

TO: BOARD OF DIRECTORS

FROM: MARIO IGLESIAS
GENERAL MANAGER



DATE: JUNE 19, 2020



PRESENTATIONS AND REPORTS

The following presentations and reports are scheduled:

- C-1) PRESENTATION REGARDING DANA RESERVE DEVELOPMENT APPLICATION FOR ANNEXATION INTO THE DISTRICT [RECOMMEND RECEIVE PRESENTATION - NO ACTION]
- C-2) SPRING 2020 GROUNDWATER INDEX PRESENTATION [RECOMMEND RECEIVE AND FILE]
- C-3) DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS.
Receive Announcements and Reports from Directors
- C-4) RECEIVE PUBLIC COMMENT ON PRESENTATIONS AND REPORTS PRESENTED UNDER ITEM C AND BY MOTION RECEIVE AND FILE PRESENTATIONS AND REPORTS

TO: BOARD OF DIRECTORS
FROM: MARIO IGLESIAS
GENERAL MANAGER 
DATE: JUNE 19, 2020



**SPRING 2020 GROUNDWATER INDEX REVIEW,
NEWTON GEO-HYDROLOGY CONSULTING SERVICES**

ITEM

Presentation of the spring groundwater index for the Nipomo Mesa area. [RECOMMEND RECEIVE REPORT]

BACKGROUND

Doctor Brad Newton will review recent work to update the Ground Water Index and will provide a presentation of the Spring 2020 Ground Water Index reading.

Doctor Newton's report and the Ground Water Index is an independent work product of the District and is not reviewed by the Nipomo Mesa Management Area Technical group.

FISCAL IMPACT

Funds for preparation of this report are included in the FY 2019-20 Budget.

STRATEGIC PLAN

Goal 1. WATER SUPPLIES. Actively plan to provide reliable water supply of sufficient quality and quantity to serve both current customers and those in the long-term future.

- 1.6 Continue to monitor and participate in water supply issues and programs with other local and regional organizations

RECOMMENDATION

Staff recommends that the Board receive the Report and give direction to staff.

ATTACHMENTS

- A. Spring 2020 Groundwater Index Presentation

JUNE 24, 2020

ITEM C-2

ATTACHMENT A

TO BE DISTRIBUTED ON JUNE 24, 2020

TO: BOARD OF DIRECTORS

FROM: MARIO IGLESIAS
GENERAL MANAGER 

DATE: JUNE 19, 2020

AGENDA ITEM

D

JUNE 24, 2020

CONSENT AGENDA

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

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

- D-1) WARRANTS [RECOMMEND APPROVAL]
- D-2) APPROVE JUNE 10, 2020, REGULAR BOARD MEETING MINUTES
[RECOMMEND APPROVE MINUTES]
- D-3) CONSIDER RESOLUTION ADOPTING SAN LUIS OBISPO COUNTY MULTI-
JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN UPDATE 2019
[RECOMMEND ADOPT RESOLUTION]
- D-4) ADOPT RESOLUTION UPDATING NIPOMO COMMUNITY SERVICES DISTRICT
PUBLIC RECORDS POLICY [RECOMMEND ADOPT RESOLUTION]
- D-5) CONSIDER ADOPTING A RESOLUTION TO ESTABLISH PRE-QUALIFICATION
POLICY AND APPEALS PROCEDURE FOR SOUTHLAND WASTEWATER
TREATMENT FACILITY SLUDGE DEWATERING SCREW PRESS PROJECT
[RECOMMEND ADOPT RESOLUTION ESTABLISHING PRE-QUALIFICATION AND
APPEALS POLICY FOR SOUTHLAND WWTF SLUDGE DEWATERING SCREW
PRESS PROJECT]

