWA was able to:

- Achieve a signature legislative victory with the passage of the Water Infrastructure Finance and Innovation Act
- Prevent a misguided plan that would have applied lead-free regulations to hydrants
- Testify before Congress on the best approach for controlling cyanotoxins
- Provide expert guidance on cybersecurity
- Actively oppose proposed cuts to State Revolving Funds.

With your needs in mind, AWWA is expanding the breadth of information and resources it produces on water. In 2015, you can expect:

- Enhanced member service for your utility
- Quality education opportunities for you and your employees
- Information and resources on Total Water Solutions™
- New content in *Journal – American Water Works Association* and *Opflow* on issues that matter to utilities
- New and revised Standards
- Affordable small systems training.

As an AWWA Utility Member, you played a special role in the significant achievements of the past year. On behalf of AWWA and its 43 Sections, thank you once more. We look forward to continuing our important mission together in 2015.

Sincerely,

David B. LaFrance  
Chief Executive Officer

December 10, 2014

F

ATTACHMENT E

## AGENDA

Dan Buckshi  
County Administrator



## BOARD OF SUPERVISORS

Frank R. Mecham, Vice-Chairperson, 1<sup>st</sup> District  
Bruce Gibson, Chairperson, 2<sup>nd</sup> District  
Adam Hill, 3<sup>rd</sup> District  
Caren Ray, 4<sup>th</sup> District  
Debbie Arnold, 5<sup>th</sup> District

Tuesday, November 25, 2014

CONSENT AGENDA

9:00 AM

REVIEW AND APPROVAL

PUBLIC COMMENT PERIOD

BOARD BUSINESS

HEARINGS

BOARD BUSINESS

HEARINGS

CLOSED SESSION

RECESS

AFTERNOON SESSION

1:30 PM

REPORT ON CLOSED SESSION

PRESENTATIONS

HEARINGS

ADJOURNMENT

5:00 PM

- The Board of Supervisors' weekly agenda and staff reports are available at the following website: [www.slocounty.ca.gov](http://www.slocounty.ca.gov). Packets are also available at the County Government Center and may be viewed on-line at the Atascadero, Arroyo Grande, Paso Robles, Nipomo, Morro Bay, SLO City/County Libraries and the SLO Law Library.
- All persons desiring to speak on any Board item, including the Consent agenda, Closed Session or during the general public comment period are asked to fill out a "Board Appearance Request Form" and submit to the Clerk of the Board *prior* to the start of the Board item. Each individual speaker is limited to a MAXIMUM of three (3) minutes.
- Please refer to the information brochure located in the back and outside of the Board Chambers for additional information regarding accommodations under the Americans with Disabilities Act, supplemental correspondence, and general rules of procedure.

9:00 FLAG SALUTE

### CONSENT AGENDA – REVIEW AND APPROVAL

The items listed on this portion of the agenda are scheduled for consideration as a group. The staff recommendations will be approved as outlined within the staff report. Any Supervisor may request an item be withdrawn from the Consent Agenda to permit discussion or change the recommended course of action for an item.



Items Set for Hearing:

1. Introduction of a proposed ordinance of the San Luis Obispo County Flood Control and Water Conservation District to provide informal bidding procedures under the California Uniform Public Construction Cost Accounting Act. Hearing date set for December 16, 2014. All Districts.
2. Introduction of an amendment to the Health and Sanitation Ordinance, Title 8 of the San Luis Obispo County Code relating to regulation of the exportation of groundwater. Hearing date set for December 2, 2014. All Districts.
3. Introduction of proposed amendments to the Affordable Housing Fund Ordinance, Title 29 of the San Luis Obispo County Code relating to fee schedules. Hearing date set for December 2, 2014. All Districts.
4. Introduction of proposed ordinance change amending Title 2, Chapter 2.36 (Purchasing Agent) and adding Chapter 2.37 (Informal Bidding) of the County Code to increase the contracting authority of the County Purchasing Agent and delegating authority to the County Purchasing Agent and Public Works Director to issue notices inviting informal bids for public projects and to award contracts let by the informal bidding procedures as set forth in the California Uniform Public Construction Cost Accounting Act. Hearing date set for December 16, 2014. All Districts.

Consent Agenda - Administrative Office Items:

5. Request to approve an employment agreement with Kevin Bumen to serve as the County's Director of Airports. All Districts.

Consent Agenda - Auditor - Controller - Treasurer - Tax Collector Items:

6. Review of the District Attorney's Office State of California Department of Insurance Workers Compensation Insurance Fraud Program Grant for FY 2013-14. All Districts.
7. Submittal of the Annual Cash Shortages and Overages Report and the Departmental Bank Accounts and Cash Funds Listings for the fiscal year ended June 30, 2014. All Districts.
8. Submittal of a Cash Procedures and Internal Control Review of the Office of the Clerk-Recorder conducted on August 12, 2014. All Districts.
9. Request to approve a FY 2014-15 agreement with Black & Veatch Corporation to provide support for the County's SAP Enterprise Financial System (EFS) on an as-needed, fixed rate basis. All Districts.
10. Submittal of a Brown Armstrong Independent Accountant's Report on the County Treasury's cash balance and accountability as of September 5, 2014. All Districts.

Consent Agenda - General Services Items:

11. Request to approve a services agreement for a term of up to five years with Pacific Gas and Electric (PG&E) to participate in the Sustainable Solutions Turnkey (SST) program, approve a PG&E proposal to conduct an Investment Grade Assessment (IGA) on selected County facilities, and to authorize Director of General Services to execute a Work Order with PG&E, upon approval of County Counsel as to form and legal effect, to perform an IGA in the amount of \$160,000. All Districts.

Consent Agenda - Health Agency Items:

12. Request to approve an amendment to the contract with Transitions-Mental Health Association for FY 2014-15 to increase the current contract by \$81,931 to provide additional mental health services to adults. All Districts.
13. Request to approve a three year (December 1, 2014 – November 30, 2017) renewal contract with Central Courier, LLC in a total amount not to exceed \$210,000 to continue to provide courier transport services for the Health Agency. All Districts.
14. Request to approve a FY 2014-15 renewal contract with Seneca Family of Agencies, d.b.a. Kinship Center in an amount not to exceed \$1,233,388 to provide specialty mental health services to children/youth that are living with relatives, adopted, or being considered for adoption. All Districts.

Consent Agenda - Human Resources Items:

15. Submittal of a resolution for Management and Confidential employees, Bargaining Units (BU) 07, 08, and 11; Appointed Department Heads, BU 09; Elected Officials, BU 10; General Management Law Enforcement, BU 16 approving an increase in compensation for FY 2014-15 and FY 2015-16. All Districts.

Consent Agenda - Pension Trust:

16. Submittal of a resolution approving amendments to the San Luis Obispo County Employees Retirement Plan Appendices for contribution rates for agencies contracting with the Pension Trust. All Districts.

Consent Agenda - Planning & Building Items:

17. Submittal of a Notice of Cancellation of Covenant and Agreement Restricting Use of Property located at 6250 Huasna Townsite Road, Arroyo Grande, and Agreement by Paul O. Scheibe, Marlene C. Scheibe, Lawrence Floth and Lynn Floth. District 4. 7

Consent Agenda - Probation:

18. Submittal of a resolution amending the Position Allocation List (PAL) in Fund Center 139-Probation by deleting one full-time Deputy Probation Officer I/II and adding one full-time Deputy Probation Officer III. All Districts.

Consent Agenda - Public Works Items:

19. Submittal of a resolution establishing changes to the Traffic Regulation Codes establishing stop intersections at the intersections of Main Street at Ramada Drive, Templeton; and Mary Avenue and Juniper Street, Nipomo. Districts 1 and 4.
20. Submittal of right of way documents accepting conveyance from Buttonwood Properties, LLC for the Buckley Road Widening Project, San Luis Obispo. District 3.
21. Submittal of a resolution authorizing the Director of Public Works to enter into laboratory service agreements with other public agencies. All Districts.
22. Request to approve Amendment No. 1 to an agreement for engineering consulting services with Drake Haglan and Associates for the Air Park Drive at Oceano Beach Lagoon Bridge Replacement Project in Oceano, increasing the current agreement amount by \$50,181. District 4.
23. Submittal of a resolution authorizing execution of notice of completion and acceptance of construction for the 2013–14 Asphalt Overlay, South Bay Boulevard from Los Osos Valley Road to Santa Ysabel Avenue in Los Osos. District 2.
24. Submittal of a resolution authorizing execution of the notice of completion and acceptance of construction for the Bridge Painting Project, Various County-wide Bridges, San Luis Obispo County. Districts 1, 2, 3 and 5.

Consent Agenda Public Works - Board Sitting as Flood Control District and the Board of Supervisors for Item #25:

25. Submittal of resolutions approving Labor Compliance Programs for County of San Luis Obispo and Flood Control and Water Conservation District applicable to Proposition 84 Funded Projects. All Districts.

Consent Agenda Public Works - Board Sitting as Flood Control District:

26. Submittal of a resolution to continue emergency contracting for Nacimiento Water Pipeline repairs and authorize the Director of Public Works to execute contracts for emergency contract work through a sole source process. All Districts. +
27. Request to approve a new capital project to replace and update Supervisory Control and Data Acquisition (SCADA) equipment and software at the Zone 3 Lopez Water Treatment Plant (LWTP); and authorize a budget adjustment in the amount of \$75,000 to move funds from the Zone 3 Turnout SCADA project to fund the new project. Districts 3 and 4.

Consent Agenda - Sheriff - Coroner Items:

28. Submittal of a resolution to amend the Position Allocation List (PAL) in Fund Center 136 - Sheriff-Coroner to delete a 1.00 FTE Legal Clerk position and add a 1.00 FTE Administrative Services Office I/II position. All Districts.



Consent Agenda - Social Services Items:

29. Request to approve a new service contract (Clerk's File) for California Work Opportunity and Responsibility for Kids (CalWORKs) Rapid Re-housing and Support Services with Community Action Partnership of San Luis Obispo County, Inc., for FY 2014-15 in the amount of \$876,288. All Districts.
30. Request to approve two new service contracts (Clerk's File) for CalWORKs Expanded Subsidized Employment (ESE) with 1) Henkels and McCoy (H&M) and 2) Goodwill Industries of Santa Cruz, Monterey and San Luis Obispo Counties (Goodwill) for the period of November 1, 2014 through June 30, 2015 in the amounts of \$378,404 and \$194,999 respectively. All Districts.

Public Comment Period:

31. The general public comment period is intended to provide an opportunity for members of the public to address the Board on matters within the Board's purview that are not scheduled on the current agenda. Individuals interested in speaking are asked to fill out a "Board Appearance Request Form" and submit it to the Clerk of the Board prior to the start of general public comment. When recognized by the Chair, each individual speaker may address the Board and is limited to a MAXIMUM of three (3) minutes or a reasonable period of time as determined by the Board Chairperson.

Board Business:

32. Submittal of the FY 2014-15 First Quarter Financial Report and request to approve various financial actions as detailed in Section 4 of the report. All Districts.
33. Review of the FY 2015-16 Budget Goals and Policies, Budget Balancing Strategies and Approaches, and Board Priorities. All Districts.

Hearings:

34. Hearing to consider an ordinance implementing the County fee schedule "A" for Calendar Year 2015 and fee schedule "B" FY 2015-16. All Districts.

Board Business

35. Request to approve the designation of \$1,000,000 of Parks Public Facilities Fee funding for improvements to the Bob Jones Pathway trailhead at the Octagon Barn site, including grading and parking lot construction. District 3. ✦

Hearings:

36. Hearing to consider a resolution setting forth a determination of established vested right(s) at the Whale Rock Pit / Cayucos Pit – CA Mine ID#91-40-0010; located at 1424 Old Creek Road, east of the community of Cayucos, including the scope and nature of surface mining activities included within the established vested right(s). Hearing continued from June 17, 2014, it is recommended that the hearing be continued to February 10, 2015. District 2.

Closed Session Items:

37. PENDING LITIGATION (Gov. Code, section 54956.9.) It is the intention of the Board to meet in closed session concerning the following items: Conference with Legal Counsel-Existing Litigation (Gov. Code, section 54956.9(a.)) (Formally initiated) 1. Barrette v. State of California, et al.

CONFERENCE WITH LEGAL COUNSEL -- ANTICIPATED LITIGATION (Government Code, section 54956.9). 2. Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9. No. of potential cases: 2. 3. Initiation of litigation pursuant to paragraphs (4) of subdivision (d) of Section 54956.9. No. of potential cases: 2

CONFERENCE WITH LABOR NEGOTIATOR (Government Code, section 54957.6.) It is the intention of the Board to meet in closed session to have a conference with its Labor Negotiator, Tami Douglas-Schatz, concerning the following employee organizations: 4. San Luis Obispo Government Attorney's Union; 5. SLOCEA-Trades and Crafts; 6. Deputy County Counsel's Association; 7. Sheriffs' Management; 8. SLOCPPOA; 9. Deputy Sheriff's Association; 10. DAIA; 11. SLOCPMPOA; 12. SLOCEA-Public Services, Supervisors, Clerical; 13. Unrepresented Management and Confidential Employees; and 14. ASLODS.

RECESS1:30 REPORT ON CLOSED SESSIONPresentations

38. Submittal of resolutions recognizing County employees for their 30 years of service. All Districts. /
39. Submittal of a resolution proclaiming November 2014 as "Family Caregivers Appreciation Month" in San Luis Obispo County. All Districts.

Hearings:

40. Request for authorization to process a Specific Plan, General Plan and Land Use Ordinance Amendment (LRP2014-00001 – Monarch Dunes Joint Venture LLC) to amend provisions of the Woodlands Specific Plan that would replace the Phase IIA/IIB golf course with crop production and other amenities, reduce the maximum size of the resort development, expand the list of allowable uses in the business park, relocate a portion of the retail development, redistribute residential units, rename the village to Monarch Dunes, and consider a potential increase in the number of allowable dwelling units. The site is in the Woodlands Village in the South County Inland subarea of the South County Planning Area. District 4. /

41. Hearing to consider a request by the County of San Luis Obispo to amend the Administration and Personnel Ordinance, Title 2 of the San Luis Obispo County Code relating to the issuance of General Plan Conformity Reports consistent with Government Code Sections 65401 and 65403; the amendment is exempt from CEQA. All Districts.
42. Hearing to consider an amendment to the Building and Construction Ordinance, Title 19 of the County Code, changing the requirements for retrofitting of plumbing fixtures in connection with additions, remodels, and new development of residential, commercial and other structures within the Los Osos Groundwater Basin. District 2.
43. Hearing for an amendment to the Health and Sanitation Ordinance, Title 8 of the County Code, changing the requirements for sellers of real property within the Los Osos Groundwater Basin to retrofit plumbing fixtures with water-efficient fixtures at time of sale. District 2.
44. WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040. For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review the environmental determination and other information on our website located at [www.sloplanning.org](http://www.sloplanning.org).

#### Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For Week of November 13, 2014

#### Los Osos Area

Charvonja Minor Use Permit. Request by Russ and Linda Charvonja for a Minor Use Permit/Coastal Development Permit to allow for the construction of a 5,335 square foot single family residence and a 400 square foot workshop and garage. The project will



result in the disturbance of approximately 15,600 square feet of a 25,800 square foot parcel. The project is located at 2599 San Dominico Avenue in the Cabrillo Estates neighborhood. The project site is located in the community of Los Osos, in the Estero planning area. ED14-064 (DRC2012-00085)

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 11/25/2014	(3) CONTACT/PHONE Jay Johnson/781-4573	
(4) SUBJECT Request for authorization to process a Specific Plan, General Plan and Land Use Ordinance Amendment (LRP2014-00001 – Monarch Dunes Joint Venture LLC) to amend provisions of the Woodlands Specific Plan that would replace the Phase IIA/IIB golf course with crop production and other amenities, reduce the maximum size of the resort development, expand the list of allowable uses in the business park, relocate a portion of the retail development, redistribute residential units, rename the village to Monarch Dunes, and consider a potential increase in the number of allowable dwelling units. The site is in the Woodlands Village in the South County Inland subarea of the South County Planning Area. District 4.			
(5) RECOMMENDED ACTION It is recommended that the Board review the proposed amendments to the Woodlands Specific Plan, General Plan and Land Use Ordinance and determine whether to authorize processing.			
(6) FUNDING SOURCE(S) Application fee	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation { } Hearing (Time Est. ___) {x} Board Business (Time Est. <u>30 minutes</u> )			
(11) EXECUTED DOCUMENTS { } Resolutions { } Contracts { } Ordinances {x} N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {x} N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY {x} N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 4			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jay Johnson/781-4573

VIA: Trevor Keith, Division Manager, Policy and Programs

DATE: 11/25/2014

SUBJECT: Request for authorization to process a Specific Plan, General Plan and Land Use Ordinance Amendment (LRP2014-00001 – Monarch Dunes Joint Venture LLC) to amend provisions of the Woodlands Specific Plan that would replace the Phase IIA/IIB golf course with crop production and other amenities, reduce the maximum size of the resort development, expand the list of allowable uses in the business park, relocate a portion of the retail development, redistribute residential units, rename the village to Monarch Dunes, and consider a potential increase in the number of allowable dwelling units. The site is in the Woodlands Village in the South County Inland subarea of the South County Planning Area. District 4.

## RECOMMENDATION

It is recommended that the Board review the proposed amendments to the Woodlands Specific Plan, General Plan and Land Use Ordinance and determine whether to authorize processing.

## DISCUSSION

### Proposal

The applicant is proposing changes to the Woodland Specific Plan to allow them to seek land use entitlements to implement a revised development strategy to meet changes in market trends and demand. The changes would mostly affect Phases IIA and IIB that are currently undeveloped. The most notable of these changes involves the roughly 219 acres of open space planned for Phases IIA/IIB, which have a combined total area of about 340 acres. The key elements of the proposed Specific Plan amendment are as follows:

- Add Crop Production as an allowable use in the Recreation category (within Woodlands Village) and replace most the golf course with crop production (mostly wine grapes)
- Replace the remainder of the golf course with landscape and small-scale recreational features
- Reduce the size of the potential resort from 500 rooms to 300 rooms
- Expand the list of allowable uses in the business park to include Ag Processing and Food and Beverage Products
- Modify the village center to include a four-acre park
- Re-designate about four acres near the village center from Commercial Service to Recreation to be used for residential development and open space
- Redistribute residential units (please refer to the table below)
- Consider a potential increase in the maximum number of allowable residential units (a staff initiated request)
  - Relocate 20 future multi-family units from the village center to Phase IIA near the resort site
  - Transfer 11 single family units from Phase IB to Phase IIB
  - Reallocate 15 dwelling units from multi-family in Phase IA to single family in Phase IIA

The request will also require the following amendments to the Land Use and Circulation Elements (LUCE) of the County



General Plan and the Land Use Ordinance:

- Framework for Planning – Inland Area (LUCE Part I), The Area Plans (LUCE Part II), The Community/Village Plans (LUCE Part III): changes to maps and text to rename the village from Woodlands to Monarch Dunes
- The Official Maps (LUCE Part IV): land use category changes that correspond to the Specific Plan amendments
- Land Use Ordinance: various changes to text to rename the village from Woodlands to Monarch Dunes

Background

Woodlands Village is located on 957 acres on the Nipomo Mesa about two miles west of Nipomo. The Woodlands Specific Plan was originally approved in 1998. It allows 1,320 residential units, three golf courses, up to 140,000 square feet of commercial retail, up to 335,000 square feet of commercial service, a resort with up to 500 rooms, a ten-acre public park, various trails, pocket parks and a butterfly habitat area. The village is divided into four major phases: IA, IB, IIA and IIB.

Tentative Tract 2341, which covered the entire village site, was approved in 2002 along with the master Conditional Use Permit (CUP) that lays out permit requirements for subsequent entitlements. Each major phase requires CUP approval. The Phase IA CUP was approved at the same time the tract was approved in 2002. In 2004, the Specific Plan was amended to exchange the site for the multi-family development with a site that was originally part of the resort development, increase the allowable number of multi-family units from 80 to 100, and modify lot coverage standards for single family lots. The development of the first golf course and residential construction began in 2005. In 2006, the Phase IB CUP was approved. At this time, a combined total of 683 dwelling units have been completed in Phases IA and IB.

The following table shows the proposed change in the mix of residential units.

Residential Units in Woodlands Village				
	Allowable Units			Completed Units
	1998-2002	2002-current	Proposed	
Single Family	1,240	1,220	1,235	647
Multi-Family	80	100	85	36
Total	1,320	1,320	1,320	683

Staff recommends that an increase in residential units be considered as part of this authorization. If proposed, the location and number of units would be determined before completion of the project description for the Environmental Impact Report. Staff also recommends that the additional units address, in part, workforce housing.

Project Data

Planning Area: South County  
 Community: Woodlands Village  
 Assessor Parcel Number: Multiple  
 Supervisorial District No. 4

Area: 957 acres  
 Topography: Gently to moderately sloping  
 Vegetation: Grasses, eucalyptus trees, ornamentals  
 Water Supply: Community system  
 Sewage Disposal: Community system  
 Existing Use and Improvements: Residential, recreational and commercial

*Surrounding Land Uses (Land Use Categories)*

North: Residences and nursery specialties (Residential Rural)  
 South: Undeveloped and row crops (Residential Rural and Agriculture)

East: Residences and nursery specialties (Residential Rural)  
West: Residences, row crops and undeveloped (Residential Rural, Agriculture and Industrial)

*General Plan Information*

Land Use Element Category: Commercial Retail, Commercial Service and Recreation  
Combining Designation: None  
Community Planning Standards: Specific Plan included by reference

Authority

Unlike the processing of land use permits, the first step when considering requested changes to the general plan, specific plan or land use ordinance is for your Board to determine whether to initiate new legislation to change the rules. If you authorize this request for processing, the Item will be scheduled for public hearings before the Planning Commission and your Board after the environmental review process and staff report are completed.