TO: BOARD OF DIRECTORS

REVIEWED: MARIO IGLESIAS
GENERAL MANAGER



FROM: LISA BOGNUDA
FINANCE DIRECTOR



DATE: JUNE 19, 2020

AGENDA ITEM
D-1
JUNE 24, 2020

WARRANTS

TOTAL COMPUTER CHECKS
\$682,484.62

HANDWRITTEN CHECKS
NONE

VOIDS – 20493

COMPUTER GENERATED CHECKS – SEE ATTACHED



Nipomo Community Services District

Item D-1 Warrants JUNE 24, 2020
By Payment Number

Payment Dates 06/24/2020 - 06/24/2020

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
Payment: 6109				
Advantage Answering Plus, In	Answering service	000017-126-321	06/24/2020	215.23
				Payment 6109 Total: <u>215.23</u>
Payment: 6110				
Applied Technology Group, In	SCADA - spare radio	19516	06/24/2020	1,258.01
				Payment 6110 Total: <u>1,258.01</u>
Payment: 6111				
Big Brand Tire & Service	Vehicle repair/maintenance	12-773524	06/24/2020	185.14
				Payment 6111 Total: <u>185.14</u>
Payment: 6112				
Brenntag Pacific, Inc.	Sodium hypochlorite	54137	06/24/2020	424.80
Brenntag Pacific, Inc.	Sodium hypochlorite	54138	06/24/2020	662.17
				Payment 6112 Total: <u>1,086.97</u>
Payment: 6113				
Brisco's True Value Hardware	Lumber	176782	06/24/2020	24.01
				Payment 6113 Total: <u>24.01</u>
Payment: 6114				
Burdine Printing	Mail bills	41947A	06/24/2020	186.91
Burdine Printing	Postage for CCR	41905B	06/24/2020	1,152.16
Burdine Printing	Mailing for CCR	41905A	06/24/2020	893.05
Burdine Printing	Postage for bills	41947B	06/24/2020	860.66
				Payment 6114 Total: <u>3,092.78</u>
Payment: 6115				
Cal-Coast Machinery, Inc.	Operating supplies	610384	06/24/2020	271.28
				Payment 6115 Total: <u>271.28</u>
Payment: 6116				
California Electric Supply	Power relay	7826-426250	06/24/2020	229.34
				Payment 6116 Total: <u>229.34</u>
Payment: 6117				
California Rural Water Associa	D3 certification review - Ayala	AYALA062020	06/24/2020	275.00
				Payment 6117 Total: <u>275.00</u>
Payment: 6118				
Cannon Corporation	Sundale VFD replacement	72685	06/24/2020	2,191.86
Cannon Corporation	Construction Management - E	72766	06/24/2020	3,527.03
				Payment 6118 Total: <u>5,718.89</u>
Payment: 6119				
Carquest Auto Parts	Vehicle repair/maintenance	MAR-MAY2020	06/24/2020	250.06
				Payment 6119 Total: <u>250.06</u>
Payment: 6120				
Charter Communications	Internet - Shop and/or Office	0123630060320	06/24/2020	214.97
				Payment 6120 Total: <u>214.97</u>
Payment: 6121				
Electricraft, Inc.	Service call - Gardenia LS	14823	06/24/2020	1,211.69
				Payment 6121 Total: <u>1,211.69</u>
Payment: 6122				
EMCOR Services Mesa Energy	HVAC preventative maintenanc	013541242	06/24/2020	1,286.75
				Payment 6122 Total: <u>1,286.75</u>
Payment: 6123				
Everywhere Right Now, Inc	Computer expense - website	2561	06/24/2020	75.00