Appendix F of Framework for Planning – Part I of the Land Use Element (LUE) of the General Plan, provides guidelines for processing General Plan amendment requests. The guidelines include this step when your Board determines whether to authorize processing of the application. The Department of Planning and Building is to provide a preliminary analysis of the major issues likely to be involved in the request and the items that need to be studied in more detail. The Board should consider the following factors and any other issue raised by the proposal:

- Necessity – Are there policies in the LUE that make the proposal unnecessary or inappropriate?
- Timing – Is proposed amendment premature in relation to the inventory of similarly designated land and the timing of projected growth?
- Vicinity – Should the area of the proposed amendment be expanded or reduced based on the site's relationship with surrounding area and surrounding condition?

Staff Response

The major issues likely to be involved include potential impacts to the following environmental issue areas: water resources, agricultural resources, traffic, air quality and greenhouse gases, and visual impacts. Each of these issues will be analyzed, along with others, in a subsequent Environmental Impact Report (EIR), which the applicant has agreed to have prepared. The 1998 EIR will be relied upon to the extent feasible. There are preliminary indications that the buildout of the village under the proposed amendment scenario should have fewer impacts on water supply and traffic than buildout under the existing scenario. Although this may be considered by the decision makers when they evaluate the planning and policy aspects of the proposal, the EIR is required to look at impacts from the proposed project compared to the existing baseline (what currently exists) and the current environmental setting, and include mitigation accordingly. Other major issues likely to be involved include: crop production compatibility with on-site residential uses (please refer to the attached letter from the County Department of Agriculture), the continued provision of affordable housing, continued provisions for job generating uses and on-site shopping opportunities.

Necessity

The applicant proposes retain the same maximum amount of commercial floor area as currently described in the Specific Plan. The residential and commercial components of the Specific Plan are essential for the village's consistency with the County's Strategic Growth Principles, whereas the golf courses and resort are non-essential components for this consistency. Therefore, replacing the golf with another open space use and reducing the potential size of the resort do not affect the Specific Plan's overall consistency with the Strategic Growth Principles. However, the introduction of crop production into the village will need to be fully analyzed for land use compatibility with residential development. The applicant's supplemental project statement, attached, describes how the applicant proposes to address land use compatibility. The issue of adding crop production as an allowable use has had preliminary review by the County Department of Agriculture and discussions with the applicant. Please refer to the attached letter from the County Department of Agriculture that recommends, as a priority, that crop production not be authorized as an allowable use. Should crop production, as an allowable use, be authorized as part of this project, the County Department of Agriculture recommends incorporating all of the following:

- Consolidated residences and resort uses separated from consolidated crop production areas.
- Utilization of a linear separation between nonagricultural uses and crop production areas of between 200-600 feet as prescribed in the agriculture buffer policy.

- Controlled access to agricultural production areas.
- Other site specific mitigation.

#### *Timing*

The applicant proposes that Phases IIA and IIB switch order. Except for the resort site, both phases contain only residential development and open space. The resort site will remain in Phase IIA. Therefore, switching the order of these two phases does not significantly affect the land use inventory or timing of growth in the village. It is also important to note that the Specific Plan does not require preceding phases to be built-out before starting subsequent phases. The applicant's proposal to move 20 multi-family units from Phase IA into Phase IIA should not affect the timing for the development of multi-family dwellings because, at this time, only 36 units of the previously approved 80 units have been built. Under the applicant's proposal, a total 65 multi-family units could be built within Phase IA and another 20 in Phase IIA. Should the demand for multi-family units accelerate, development of units within Phase IIA may be advanced as provided for in the Specific Plan. The proposed reduction of multi-family units could be viewed as premature if there were a shortage of RMF-zoned land in the Nipomo Mesa area. However, at this time there is not a shortage of RMF-zoned land in the area.

#### *Vicinity*

This proposal does not include changes to the Village Reserve Line. However, potential land use compatibilities should also consider other nearby residences east of the site and potential users of the trail system within Phases IIA and IIB.

#### Authorization Options

Your Board should consider the following options as part of your discussions when considering whether to authorize this project for processing:

1. **Authorize as Requested.** Authorize the application for processing as requested to amend the Woodlands Specific Plan as described in this report, and in addition:
  - Amend the Official Maps (Part IV of the LUCE) for corresponding land use category changes
  - Amend Framework for Planning – Inland Area (LUCE Part I), The Area Plans (LUCE Part II), the Community/Village Plans (LUCE Part III) and the Land Use Ordinance to make various changes to maps and text to rename the village from Woodlands to Monarch Dunes.
2. **Authorize a Revised Scope.** Authorize the application for processing, as described in number 1 above, with revisions based on Board direction.
3. **Do Not Authorize.** Do not authorize the processing of this application.

#### OTHER AGENCY INVOLVEMENT/IMPACT

If the project is authorized for processing, the application will be referred to all applicable agencies and community advisory bodies. Preliminary review has been conducted by the County Department of Agriculture.

#### FINANCIAL CONSIDERATIONS

The applicant has paid a deposit and has agreed to process the amendments under a Real Time Billing Agreement, which will allow for the recovery of the actual cost of processing, and the applicant is required to fund the preparation of a subsequent EIR.

#### RESULTS

Authorization of this amendment application will allow continued processing, including preparation of an EIR, draft



amendments to the Woodlands Specific Plan, the LUCE and the Land Use Ordinance, and public hearings at the Planning Commission and Board of Supervisors. Not authorizing the application will stop the further processing of the proposed amendments; this applicant and other landowners in Woodlands Village may continue to pursue land use entitlements pursuant to the existing Woodlands Specific Plan.

**ATTACHMENTS**

1. Graphics
2. Applicant's Supplemental Project Statement
3. Letter from Department of Agriculture

# Trilogy at Monarch Dunes

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SPECIFIC PLAN AMENDMENT REQUEST

SUPPLEMENTAL PROJECT  
STATEMENT

TABLE OF CONTENTS

Overview	Page 3
Project Objectives	
Required Approvals	
Key Amendment Request Items	Page 4
Project Benefits	Page 5
Background	Page 6
1998 Specific Plan	
2002 Vesting Tentative Map (Tr. 2341)	
2004 Specific Plan Amendment	
Current and Remaining Development	
Project Summary -2014 Specific Plan Amendment	Page 8
<u>Recreation Open Space-Golf Course Replaced by Vineyards</u>	
Purpose of Vineyard Selection	Page 12
Vineyard Feasibility	Page 13
Residential Ag Feasibility	
County of San Luis Obispo Ag Policies	Page 14
Comparison of Golf and Vineyard Operational Impacts	Page 16
<u>Recreation Resort Reduction</u>	Page 17
<u>Commercial Service and Retail Modifications</u>	Page 18
Retail Distribution: Village Center and Resort Center	
Business Park Location Consolidation	
<u>Single Family Lot Modification</u>	Page 19
<u>Project Benefits</u>	Page 22



## Attachment 2

### List of Tables

- Table 1: Overview Water Use Comparison (Phase II: Golf vs. Crop Production)
- Table 2: Approved vs. Proposed Acreage Summary
- Table 3: Approved vs. Proposed Unit/SF Summary

### List of Figures

- Figure 1: Approved Golf Plan
- Figure 2: Proposed Vineyard Community Plan
- Figure 3: 2013 SLO County Grape Harvesting Statistics
- Figure 4: Residential/Ag Interface Photos
- Figure 5: Golf and Vineyard Application Photos
- Figure 6: Single Family Lot Modification Layout

### Appendix

- Specific Plan Amendment Text/Map Inventory List
- SP Exhibits (Illustrated changes from 1998 to present proposal)
- Approved Golf Plan
- Proposed Vineyard Plan

## TRILOGY AT MONARCH DUNES

### Specific Plan Amendment

### Supplemental Project Statement

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#### ❖ OVERVIEW

The following request is provided by the applicant, Monarch Dunes Joint Ventures LLC, for a Specific Plan Amendment to the Woodlands Specific Plan. This particular Specific Plan Amendment request involves the buildout of the final phases of the project (Phases IIA and IIB).

Information provided below discusses the Specific Plan Amendment request. The applicant is requesting the Board of Supervisors authorize the processing of the Specific Plan Amendment.

#### **Project Objectives:**

The existing Specific Plan was approved in 1998 and has been modified from time-to-time over the last 15 years. The applicant's overall objective is to make modifications to the existing Specific Plan and other entitlements to reflect current market trends and demand. Current market demands reflect that a use other than a third golf course is appropriate to encompass the large remaining open space areas. The trends in San Luis Obispo and neighboring counties to the north and south are showing the ever-increasing demand for a personal lifestyle that encompasses more interactive experiences that include art, food, wine, agriculture, etc. Commercial uses in the areas are also trending towards the food and wine market and tourism related to the production of agricultural products, whether it be vineyards, olives, etc. The agritourism industry in the county is thriving and it is the smaller boutique operations that are experiencing the most success. Further, the retail / hospitality / lodging markets that are popular among the locals and tourists alike are the smaller scale artisan shops, restaurants and boutique type hotels.

Based on the current trends, the owners would like to modify the allowed uses in the Specific Plan to allow for the production of agricultural products on site from both a farming perspective (crops) and an artisan production perspective (wine / beer). They are also seeking to modify the size and scale of some of the commercial component to reflect the product that the market is showing can be built and absorbed on the site. Lastly, land use planning and design principles have evolved over the years, therefore the subdivision design and distributions of the various uses are proposed to be modified to reflect more contemporary, market-sensitive design strategies.

**Required Approvals:**

- I. Specific Plan Amendment and Amendments to the Official Maps (Rezoning)
- II. Vesting Tentative Tract Map - New Subdivision Map for Phase IIA and IIB
- III. Conditional Use Permit
- IV. Process for Entitlements

- Board of Supervisors Authorization

Prepare a Subsequent Environmental Impact Report pursuant to CEQA Guidelines Section 15162

- Planning Commission Hearing for Specific Plan and Official Maps Amendments  
Recommendation to the Board of Supervisors on Certification of the EIR and the proposed amendments
- Board of Supervisors Hearing for Specific Plan and Official Maps Amendments  
Consider Planning Commission recommendation and take final action on EIR certification and the proposed amendments
- Planning Commission Hearing for Vesting Tentative Tract Map and Conditional Use Permit  
Final action

**Key Amendment Request Items:**

**Recreation/Open Space:**

- Replace Phase IIA and IIB 18-hole Golf Course with Crop Production (see attached illustration)
  - Include Crop Production as an allowable use under the allowed Recreational Land Uses
  - Include Ag Processing and Food and Beverage as an allowable use for Commercial Services-Business Park Land Use
- Reduction of Resort Development (both in acreage and number of rooms)

**Commercial Services- Business Park**

- Re-designate 5 acres in the Village Center from Commercial Service to Residential and Open Space (for single family development and crop production) and consolidate the Commercial Service into the HWY Business Park area

**Commercial Retail**

- Relocate a 40,000sf portion of the 140,000sf Commercial Retail from the Village Center to the Resort area
- Modify Village Center to include a 4-acre central park



**Residential**

- Designate 3 acres from REC to RMF and relocate 20 Multi-Family units from the Village Center to near the Resort area
- Transfer 11 Single Family (RSF) units from Phase IB to IIA
- Reallocate 15 dwelling units from Multi Family (RMF) in Phase IA to Single Family (RSF) in Phase IIA

Changes in the Mix of Residential Units			
	1998-2002	2002-2014	Proposed
Single Family	1,240	1,220	1,235
Multi-Family	80	100	85
Total	1,320	1,320	1,320

**Name Change**

- Change the official name from Woodlands Village to Monarch Dunes Village

*This proposal does not include any amendments to the following Woodlands Specific Plan public benefit components: affordable housing, sheriff substation or public park.*

**Project Benefits:**

New planning methods, standards and uses incorporated into this Specific Plan Amendment, along with stricter regulatory requirements enacted since earlier approvals, bring about reduced project impacts in these resource areas: Water, Traffic and Air Quality.

- **Reduced Water Use (Estimated 300 AF/year reduction)**
  - Vineyard requires less water than golf, reducing direct well consumption
  - Irrigation to be supplemented by shallow wells accessing percolated irrigation water trapped in upper soil layers
  - 40% reduction in resort rooms (from 500 to 300) leads to lower water use
  - Removal of eucalyptus trees proposed for retention and replacing with new water-wise plantings will reduce water consumption and increase groundwater recharge
  - Additional savings from changes in landscaping and in-home water use code requirements
- **Reduced Traffic Impacts**
  - Vineyard activities generate fewer traffic trips than golf uses
  - 40% reduction in resort rooms reduces resort-generated traffic
  - Commercial/retail space reallocation between Village Center and Resort Center reduces internal vehicle miles travelled
  - Residential Cluster Concept increases traffic safety on the main residential road network
- **Reduced Air Quality Impacts**
  - Traffic impact and vehicle miles traveled reductions lead to air quality impact reductions

- 200 fewer resort rooms leads to lower energy consumption

## ❖ BACKGROUND

The Woodlands Village is located on 957 acres on the Nipomo Mesa about two miles west of Nipomo. The original approval for the Woodlands Specific Plan occurred in 1998. Since 1998, the plan has undergone subsequent changes that are referenced as part of this Specific Plan Amendment Request, and are discussed in the detailed outline below and illustrated in the appendix with map exhibits.

### 1998 Original Woodlands Specific Plan

Approval provided for:

- 1,320 Residential homes- (variety of types)
  - 1, 240 Single Family Residential (RSF)
  - 80 units Multi-Family (RMF)
  - 40 of the 1,320 dwelling units were to be affordable units
- 3 golf courses- 300 acres
- Resort- 500 rooms plus ancillary services
- Commercial Retail- Village Center-maximum up to 140,000sf
- Commercial Services: Business Park- 22 acres up to 335,000sf
- A 13-acre flex-zone for commercial or residential uses
- Open Space (parks, trails, and habitat area)
- Land Use Development to occur in four quadrant phases: IA, IB, IIA, IIB

### 2002 Vesting Tentative Tract Map (Tract 2341) and Master Development Plan (CUP)

Approval: Vesting Tentative Map and Master Development Plan for the entire site

- Established road alignment, open spaces, residential and commercial lots
- Established criteria for subsequent permits
- Authorized multiple final maps
- On the same date, development for Phase IA and the Phase IA golf course were approved

Relevant variations from the 1998 Specific Plan:

- Increased the size of the multi-family site from 4 to 6 acres and increased the number of units from 80 to 100
- Elected to develop residential uses only in the flex-zone

## 2004 Specific Plan Amendment

Approval: Map and text amendments relating to multi-family development, resort development and single-family lots, including:

- Increased maximum allowed RMF units from 80 to 100 units
- Exchanged the location of RMF site with a portion of the Resort site (5 acres)
  - Authorized 20 Multi-Family Residential (RMF) units to the Village Center
  - Transferred 80 Multi-Family Residential (RMF) units to the new site
  - Moved 5 acres of Resort area from Phase IIA near the Village Center with 23 acres of Resort remaining in its original location in Phase IIA
- Designated the Hotel Site location to the Resort site
- Decreased number of Single Family Residential units from 1,240 to 1,220
- Modified Single Family Residential lot floor area ratios and lot sizes

## Current Development (Existing)

- 619 Single Family Residential (RSF) units have been completed (815 lots are recorded in IA/IB)
- 36 Multi Family Residential (RMF) units are occupied (11 affordable)
- Monarch (resort) and Golf Clubhouse facilities
- Business Park 0.94 acres (9,600sf out of 335,000sf)
- Two Golf Courses over 219 acres (Phase IA course with 18 holes and Phase IB course with 12 holes)

## Remaining Development Identified in the Approved Specific Plan

The following items have been planned for in the approved Specific Plan:

Final Phases (IIA and IIB- 405 RSF and 64 RMF) were evaluated in the 1998 EIR, and part of Vesting Tentative Tract 2341.

The following items have been planned for in the Specific Plan but subsequent use permits have not been vested:

- Subsequent entitlements may be obtained for the resort (up to 500 rooms) and an 18-hole golf course (Monarch Dunes' third course).
- Phase IA- Commercial: Commercial Services- Highway Business Park – ±325,000sf and Commercial Retail 140,000sf



- Phase IB - 10-acre public park
- A Conditional Use Permit is required to entitle each major phase (Phases IIA and IIB). Projects other than single family development may require a separate Conditional Use Permit, Minor Use Permit or Site Plan Review

## ❖ Project Summary-Specific Plan Amendment 2014

The application is a request for amendments to the Woodlands Specific Plan and Official Maps (zoning). The amendment will be followed by a Conditional Use Permit and Vesting Tentative Tract Map modifying quadrants and lot configurations in Phase IIA and IIB. As described in the Overview section, the following items are components of the proposed amendments:

- Re-Distribute Commercial Uses between the Village Center and Resort Center area
- Reduce Resort - Reduce room count from 500 to 300 (mix of conventional/timeshare) hotel units.
- Replace 18-Hole Golf Course, with Crop Production (vineyards, lavender, olive orchards)
  - Include Crop Production as an allowable use within the Recreational category
- Include Ag Processing, Food and Beverage Products, Medical Services and Assisted Living as allowable use in the Commercial Services category
- Rename the village to Monarch Dunes

### Recreation Open Space-Golf Course Replaced by Vineyards

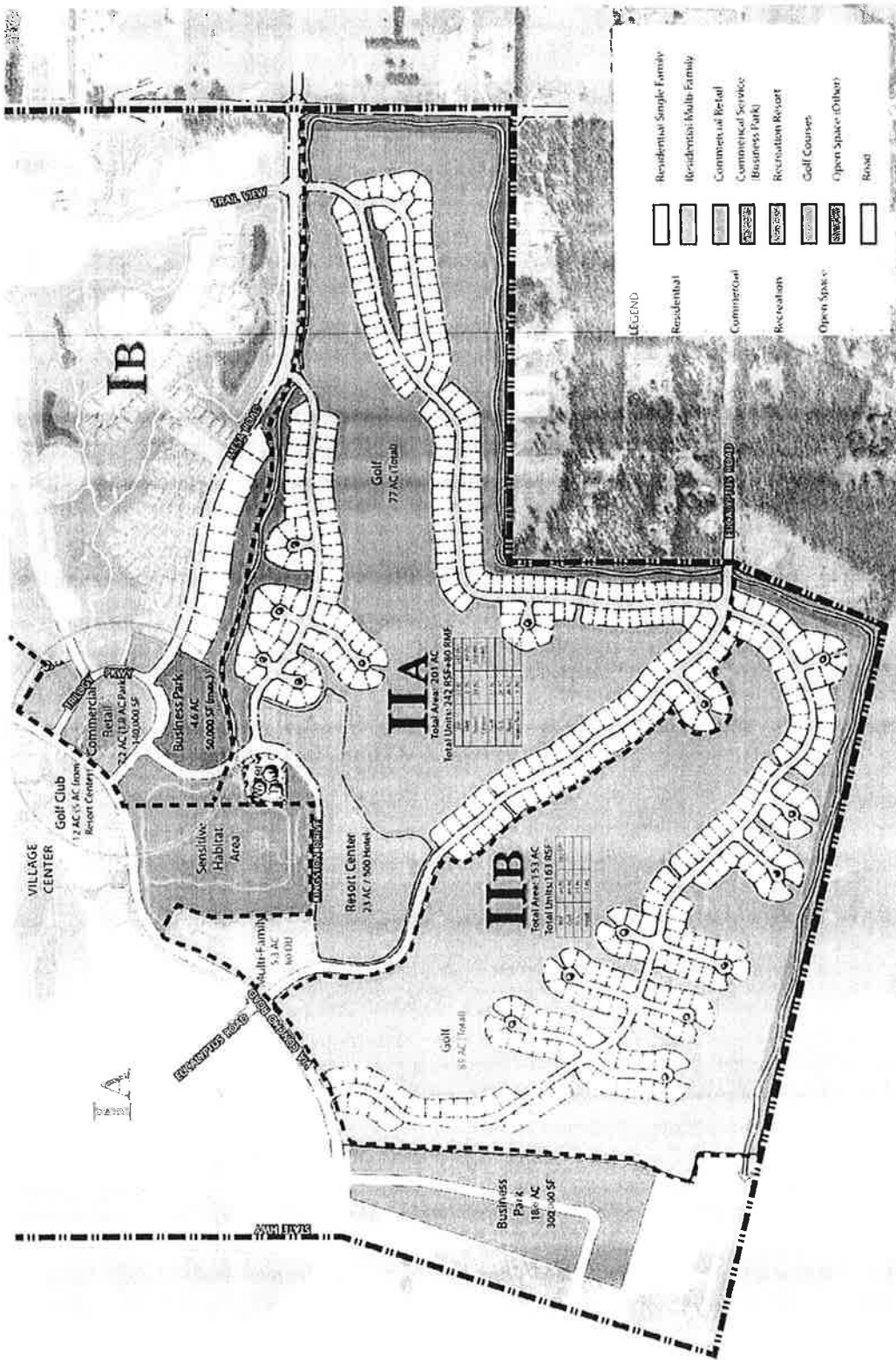
The Recreation designated areas included in Phases IIA and IIB were originally planned to include the final golf course development for the Woodlands project. The original project approval included 300 acres of golf course development. The Vesting Tentative Tract Map and Specific Plan Amendment approved in 2002 and 2004 increased golf course acreage to 386 acres. Thirty holes of golf have been completed (an 18-hole and a 12-hole) in Phases IA and IB, encompassing ±219 acres. The number of golf rounds played annually on these courses is not as successful as originally anticipated and additional golf opportunities have been constructed in close proximity to the property.

A golf study was conducted to evaluate the economic and business health of golf in Monarch Dunes and the surrounding communities. The analysis found that golf use, on the Nipomo Mesa and the County of San Luis Obispo in general, is saturated with no demand for additional courses, and that adding another ±167 acres and 18 holes of golf could be detrimental to the area's existing golf courses. Therefore, the ownership has spent a considerable amount of time considering what could occur should the original golf master plan be built out, and if the third golf course did not make economic sense, what other alternatives might be more viable and complement the existing development.

## Attachment 2

After much discussion, research and analysis, it was determined that substituting the future Phase IIA and IIB golf course with an alternative use, specifically Crop Production-Vineyards, would be beneficial to the Monarch Dunes community and the County. This Specific Plan Amendment request includes the provision to substitute the Phase IIA and IIB golf course use on the Recreation designated areas with vineyards. Several sections of the Recreation/Open Space discussion will require text/figure amendments to include Crop Production as an allowed use. This is further discussed in the 'Specific Plan Amendment Redline' section below.