Item D-1 Warrants JUNE 24, 2020

Payment Dates: 06/24/2020 - 06/24/2020

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
				Payment 6123 Total: <u>75.00</u>
Payment: 6124				
Excel Personnel Services, Inc.	Employment agency	3535764	06/24/2020	75.00
				Payment 6124 Total: <u>75.00</u>
Payment: 6125				
Executive Janitorial	Janitorial services	JUNE2020	06/24/2020	780.00
				Payment 6125 Total: <u>780.00</u>
Payment: 6126				
Hopkins Groundwater Consult	Eureka Well Project	2	06/24/2020	32,042.53
				Payment 6126 Total: <u>32,042.53</u>
Payment: 6127				
Iglesias, Mario	Cell phone reimbursement	JUNE2020	06/24/2020	65.00
				Payment 6127 Total: <u>65.00</u>
Payment: 6128				
M&M Backflow and Meter M	Meter testing	000930	06/24/2020	265.00
				Payment 6128 Total: <u>265.00</u>
Payment: 6129				
Mechanics Bank	Petty cash	JUNE2020	06/24/2020	31.90
				Payment 6129 Total: <u>31.90</u>
Payment: 6130				
Mission Uniform Service	Uniforms	512640384	06/24/2020	170.94
Mission Uniform Service	Uniforms	512604407	06/24/2020	170.94
				Payment 6130 Total: <u>341.88</u>
Payment: 6131				
Nipomo Community Services	Juniper LS	JUNE2020F	06/24/2020	31.74
Nipomo Community Services	805 Alta Vista - landscape	JUNE2020B	06/24/2020	25.79
Nipomo Community Services	SWWTP	JUNE2020D	06/24/2020	39.21
Nipomo Community Services	LMD	JUNE2020C	06/24/2020	305.44
Nipomo Community Services	BLWWTF	JUNE2020E	06/24/2020	68.96
Nipomo Community Services	805 Alta Vista - domestic	JUNE2020A	06/24/2020	31.74
				Payment 6131 Total: <u>502.88</u>
Payment: 6132				
Nu-Tech Pest Management	Rodent control	0151541	06/24/2020	75.00
Nu-Tech Pest Management	Pest control	0151540	06/24/2020	265.00
				Payment 6132 Total: <u>340.00</u>
Payment: 6133				
Office Depot	Office supplies	507067300001	06/24/2020	30.87
				Payment 6133 Total: <u>30.87</u>
Payment: 6134				
Perry's Electric Motors & Cont	Pump service	24266	06/24/2020	3,480.13
				Payment 6134 Total: <u>3,480.13</u>
Payment: 6135				
PG&E	Electricity	JUNE2020	06/24/2020	64,652.27
				Payment 6135 Total: <u>64,652.27</u>
Payment: 6136				
R. Baker, Inc.	Progress payment #4	4	06/24/2020	553,036.31
				Payment 6136 Total: <u>553,036.31</u>
Payment: 6137				
Ray Morgan Company	B&W/Color copies	2982436	06/24/2020	148.32
Ray Morgan Company	B&W/Color copies	2982437	06/24/2020	188.47
				Payment 6137 Total: <u>336.79</u>
Payment: 6138				
Shook, Robert & Idalee	Washer rebate	JUNE2020	06/24/2020	75.00
				Payment 6138 Total: <u>75.00</u>

Item D-1 Warrants JUNE 24, 2020

Payment Dates: 06/24/2020 - 06/24/2020

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
Payment: 6139				
SoCalGas	Heat - shop/office	JUNE2020A	06/24/2020	18.03
Payment 6139 Total:				18.03
Payment: 6140				
State Water Resources Contro	D3 exam application - Ayala	AYALA2020	06/24/2020	100.00
Payment 6140 Total:				100.00
Payment: 6141				
Streator, Aaron	Washer rebate	JUNE2020	06/24/2020	75.00
Payment 6141 Total:				75.00
Payment: 6142				
UPS Store #6031	Package handling	13165	06/24/2020	8.77
Payment 6142 Total:				8.77
Payment: 6143				
USA Bluebook	Hose adapter, pressure gauge.	256324	06/24/2020	437.70
USA Bluebook	CHEMKEYS	252930	06/24/2020	4,309.29
USA Bluebook	Tube cutter	257554	06/24/2020	17.15
Payment 6143 Total:				4,764.14
Payment: 6144				
Willdan Financial Services	BL Assessment Engineering Se	010-44812	06/24/2020	6,068.00
Payment 6144 Total:				6,068.00

TO: BOARD OF DIRECTORS

FROM: MARIO IGLESIAS
GENERAL MANAGER

DATE: JUNE 19, 2020

AGENDA ITEM
D-2
JUNE 24, 2020

**APPROVE JUNE 10, 2020
REGULAR BOARD MEETING MINUTES**

ITEM

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

BACKGROUND

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

RECOMMENDATION

Approve Minutes

ATTACHMENT

- A. June 10, 2020 draft Regular Board Meeting Minutes

JUNE 24, 2020

ITEM D-2

ATTACHMENT A

NIPOMO COMMUNITY SERVICES DISTRICT

Serving the Community since 1965

DRAFT REGULAR MINUTES

JUNE 10, 2020 AT 9:00 A.M.

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

BOARD of DIRECTORS

DAN ALLEN GADDIS, **PRESIDENT**
CRAIG ARMSTRONG, **VICE PRESIDENT**
BOB BLAIR, **DIRECTOR**
ED EBY, **DIRECTOR**
DAN WOODSON, **DIRECTOR**

PRINCIPAL STAFF

MARIO IGLESIAS, **GENERAL MANAGER**
LISA BOGNUDA, **FINANCE DIRECTOR**
PETER SEVCIK, **DIRECTOR OF ENG. & OPS.**
CRAIG STEELE, **GENERAL COUNSEL**

Mission Statement:

Provide our customers with reliable, quality, and cost-effective services now and in the future.

Pursuant to Governor Newsom's Executive Order N-25-20, members of the Nipomo Community Services District Board or staff may participate in this meeting in person, or via teleconference. To protect the health and safety of the public, Board members, and staff, social distancing will be practiced at the District's physical location, 148 S. Wilson Street. Members of the public may choose to participate in person at this location or monitor the audio portion of the meeting and any public hearings telephonically by calling (800) 567-5900 (code 242-2614#). Pursuant to Governor Newsom's Executive Order N-29-20, members of the public may also comment – on items on this agenda or items not on the agenda but within the jurisdiction of the Board – via email sent to info@ncsd.ca.gov prior to the 9:00 am meeting start time. All emails received by that time will be distributed to the Board. Public participation in the meeting and public hearings will be taken only as described above. If any individual with a disability requires assistance to observe or participate in the meeting, please contact the District office by telephone at least 24 hours in advance.

A. CALL TO ORDER AND FLAG SALUTE

President Gaddis called the Regular Meeting of June 10, 2020, to order at 9:00 a.m. and led the flag salute.

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

At Roll Call, Directors Gaddis, Eby, Armstrong and Blair were present in the Board Room. Director Woodson was present telephonically.

There were no public comments.

C. PRESENTATIONS AND REPORTS

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

Receive Announcements and Reports from Directors

Director Armstrong

- *June 3, attended WRAC meeting.*

Director Blair

- *Emailed Supervisor Compton to invite her to a NCSD Board meeting.*

Director Eby

- *June 3, attended IRWM and WRAC meetings.*

Director Gaddis

SUBJECT TO BOARD APPROVAL

Nipomo Community Services District
DRAFT REGULAR MEETING
MINUTES

- June 1, attended Board Officers' meeting.
- June 3, attended IRWM meeting. The committee voted to approve Round 1 grant funding as submitted.

C-2) RECEIVE PUBLIC COMMENT ON PRESENTATIONS AND REPORTS PRESENTED UNDER ITEM C AND BY MOTION RECEIVE AND FILE PRESENTATIONS AND REPORTS

There were no public comments.

*Upon the motion of Director Armstrong and seconded, the Board unanimously approved receiving and filing presentations and reports.
Vote 5-0.*

YES VOTES	NO VOTES	ABSENT
<i>Directors Armstrong, Blair, Woodson, Eby and Gaddis</i>	<i>None</i>	<i>None</i>

D. CONSENT AGENDA

- D-1) WARRANTS [RECOMMEND APPROVAL]
- D-2) APPROVE MAY 27, 2020, REGULAR BOARD MEETING MINUTES [RECOMMEND APPROVE MINUTES]
- D-3) AUTHORIZE STAFF TO ISSUE REQUEST FOR PROPOSALS FOR ENGINEERING SERVICES FOR BLACKLAKE SEWER CONSOLIDATION PROJECT [RECOMMEND AUTHORIZE STAFF TO ISSUE REQUEST FOR PROPOSALS]

Stephen Swinburne, Blacklake resident, wanted to know if the contract in Item D-3 would extend through the construction of the project. Peter Sevcik, Director of Engineering, explained that it does.

*Upon the motion of Director Armstrong and seconded, the Board unanimously approved Consent Agenda.
Vote 5-0.*

YES VOTES	NO VOTES	ABSENT
<i>Directors Armstrong, Eby, Woodson, Blair and Gaddis</i>	<i>None</i>	<i>None</i>

E. ADMINISTRATIVE ITEMS

- E-1) PUBLIC HEARING – APPROVE GENERAL MANAGER’S REPORT AUTHORIZE RECORDATION OF TAX LIENS FOR PROPERTIES IN ARREARS IN PAYMENT OF SOLID WASTE FEES [RECOMMEND CONDUCT HEARING, AMEND GENERAL MANAGER’S REPORT IF NECESSARY AND BY MOTION AND ROLL CALL VOTE ADOPT RESOLUTION APPROVING GENERAL MANAGER’S REPORT AND AUTHORIZING RECORDATION OF LIENS]

Mario Iglesias, General Manager, answered questions from the Board of Directors.