Figure 1: Approved Golf Course Plan



**APPROVED GOLF COURSE PLAN**  
 Trilogy at Monarch Dunes | NIPOMO, CA

July 1, 2014

10 |



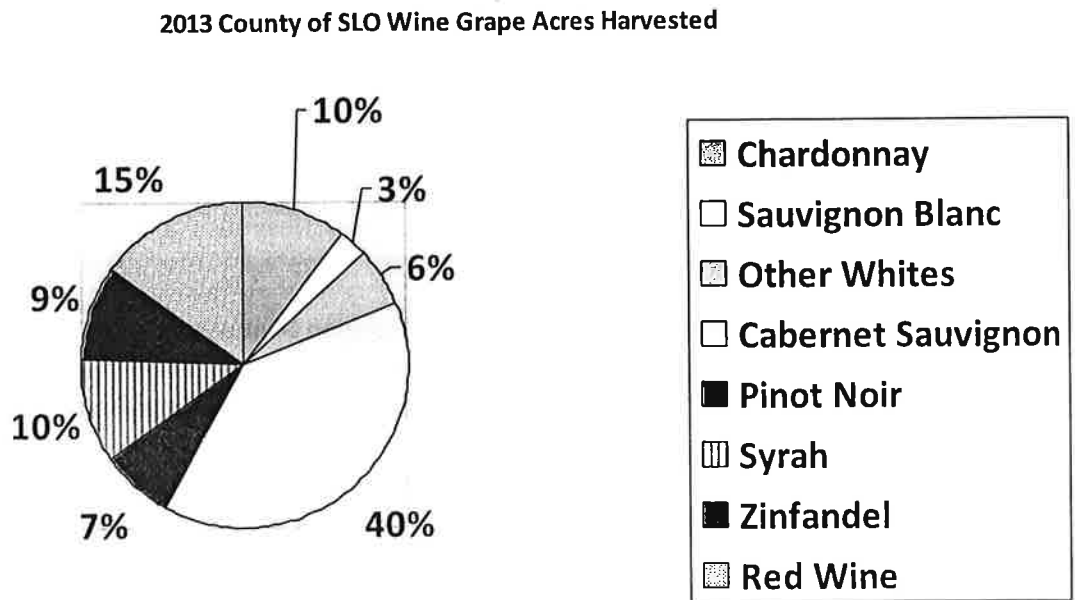


**Purpose of Vineyard Selection**

Vineyard planting has been an economic driver throughout the state, especially in San Luis Obispo County. This region is known primarily for agriculture and tourism with wine grapes listed as the County's largest and top grossing crop. According to the latest crop statistics released by the County of San Luis Obispo's Agricultural Department (2013), the county's wine grape production was valued at over \$220 million, making it the county's top grossing crop.

Nipomo has constant mild weather year round, with average temperature in the 70's. According to the feasibility study referenced below, the area's climate and soils characteristics present an ideal climate for cool grape varieties such as Pinot Noir and Chardonnay. Cool grape varietal planting is limited in San Luis Obispo County due to the limited geographical areas in which these varieties will succeed. Acceptable high-quality cool climate grape zones in San Luis Obispo County include Edna Valley, the Avila area and properties south of Monarch Dunes/Nipomo. In 2013, according to the County of San Luis Obispo's Agricultural Department, Chardonnay was 9% of the total amount of wine grape acres harvested, Syrah 9% and Pinot Noir at 6%. These statistics support the fact that these cool grape varieties are underserved and under planted in the County's grape market. Monarch Dunes presents an opportunity to expand the county's presence in this market by providing additional acreage available in a suitable climate to plant these varieties.

**Figure 3: 2013 County of SLO Wine Grape Acres Harvested**



**Vineyard Feasibility**

An Ag Feasibility study, 'Winegrape Vineyard Suitability Analysis' was conducted by Richard Brockmeyer of Wine Industry Investment Consulting, to evaluate the site's suitability, vineyard viability, management solutions and water demand, to help evaluate the feasibility of incorporating winegrape vineyards into the project. The study carefully evaluated the site's soil conditions, topography, climate, water supply and demand, as well as the residential/agriculture interface.

The results of the study confirmed that vineyard planting would be successful on the site. In fact, due to the unique climate, specific cool climate grape varieties (Pinot Noir and Chardonnay) would have success at this location. Further, climate also proved as an advantage to water demand. The two primary uses of water by winegrape vineyards are irrigation and frost control. Despite the sandy soils that would yield lower water retention, the mild climate would not require vineyard frost protection in the spring and would only require irrigation for ±6 months of the year. Additional water savings can be achieved by planting technique (vine spacing/density) as suggested in the feasibility study. If irrigation reservoirs are required for water storage, the water lost to evaporation would also be reduced due to the cooler climate. In comparison to the original plan as a golf course, pursuing the option to incorporate crop production will present an estimated water savings of ±315afy.

<b>Table 1: Overview Water Use Comparison (Phase II: Golf vs. Crop Production) -AFY</b>		
<b>APPROVED PROJECT</b> 147 acres of Additional Golf Course	<b>PROPOSED PROJECT</b> 178 acres of Crop Production	<i>Estimated Water Savings (AFY)</i>
413 AFY	100 AFY	<b>±315 AFY</b>

**Residential/Agriculture Interface**

Living amongst vineyards is a romanticized notion coveted by many. Vineyard views present the resemblance of a vacation, where one can immediately feel as if they are in rural Tuscany by being within the presence of this agricultural environment. Providing this amenity at Monarch Dunes should not only be seen as a type of open space use, but also as an opportunity to immerse the community and visitors in agricultural activities and create an attractive lifestyle – while contributing to the county's economy and furthering the sustainable "locally grown" movement.

The inclusion of vineyards will give Monarch Dunes residents a luxurious feel with an agrarian, rural context. While living amongst vineyards will generate tranquility, it also will provide an opportunity for homebuyers to actively engage in growing and harvesting grapes and making wine.



County of San Luis Obispo Agricultural Policies

Appendix C (Agricultural Buffer Policies) of The County's Agricultural Element includes recommendations for projects that are located adjacent to Agricultural zoned property or existing production agricultural uses on lands that are not zoned agriculture. The recommendations are strategies intended to minimize conflicts between production agricultural uses and residential uses and are typically implemented through building setbacks (buffers). The determination and recommendations from the Agricultural Commissioner's office are advisory and made on a site-specific basis.

Concerns associated with the agricultural-residential interface typically include noise, dust, trespass/vandalism and pesticide use. The residential/ag conflicts often arise when a new ag operation is established adjacent to existing development or when someone that is not familiar with the daily operations of agricultural activities moves in adjacent to an existing agricultural operation. The typical conflicts would not be relevant in this instance since the vineyards and the ag operation will be one of the several components that will be marketed as an amenity of the project. Further, the ag operation will be on a parcel that is owned and managed by the HOA; therefore, the homeowners will have an ownership stake in the operation. Because the homeowners will have an ownership stake in the agricultural operation, they will have a vested interest in the success and ongoing operations of the agricultural use. Most residents will purchase a home at this development specifically because they want to buy into the agricultural operation. Lastly, in this case, the ag operation and homes would be developed concurrently, therefore the vineyards will be in place before the first house is occupied. Furthermore, Appendix C of the Ag Element includes a provision that recognizes the fact that land use conflicts may be significantly reduced if the agricultural use and use proposed adjacent to the agricultural operations are owned by the same party, or in this case parties. Under this unique ownership scenario, the recommended buffer distances typically applied (200 feet) can be reduced considerably.

5. Land use conflict may be significantly reduced if the agricultural use and the proposed use is owned/operated by the same party (eg: winery or a roadside stand added to an existing agricultural operation.)

*County of San Luis Obispo Agriculture Element, Agricultural Buffer Policies: Appendix C, page C-8*

Monarch Dunes proposes to require the residents to maintain ownership of the vineyard parcel through the Homeowner's Association. Therefore this provision applies.

Even with the anticipated positive interest in the vineyard operation by future homeowners, Monarch Dunes is proposing a 35'- 40' buffer from vine to structure, and 25' from property line to vineyard, to allow sufficient space for tractor access. These buffer areas will include some fencing and landscaping.

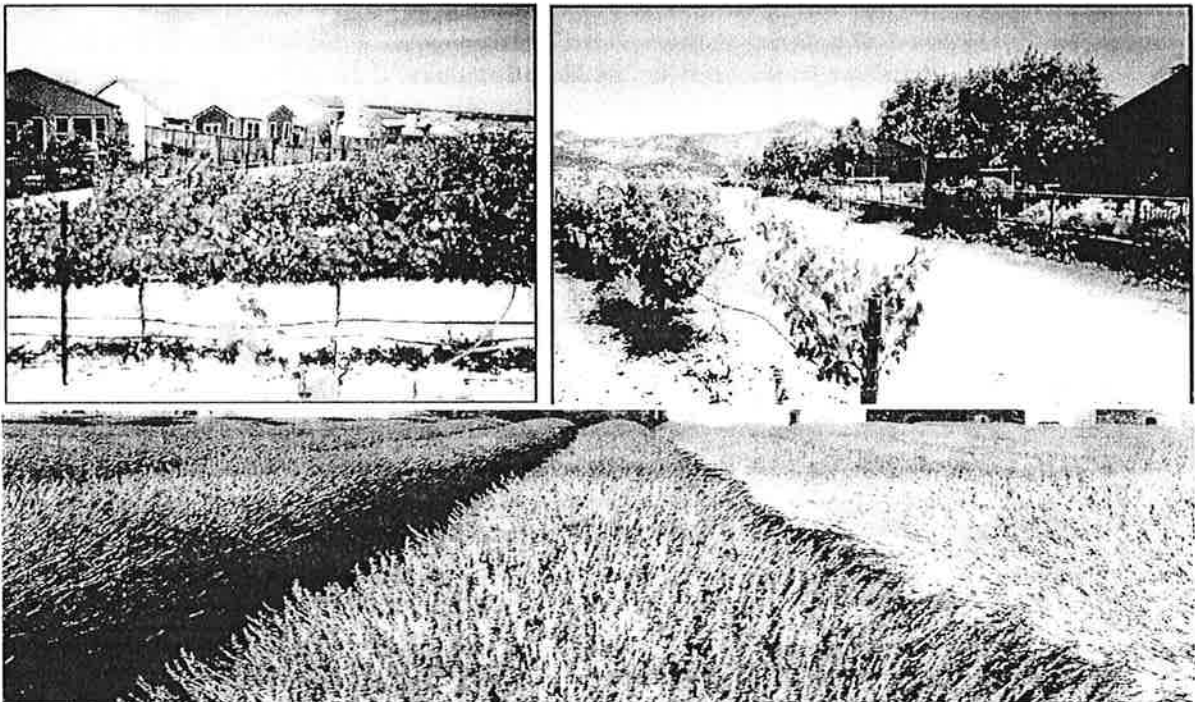
It is important to reiterate a few key facts about how this residential/vineyard interaction is different from some of the other developments in the County where larger agricultural buffers have been required:

- Monarch Dunes is zoned Recreation, NOT Agriculture
- The proposed project is NOT an Ag Cluster

## Attachment 2

- Residential Density is NOT dependent on the amount of agriculture like an ag cluster. If desired in the future, the vineyards could be replaced with a different use, without affecting the residential development.
- This IS a voluntary project component intended to establish production agriculture where it can be viable
- Incompatibility issues would not be significant, because:
  - The most obtrusive activities related to establishing vineyards – adding amendments to soil and preparing it for planting, installing vine row stakes and irrigation systems – will be completed prior to the new residents' completion of sale.
  - People will purchase their home based on vineyard development as an amenity, with an understanding of both the positive and negative aspects of this adjacency, just as they would living adjacent to a golf course
  - Homeowners will have partial ownership in the vineyards
  - Disclosures will be provided at time of purchase and prior to the use of motorized equipment, as during harvest.

**Figure 4: Residential/Agriculture Interface (Buffer Photo Examples)**

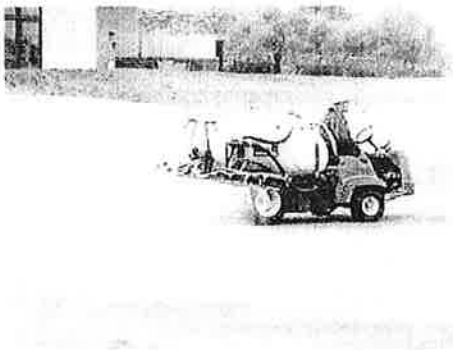


**Comparison of Golf and Vineyard Operational Impacts**

The daily and periodic maintenance requirements of golf courses and vineyards are significantly different, as shown below. Because both uses would be installed prior to first move-in, construction and installation impacts are not included.

<b>Comparison of Golf Course and Vineyard Operation and Maintenance Impacts</b>		
	<b>Golf</b>	<b>Vineyard</b>
Chemical Application	Broadcast spraying prevalent	Targeted spraying prevalent
Daily Activities	Mowing (usually early morning), seasonal watering by impact sprinklers, golfers near or trespassing onto private property.	Seasonal drip irrigation, seasonal hand maintenance of fruit and vines.
Periodic Activities Requiring Equipment	Thatch removal, soil aeration, weed-wacking, tree trimming, cart path repair, etc.	Harvest (once yearly)
Notification	No notification of routine maintenance activities	Notification usually required for specific activities

**Figure 5: Golf vs. Vineyard Application Techniques** - Golf spraying utilizes broadcast spraying and vineyard application utilizes concentrated, direct application





## Attachment 2

In its entirety, the introduction of agricultural uses on the site is a voluntary component of the project, intended to diversify the economic components and aesthetic character of the project site. The agricultural use is not a requirement in order to have residential density onsite like an ag cluster; therefore ag cluster provisions and other ag policies which pertain to ag clusters and the like should not be applied.

This Specific Plan Amendment presents the opportunity to increase the county's wine grape yield while providing an exciting and desirable agricultural component to this village. This introduction will allow new grapes to foster where climate conditions will produce high quality grapes that provide significant water savings when compared to the water demands of the currently approved golf course use. Because the resort element is adjacent to the vineyards, the introduction of an agricultural component will also provide an agrarian connection for tourists and increase the opportunity for the county, and South County in particular, to expand its reputation as a wine tourism destination. The resort has the potential to provide a regional ag-tourism draw as visitors will be able to immerse themselves in the vineyards and related production uses, all supported by the resort's commercial component. The proposed design will support educational activities, demonstrations and other events that integrate wine, vineyards and agriculture for visitors.

Because our proposal is for an agricultural use that is planned to be adjacent to and integrated into the residential development and will be installed prior to residential purchases, it should not be treated like a typical ag/residential interface. In fact, agricultural adjacency will be seen as a major positive factor in their decision to purchase a home within these phases at Monarch Dunes. And in any case, the residents will be provided with disclosures and be educated on the agricultural practices adjacent to their property before they finalize their purchases.

### **Recreation Resort-Resort Reduction**

The original specific plan included a 500-room resort. The size and scale of the originally approved resort is too large for the Central Coast hotel market today, which favors a more boutique-feeling wine tourism location, and therefore would be unattractive to potential resort operators. This proposal includes a reduction in resort area and number of rooms. The Resort is now planned for 300 rooms split in accommodation type: 150 rooms of fractional (time share) ownership accommodations and 150 conventional hotel rooms. The resort will still maintain options to include ancillary uses (conference room, pool, restaurant, etc.), as suggested in the Specific Plan.

The resort will be visually integrated with an open area that was planned for a golf course but would now be replaced with vineyards. The resort will act as a visitor icon, drawing tourists from afar to the Central Coast to be intermixed with the agricultural, wine, golf and coastal lifestyle. The idea is to provide accommodation that will showcase local wine, agriculture, cuisine and recreation (including golf). This ideal combination of size, agricultural adjacency, and activities has great potential to become a major tax revenue source for the County.

## **Commercial Modifications**

The previous Specific Amendment in 2004 included a total of 475,000sf devoted to Commercial Uses (Commercial Retail- 140,000sf and Commercial Services/Business Park- 335,000sf). Commercial uses were concentrated at the Village Center and the Highway Business Park. This proposal includes modifications to distribute retail uses to accommodate both visitors and residents and to concentrate the bulk of services to the Highway Business Park location.

### **Retail Distribution: Village Center and Resort Center**

A maximum of 140,000sf Commercial Retail development is designated to the Village Center location. A desire for increased walkability means the resort and multi-family development area in Phase IIA should have retail within walking distance. The proposal includes the transfer of 40,000sf Commercial Retail development from the Village Center to what will now be known as the 'Resort Center' area. This concept presents two villages within the central portion of the project: Village Center and Resort Center. Both of these centers will serve the needs of the project as a whole, but each will cater to the needs of the visitors and residents in these two hubs. Visitors staying at the resort, as well as the adjacent higher density residential population, will have access to retail in the Resort Center. Commercial Retail uses within the Village Center will remain and will continue to be balanced with recreation/park uses within the village. The original plan has included a 1.8-acre park within the Village Center. The transfer of retail area to the resort area will allow the park area to be expanded to 4 acres. This larger size will allow the park to serve as a 'central park', a community amenity for residents and visitors, where outdoor community functions – like farmers markets or bocce ball tournaments – can be held near the clubhouse and surrounding retail and residential elements.

### **Business Park Location Consolidation**

The original Specific Plan anticipated a maximum of 335,000sf of Commercial Services-Business Park uses. The original Specific Plan recognized that a future amendment may be necessary should the maximum inventory never be fully absorbed. Subsequent approvals identified a total of 335,000sf of Business Park area located in both the Village Center, Flex Zone and Highway Business Park.

Currently 46,000sf of Commercial Services uses may be proposed adjacent to the Village Center and an additional 289,000sf are programmed at the Highway Business Park. Approximately 5% of the total planned square footage has been at the Highway Business Park, with one approximately 10,000sf building occupied by an agricultural marketing company whose business connects local growers to retail outlets for crops. An additional 5,000sf is occupied by a modular office for ongoing homebuilding management and future construction. The Commercial Services market demand is much lower than originally anticipated 16 years ago when the original Specific Plan was approved, and successfully accommodating the full build out is proving to be an economic challenge.

This proposal includes the consolidation of the two Commercial Service areas to the Highway Business Park by transferring 46,000sf from the Village Center to the Highway Business Park, and removing 5 acres of Commercial Service use within the Village Center. The remainder of the Highway Business Park will still occupy 19 acres and will provide enough area to support up to 335,000sf. The overall Floor Area

Attachment 2

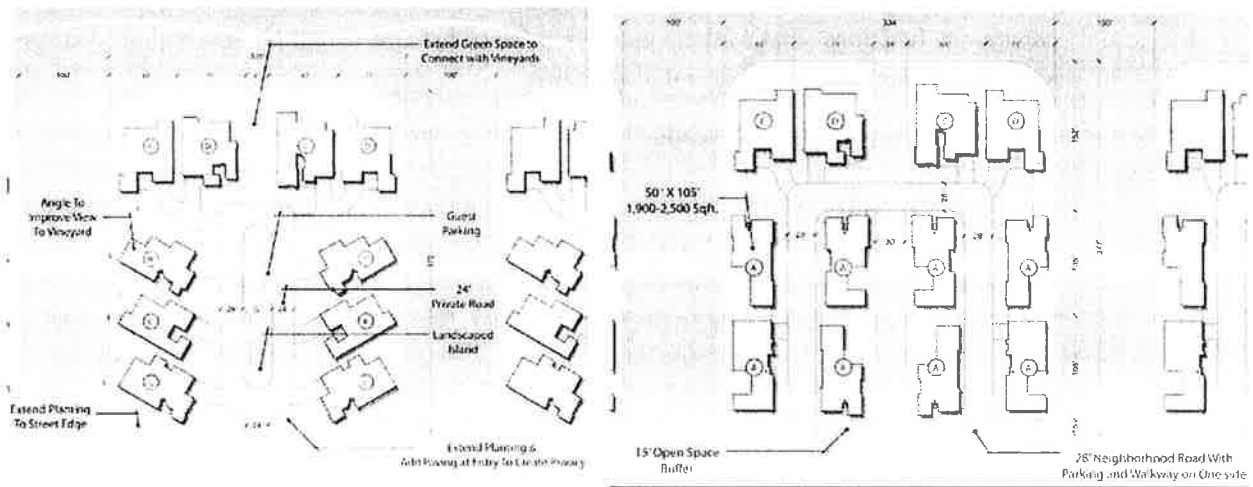
Ratio (FAR) will slightly increase from the 1998-2004 SP, which assumed FAR 0.35, to FAR 0.40 in order to supply the space necessary to accommodate 335,000sf at the Highway Business Park location. The Specific Plan Business Park Lot Types and Building Envelope will need to be amended to change the max FAR from 0.35 to +/-0.40 to accommodate a higher density at the Highway Business Park.

In addition, as part of the current Specific Plan Amendment proposal, the applicant is requesting to update Table 6: Commercial Services- Allowable Uses within the Business Park to include Ag Processing, Food and Beverage uses, Medical and Assisted Living Facilities.

**Single Family Lot Design Modification**

The original approved Phases IIA and IIB included conventional lot arrangements, so all lots had direct access off the main streets as seen in previous built-out phases. Planning techniques have evolved over the few last decades and this proposal illustrates a new method where home sites are clustered, utilizing shared private access alleys and allowing for integrated open space. These residential design concepts have been successfully utilized across the nation. Incorporating this lot concept would entail modification to the lot configurations provided in the Specific Plan.

Figure 6: Single Family Lot Modification Layout



Traffic-Circulation Benefits - Conventional residential lot layouts would encourage loaded streets where every lot has potential to interrupt circulation while vehicles are pulling in and out. With the cluster concept, the number of entries and exits onto thoroughfares is reduced, and circulation interruptions are minimized and concentrated onto common private drives. This concept provides a superior circulation concept compared to what was originally approved.