President Gaddis opened the Public Hearing.

There were no public comments.

SUBJECT TO BOARD APPROVAL

Nipomo Community Services District
DRAFT REGULAR MEETING
MINUTES

*Upon the motion of Director Eby and seconded, the Board unanimously approved Resolution.
Vote 5-0.*

YES VOTES	NO VOTES	ABSENT
Directors Eby, Blair, Woodson, Armstrong and Gaddis	None	None

RESOLUTION NO. 2020-1558

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT CONFIRMING REPORT OF DISTRICT GENERAL MANAGER AND ORDERING THE COLLECTION OF UNPAID SOLID WASTE COLLECTION CHARGES ON THE TAX ROLL

- E-2) PUBLIC HEARING - APPROVE ENGINEER’S REPORT AND AUTHORIZE COLLECTION OF FY 2020-21 STREET LANDSCAPE MAINTENANCE DISTRICT ASSESSMENTS [RECOMMEND CONDUCT HEARING, AMEND ENGINEER’S REPORT IF NECESSARY AND BY MOTION AND ROLL CALL VOTE ADOPT RESOLUTION APPROVING ENGINEER’S REPORT AND AUTHORIZING COLLECTION OF ASSESSMENTS]

Mario Iglesias, General Manager, answered questions from the Board of Directors.

President Gaddis opened the Public Hearing.

There were no public comments.

*Upon the motion of Director Eby and seconded, the Board unanimously approved Resolution.
Vote 5-0.*

YES VOTES	NO VOTES	ABSENT
Directors Eby, Blair, Woodson, Armstrong and Gaddis	None	None

RESOLUTION NO. 2020-1559

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2020-2021

- E-3) PUBLIC HEARING – APPROVE ASSESSMENT REPORT AND AUTHORIZE COLLECTION OF FY 2020-21 BLACKLAKE STREET LIGHTING DISTRICT ASSESSMENTS [RECOMMEND CONDUCT HEARING, AMEND ASSESSMENT REPORT IF NECESSARY AND BY MOTION AND ROLL CALL VOTE ADOPT RESOLUTION APPROVING ASSESSMENT REPORT AND AUTHORIZING COLLECTION OF ASSESSMENTS]

Mario Iglesias, General Manager, answered questions from the Board of Directors.

President Gaddis opened the Public Hearing.

There were no public comments.

SUBJECT TO BOARD APPROVAL

Nipomo Community Services District
DRAFT REGULAR MEETING
MINUTES

Upon the motion of Director Eby and seconded, the Board unanimously approved Resolution.
Vote 5-0.

YES VOTES	NO VOTES	ABSENT
Directors Eby, Armstrong, Woodson, Blair and Gaddis	None	None

RESOLUTION NO. 2020-1560

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
PROVIDING FOR THE COLLECTION OF STREET LIGHT CHARGES ON
THE SAN LUIS OBISPO COUNTY TAX ROLLS FOR MAINTENANCE AND
OPERATION OF EXISTING PUBLIC STREET LIGHTS IN THE
BLACKLAKE VILLAGE

E-4) A) PUBLIC HEARING TO ADOPT 2020-21 FISCAL YEAR BUDGET AND APPROPRIATION LIMIT [RECOMMEND CONDUCT PUBLIC HEARING, CONSIDER TESTIMONY, ORDER EDITS IF ANY AND BY MOTION AND ROLL CALL VOTE ADOPT RESOLUTION APPROVING 2020-21 FISCAL YEAR BUDGET AND APPROPRIATION LIMITAT]

(B) PUBLIC HEARING TO ADOPT 2020-21 FISCAL YEAR BUDGET FOR NIPOMO SUPPLEMENTAL WATER PROJECT (NSWP) [RECOMMEND CONDUCT PUBLIC HEARING, CONSIDER TESTIMONY, ORDER EDITS IF ANY AND BY MOTION AND ROLL CALL VOTE ADOPT RESOLUTION APPROVING NSWP 2020-21 FISCAL YEAR BUDGET]

Mario Iglesias, General Manager, and Lisa Bognuda, Finance Director, answered questions from the Board of Directors.

President Gaddis opened the Public Hearing for Item E-4(A).