Table 2: Approved vs. Proposed Acreage Summary

Approved/Proposed Land Uses, 1998 - 2014 Acreage Breakdowns by Use												
SP/VTM	RSF	RMF	GOLF	VINEYARD	OPEN SPACE <sup>1</sup>	CLUB (Golf/Monarch)	Resort (Hotel)	Commercial RETAIL	BUSINESS PARK	PUBLIC <sup>2</sup>	TOTAL	
1998	299	4	296	0	207	32	0	7	35	90	957	
2002	239	6	386	0	140	4	28	8	24	122	957	
2004	233	5	385	0	144	17	23	7	24	119	957	
2014	228	3	167	141	167	12	15	7	19	142	957	
<b>Total:</b>												

<sup>1</sup>Open Space (Open Space, Public Park, 1998 Specific Plan, Open Space only in 2002 and 2004, VTTMs, Open space, orchard and lavender in 2014, Specific Plan) and (Public Park, 1998 Specific Plan, Open Space only in 2002 and 2004, VTTMs, Open space, orchard and lavender in 2014, Specific Plan)

<sup>2</sup>Public (Public Park, 1998 Specific Plan, Open Space only in 2002 and 2004, VTTMs, Open space, orchard and lavender in 2014, Specific Plan)

Approved Plan (2004 Specific Plan) and Proposed 2014 Specific Plan acreage Comparison										
SP	RSF	RMF	Golf	Vineyard	Open Space	Club Resort	Commercial Retail	Business Park	Public	Total
2004	233	5	385	0	144	40	7	24	119	957
2014	228	3	167	141	167	27	7	19	142	957
<b>Net +/-</b>	<b>(+)</b>	<b>3</b>	<b>(-167)</b>	<b>141</b>	<b>23</b>	<b>(-13)</b>	<b>0</b>	<b>(-5)</b>	<b>23</b>	

Table 3: Approved vs. Proposed Unit/SF Summary

SP/VTTM	Approved/Proposed Land Uses, 1998 - 2014 Unit/SF Breakdowns by Use										
	RSF Units	RMF Units	GOLF	VINEYARD	OPEN SPACE	CLUB (Golf/Monarch)	Resort (Hotel) Units	Commercial RETAIL SF	BUSINESS PARK SF	PUBLIC	
1998	804	80	-	-	-	-	0	140,000	335,000	-	
	405	0	-	-	-	-	500	0	0	-	
<b>Total:</b>	<b>1,240</b>	<b>80</b>	-	-	-	-	<b>500</b>	<b>140,000</b>	<b>335,000</b>	-	
2002	1,220	100	-	-	-	-	0	140,000	335,000	-	
	405	0	-	-	-	-	500	0	0	-	
<b>Total:</b>	<b>1,220</b>	<b>100</b>	-	-	-	-	<b>500</b>	<b>140,000</b>	<b>335,000</b>	-	
2004	1,235	100	-	-	-	-	0	140,000	335,000	-	
	405	0	-	-	-	-	500	0	0	-	
<b>Total:</b>	<b>1,220</b>	<b>100</b>	-	-	-	-	<b>500</b>	<b>140,000</b>	<b>335,000</b>	-	
2014	1,235	85	-	-	-	-	0	100,000	335,000	-	
	181	85	-	-	-	-	300	40,000	0	-	
<b>Total:</b>	<b>1,235</b>	<b>85</b>	-	-	-	-	<b>300</b>	<b>140,000</b>	<b>335,000</b>	-	

SP	Approved Plan (2004 Specific Plan) and Proposed 2014 Specific Plan Unit/SF Comparison									
	RSF	RMF	GOLF	VINEYARD	OPEN SPACE	CLUB RESORT	COMMERCIAL RESORT	BUSINESS PARK	PUBLIC	
2004	1,220	100	-	-	-	500	140,000	335,000	-	
2014	1,235	85	-	-	-	300	140,000	335,000	-	
<b>Net +/-</b>	<b>(-15)</b>	<b>15</b>	-	-	-	<b>(-200)</b>	<b>0</b>	<b>0</b>	-	

## ❖ PROJECT BENEFITS

New planning methods, standards and uses incorporated into this Specific Plan Amendment, along with stricter regulatory requirements enacted since earlier approvals, bring about reduced project impacts in these resource areas: Water, Traffic and Air Quality.

- **Reduced Water Use (Estimated 300 AF/year reduction)**
  - Vineyard requires less water than golf, reducing direct well consumption
  - Shallow well use allows re-use of percolated irrigation water in upper soil layers
  - 40% reduction in resort rooms (from 500 to 300) leads to lower water use
  - Eucalyptus tree removal and new water-wise plantings reduce water consumption and increase groundwater recharge
  - Additional savings from changes in landscaping and in-home water use code requirements
  
- **Reduced Traffic Impacts**
  - Vineyard generates less traffic than golf
  - 40% reduction in resort rooms reduces resort-generated traffic
  - Commercial/retail space reallocation between Village Center and Resort Center reduces vehicle miles travelled
  
- **Reduced Air Quality Impacts**
  - Traffic impact and vehicle miles traveled reductions lead to air quality impact reductions
  - 200 fewer resort rooms leads to lower energy consumption

Additionally, the modernized design and planning concepts will provide a superior alternative than what was originally proposed as it will achieve:

- Greater diversity of land uses (Crop Production; Ag Processing; Food and Beverage Products)
- Concentrated Commercial Nodes
  - Resort Center will accommodate commercial uses to better serve visitors
  - Highway Business Park- Consolidation to one location- improves circulation
  - Modern Residential Cluster- increases open space and improves circulation
  - Increased Open Space (+23 acres)



# APPENDIX

**Specific Plan Amendments-Redlines**

This Specific Plan Amendment is initiated by the developer based on market demand and conditions that differ from when this original plan was approved, 16 years ago. A Specific Plan Amendment is necessary to reconfigure and redistribute land uses within the approved project, in accord with these changed conditions.

A Specific Plan Amendment may be recommended for approval based on the following necessary findings:

- A. Changes have occurred in the community which warrant the proposed amendment.
- B. The proposed amendment is consistent with the San Luis Obispo County General Plan.
- C. The proposed amendment may enable efficient and less costly delivery of necessary services and public facilities to the population within the area of this Specific Plan and Nipomo Mesa.

A Supplemental EIR is necessary for these proposed modifications as it will include environmental modifications that will differ from the original EIR. The supplemental EIR will provide updated and adequate information relative to the proposed project for Water, Traffic, Air Quality/GHG, and Visual Resources, which are all assumed to be of lower environmental impacts.

**Specific Plan Text/Map Amendment Inventory List**

Pg 9 Update location of RMF and Business Park location

Pg 10-Update Land Use Plan

Pg 11- Update Project Land Use Acreage Table 1 (reduce golf course, add in vineyards, reduce resort area)

Pg 12 'The Plan' updates to incl. agriculture and business park revisions

Pg 14 –Update Land Use Concept Plan

Pg 15 Update Residential Dwelling Units Table 2 (change acreage, lot size??)

Pg 17-28- Revisions to residential densities? Setbacks, standards?

Pg 35-36-Update Village Discussions break into two villages: Village Center and Resort Village

Pg 43: Update Allowable Uses to include 'Ag Processing'

Pg 48-Update Recreation and Open Space Plan (incl vineyards)

Pg 49 Amend Recreation-Resort discussion and allotted acreage

Pg 50- Site Planning-visually integrated with vineyards rather than golf course

July 1, 2014

24 |

Attachment 2

Pg 53- Amend golf course discussion on location- remove from Phases IIA/IIB

Pg 54- Buffer plan types to include lavender

Pg 57 Buffer changes from Eucalyptus

Pg 65- Kingston Circulation modification

Pg 86 Water Demand Table 5 – update with current project modifications

Pg 89-90- Stormwater Drainage Map and discussion updates

Pg 96-98-Allowable Uses- Add allowable uses: Crop Production, Ag Processing

Appendix A- modify SLO County Gen Plan Standards- update information re: Rec and Open Space





**COUNTY OF SAN LUIS OBISPO  
Department of Agriculture/Weights and Measures**

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401 - 4556  
MARTIN SETTEVENDEMIE

(805) 781-5910

AGRICULTURAL COMMISSIONER/SEALER  
[www.slocounty.ca.gov/agcomm](http://www.slocounty.ca.gov/agcomm)

FAX: (805) 781-1035  
AgCommSLO@co.slo.ca.us

**DATE:** October 29, 2014  
**TO:** Jay Johnson, Project Manager  
**FROM:** Lynda L. Auchinachie, Agriculture Department *YH*  
**SUBJECT:** Woodlands Specific Plan, General Plan, and Land Use Ordinance Amendments Authorization LRP2014-00001 (1783)

**Summary**

Thank you for the opportunity to review and comment on the proposed specific plan, general plan, and land use ordinance amendments. Based on preliminary review of existing information, the Agriculture Department recommends maintaining the prohibition of crop production within the residential Woodlands Specific Plan area. The comments and recommendations in our report are based on the county's relevant agricultural and safety policies, current departmental goals to conserve agriculture resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture, and the requirements of the California Environmental Quality Act (CEQA).

**Project Description**

The applicant is requesting to make several changes to the Woodlands Specific Plan including redistribution and relocation of residential units, reduction in the size of the proposed resort, modifications to the village center, and the expansion of allowable uses.

Crop production is currently not an allowable use within this residential, commercial and recreational village. The applicant is requesting to replace the proposed recreational golf course use with crop production that would consist predominately of wine grape vineyards. The applicant has provided a site plan in which the residential and resort land uses have been designed to have maximum interface with the 167 acre wine grape vineyard and olive orchards. The stated intent of the project is to "immerse the community and visitors in agricultural activities."

**Background and Concerns**

The Agriculture Department began meeting with the Planning Department and the applicant on July 26, 2013, to discuss the concept of commercial wine grape vineyards becoming a component of this village project. At that time, the Agriculture Department indicated that introduction of crop production uses into this project would most likely lead to land use incompatibilities that could not be adequately mitigated, particularly incompatibilities associated with agricultural pesticide applications at

this location. The Agriculture Department advised the applicant against including crop production as a component of their residential and recreational development.

Crop production, unlike landscaping that is associated with residential development, requires intensive management to be economically feasible. Such management requires activities that may need to occur throughout the day and night depending on the type of pest pressures, weather conditions, and needs of the crop. These management practices can generate land use incompatibilities/nuisance issues in terms of noise, dust, and odor generation that degrade the quality of life for residents and visitors.

While nuisance issues are important, the overriding concern expressed by the Agriculture Department was the health and safety issues associated with incorporating crop production uses that would require agricultural pesticide applications in close proximity to residential and resort development and/or amenities. As previously stated, the Agriculture Department advised the applicant against including crop production as a component of their residential development based on these concerns.

#### **Evaluation of Policy Consistency**

The Agriculture Department has reviewed the proposed project for consistency with general plan policies.

#### *Safety Element*

The Safety Element's basic principle is to "manage development to reduce risk." In terms of pesticide issues, the County's Agricultural Commissioner has been identified as the lead resource for pesticide related issues. The guiding general plan policy that has been considered for this proposal is Safety Element Policy S-27 Pesticide Hazards that states:

*"Reduce the potential for pesticide exposure to humans and the environment."*

The Agricultural Commissioner, Martin Settevendemie, has reviewed the proposal and indicated that the best way to ensure reduced potential for pesticide exposure to humans is to maintain the prohibition of crop production.

#### *Agriculture Element*

In general, the Agriculture Element policies address the introduction of nonagricultural uses to agricultural areas rather than the integration of crop production within residential areas. However, similar to the Safety Element, Appendix C-Agricultural Buffer Policies identifies it is the policy of the Agricultural Commissioner to "protect the public's health and safety." The information contained in the agricultural buffer policy provides guidance to reduce land use incompatibilities associated with proposed development.

It should be noted, the proposed incorporation of a vineyard with a residential project is not without precedent. A Templeton development named "The Vineyards" was approved with an approximately 40 acre vineyard that incorporated both a 250 foot and 600 foot buffer per the buffer policy. The residences are consolidated and the proposed vineyard is to be consolidated in a single location

separated from the residential uses by linear distance and topography. The vineyard is also located outside of the Urban Reserve Line.

At the time of approval, several concerns were raised about pesticide use in such close proximity to residents. The Planning Commission conditioned the project to restrict pesticide applications to address such concerns. Since that time the County has recognized that jurisdiction over pesticide use regulation is occupied by the Department of Pesticide Regulation and the County cannot preempt such authority through land use decisions. To date, the vineyard component of the project has not been developed.

The Agriculture Department has indicated that a similar design to The Vineyards could be explored incorporating all of the following:

- consolidated residences and resort uses separated from consolidated crop production areas
- utilization of a linear separation between nonagricultural uses and crop production areas of between 200-600 feet as prescribed in the agriculture buffer policy
- controlled access to agricultural production areas
- other site specific mitigation

**Recommendation**

To ensure reduced potential for pesticide exposure to humans it is recommended that crop production not be authorized as an allowable use within the Woodlands Specific Plan area.

December 10, 2014

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ATTACHMENT F



## AGENDA

Dan Buckshi  
County Administrator



## BOARD OF SUPERVISORS

Frank R. Mecham, Vice-Chairperson, 1<sup>st</sup> District  
Bruce Gibson, Chairperson, 2<sup>nd</sup> District  
Adam Hill, 3<sup>rd</sup> District  
Caren Ray, 4<sup>th</sup> District  
Debbie Arnold, 5<sup>th</sup> District

Tuesday, December 09, 2014

CONSENT AGENDA

9:00 AM

REVIEW AND APPROVAL

PUBLIC COMMENT PERIOD

HEARINGS

CLOSED SESSION

RECESS

AFTERNOON SESSION

1:30 PM

REPORT ON CLOSED SESSION

PRESENTATIONS

HEARINGS

ADJOURNMENT

5:00 PM

- The Board of Supervisors' weekly agenda and staff reports are available at the following website: [www.slocounty.ca.gov](http://www.slocounty.ca.gov). Packets are also available at the County Government Center and may be viewed on-line at the Atascadero, Arroyo Grande, Paso Robles, Nipomo, Morro Bay, SLO City/County Libraries and the SLO Law Library.
- All persons desiring to speak on any Board item, including the Consent agenda, Closed Session or during the general public comment period are asked to fill out a "Board Appearance Request Form" and submit to the Clerk of the Board *prior* to the start of the Board item. Each individual speaker is limited to a MAXIMUM of three (3) minutes.
- Please refer to the information brochure located in the back and outside of the Board Chambers for additional information regarding accommodations under the Americans with Disabilities Act, supplemental correspondence, and general rules of procedure.

9:00 FLAG SALUTE

### CONSENT AGENDA – REVIEW AND APPROVAL

The items listed on this portion of the agenda are scheduled for consideration as a group. The staff recommendations will be approved as outlined within the staff report. Any Supervisor may request an item be withdrawn from the Consent Agenda to permit discussion or change the recommended course of action for an item.

Items: Set for Hearing:

1. Introduction of a proposed ordinance amending Section 2.48.095 of the County Ordinance Code regarding compensation increases for the Board of Supervisors. Hearing date set for December 16, 2014. All Districts.

Consent Agenda - Administrative Office Items:

2. Request to approve an employment agreement with Julie Paik as the Director of Child Support Services. All Districts.
3. Submittal of resolutions to amend the Position Allocation lists for Fund Center (FC) 113- General Services, FC 114- Information Technology, FC 305- Parks and Recreation and FC 425- Airports related to the dissolution of the General Services Agency and realignment of financial and administrative positions, and request to authorize corresponding budget adjustments to transfer funding for the positions between fund centers. All Districts.

Consent Agenda - Auditor - Controller - Treasurer - Tax Collector Items:

4. Request to authorize an agreement to Purchase Tax-Defaulted Land, Sale Number 233; and to approve a budget adjustment in the amount of \$6,800 from General Fund contingencies to FC 113- General Services to purchase five parcels of tax-defaulted land located in the paper subdivisions above Cayucos. District 2.
5. Submittal of a resolution accepting notice and approving an internet public auction, Sale Number 235, for tax-defaulted properties subject to the Tax Collector's Power to Sell. All Districts.
6. Submittal of a resolution accepting notice and approving a sealed bid sale, Sale Number 234, for tax-defaulted properties subject to the Tax Collector's Power to Sell. All Districts.

Consent Agenda - Health Agency Items:

7. Request to: 1) approve the revised bylaws for the Psychiatric Health Facility; and 2) designate Anne Robin, LMFT, Behavioral Health Administrator, as the Chief Executive Officer/Mental Health Director of the Psychiatric Health Facility. All Districts.

Consent Agenda - Human Resources Items:

8. Submittal of a resolution approving: 1) the July 1, 2013 – June 30, 2015 Memorandum of Understanding between the County of San Luis Obispo and the San Luis Obispo County Government Attorney's Union (BU04); and 2) amendments to the San Luis Obispo County Employees Retirement Plan Appendices. All Districts.
9. Submittal of a resolution approving; 1) the July 1, 2013 – June 30, 2015 Memorandum of Understanding between the County of San Luis Obispo and the Deputy County Counsel Association (BU12); and 2) amendments to the San Luis Obispo County Employees Retirement Plan Appendices. All Districts.

Consent Agenda - Planning & Building Items:

10. Request to approve: 1) a contract change order to the emPower Program Contract for \$239,522 to extend through calendar year of 2015; 2) a resolution amending the Position Allocation Listing for Fund Center 142 -Planning and Building to add a Limited Term Administrative Assistant I-III position for 12 months and extend a Limited Term Planner I-III position for 12 months; and 3) a request to authorize a corresponding budget adjustment in the amount of \$70,160 for FY 2014-15. All Districts.

Consent Agenda - Public Works Items:

11. Submittal of a resolution establishing changes to the Traffic Regulation Codes modifying turning movement restrictions on Los Osos Valley Road at Doris Avenue to allow buses, Los Osos. District 2.
12. Submittal of a resolution establishing changes to the Traffic Regulation Codes to establish no parking zones on Pine Avenue, Los Osos; Cayucos Drive, Cayucos; and disabled parking zones on West Centre Street, Shandon. Districts 1 and 2.
13. Submittal of a resolution vacating a portion of Public Utility Easement (P.U.E.) and offer of road dedication for Tract 1939 as created by Tract 2221 by Summary Vacation, and find that the project is exempt from Section 21000 et seq. of the California Public Resources Code (CEQA), in the unincorporated area southeasterly of the City of Arroyo Grande. District 4.

Consent Agenda - Public Works Sitting as Flood Control District:

14. Request to approve an amendment to the bylaws for the Paso Robles Groundwater Basin Advisory Committee to increase the number for a quorum from ten (10) to fourteen (14). All Districts. 4
15. Submittal of a resolution to continue emergency contracting for Nacimiento Water Pipeline repairs and authorize the Director of Public Works to execute contracts for emergency contract work through a sole source process. All Districts. 3

Public Comment Period:

16. The general public comment period is intended to provide an opportunity for members of the public to address the Board on matters within the Board's purview that are not scheduled on the current agenda. Individuals interested in speaking are asked to fill out a "Board Appearance Request Form" and submit it to the Clerk of the Board prior to the start of general public comment. When recognized by the Chair, each individual speaker may address the Board and is limited to a MAXIMUM of three (3) minutes or a reasonable period of time as determined by the Board Chairperson.

Hearings:

17. Hearing to consider a resolution for approval of an Addendum to the Final Environmental Impact Report and for revisions to Conditions of Approval "92," "27.rrrr" and "28.rrrr" for the Santa Margarita Ranch Agricultural Residential Cluster Subdivision in order to comply with the Peremptory Writ of Mandate issued by the San Luis Obispo County Superior Court in North County Watch, et al. v. County of San Luis Obispo, et al.(Case No. CV098031). District 5.

Closed Session Items:

18. PENDING LITIGATION (Gov. Code, section 54956.9.) It is the intention of the Board to meet in closed session concerning the following items: Conference with Legal Counsel-Existing Litigation (Gov. Code, section 54956.9(a).) (Formally initiated) 1. Paso Robles Water Integrity Network v. County of San Luis Obispo, et al. 2. Steinbeck, et al. v. County of San Luis Obispo, et al.; 3. Eidemiller v. County of San Luis Obispo, et al.; 4. State of California ex rel. David Sherwin v. Office Depot, Inc., et al

CONFERENCE WITH LEGAL COUNSEL -- ANTICIPATED LITIGATION (Government Code, section 54956.9). 5. Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9. No. of potential cases: 2. 6. Initiation of litigation pursuant to paragraphs (4) of subdivision (d) of Section 54956.9. No. of potential cases: 2

CONFERENCE WITH LABOR NEGOTIATOR (Government Code, section 54957.6.) It is the intention of the Board to meet in closed session to have a conference with its Labor Negotiator, Tami Douglas-Schatz, concerning the following employee organizations: 7. San Luis Obispo Government Attorney's Union; 8. SLOCEA-Trades and Crafts; 9. Deputy County Counsel's Association; 10. Sheriffs' Management; 11. SLOCPPOA; 12. Deputy Sheriff's Association; 13. DAIA; 14. SLOCPMPOA; 15. SLOCEA-Public Services, Supervisors, Clerical; 16. Unrepresented Management and Confidential Employees; and 17. ASLODS.

RECESS1:30 REPORT ON CLOSED SESSIONPresentations

19. Submittal of resolutions recognizing Julian D. Crocker and Susan Hughes for their years of service in San Luis Obispo County. All Districts.
20. Update on the Children and Families Commission - First 5 for 2014 in San Luis Obispo County. All Districts.
21. Submittal of a resolution recognizing Art Chapman for more than ten years of service on the Civil Service Commission. All Districts.
22. Submittal of resolution commending Kami Griffin upon her retirement after 30 years with the County of San Luis Obispo Department of Planning and Building. All Districts.

Hearings

23. Hearing to consider an appeal by Kevin Elder on behalf of Ethel Pludow and Cynthia Sugimoto of the Planning Commission's approval of a Minor Use Permit/Coastal Development Permit and Environmental Impact Report to allow for the construction of a 2,374 square foot single family residence within the Residential Single Family land use category on the west side of Studio Drive in the community of Cayucos. Hearing continued from October 7, 2014. District 2.



December 10, 2014

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ATTACHMENT G



## *Season's Greetings!*

*It's time for the LAFCO Holiday Open House!*



*Please join the LAFCO staff (Donna, Mike and David) for our traditional eggplant parmesan and other goodies*

*At: 1042 Pacific Street, Suite A*

*On: December 18, 2014*

*From: 11:30 a.m. 'til 1:30ish p.m.*