There were no public comments.

Upon the motion of Director Eby and seconded, the Board unanimously approved Resolution.
Vote 5-0.

YES VOTES	NO VOTES	ABSENT
Directors Armstrong, Blair, Woodson, Eby and Gaddis	None	None

RESOLUTION NO. 2020-1561

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ADOPTING THE 2020-2021 FISCAL YEAR BUDGET

RESOLUTION NO. 2020-1562

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
DETERMINING THE APPROPRIATION LIMITATION FOR
THE 2020-2021 FISCAL YEAR

Mario Iglesias, General Manager, answered questions from the Board of Directors.

President Gaddis opened the Public Hearing for Item E-4(B).

SUBJECT TO BOARD APPROVAL

Nipomo Community Services District
DRAFT REGULAR MEETING
MINUTES

There were no public comments.

Upon the motion of Director Armstrong and seconded, the Board unanimously approved Resolution.

Vote 5-0.

YES VOTES	NO VOTES	ABSENT
<i>Directors Armstrong, Blair, Woodson, Eby and Gaddis</i>	<i>None</i>	<i>None</i>

RESOLUTION 2020-1563

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ADOPTING THE NSWP (NIPOMO SUPPLEMENTAL WATER PROJECT)
2020-2021 FISCAL YEAR BUDGET**

F. GENERAL MANAGER’S REPORT

Mario Iglesias, General Manager, presented the item and answered questions from the Board. There were no public comments.

G. COMMITTEE REPORTS

None

H. DIRECTORS’ REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS

Director Armstrong requested staff look into accepting postmarks for utility bill payments and assessment of late fees. The General Manager said staff would put together a staff report discussing the pros/cons of accepting postmarks.

Director Eby requested a “road map” of the process for approval/annexation/schedule be presented along with the Key Well Index for the upcoming developer presentation. The General Manager will pass this request to those parties scheduled to participate in the upcoming presentation on June 24.

Director Gaddis requested the following even though the Court system is closed due to the Coronavirus, he requested in the next Board of Directors meeting on June 24, that the General Counsel in closed session give an updated briefing on any background efforts going on regarding the pending litigation of SMVWCD vs NCSD (Santa Clara County case).

I. CLOSED SESSION ANNOUNCEMENTS

**1. CONFERENCE WITH DISTRICT LEGAL COUNSEL RE: PENDING LITIGATION
PURSUANT TO GC §54956.9**

- a. SMVWCD V. NCSD (SANTA CLARA COUNTY CASE NO. CV 770214,
SIXTH APPELLATE COURT CASE NO. H032750, AND ALL
CONSOLIDATED CASES

Closed Session was not necessary

**Nipomo Community Services District
DRAFT REGULAR MEETING
MINUTES**

ADJOURN MEETING

President Gaddis adjourned the meeting at 10:05 a.m.

MEETING SUMMARY	HOURS & MINUTES
Regular Meeting	1 hour 05 minutes
Closed Session	0 hour 00 minutes
TOTAL HOURS	1 hour 05 minutes

Respectfully submitted,

Mario Iglesias, General Manager and Secretary to the Board

Date

TO: BOARD OF DIRECTORS
FROM: MARIO E. IGLESIAS
GENERAL MANAGER
DATE: JUNE 18, 2020



AGENDA ITEM
D-3
JUNE 24, 2020

**CONSIDER RESOLUTION ADOPTING
SAN LUIS OBISPO COUNTY MULTI-JURISDICTIONAL
LOCAL HAZARD MITIGATION PLAN 2019 UPDATE**

ITEM

Recommend Board adopts a resolution adopting the San Luis Obispo County Multi-Jurisdictional Local Hazard Mitigation Plan 2019 Update. [RECOMMEND ADOPT RESOLUTION]

BACKGROUND

In 2018, through the Governor's Office of Emergency Services ("Cal OES"), the Federal Emergency Management Agency ("FEMA") awarded the County of San Luis Obispo ("County") grant funding through the Hazard Mitigation Grant Program ("HMGP") to fund the development of a multi-jurisdictional Local Hazard Mitigation Plan. Nipomo Community Services District ("NCSD") staff, along with other local governments, have been involved in the development of the updated plan which is now complete. The final step in the process is for each participating agency's governing board to adopt the plan.

DISCUSSION

State law requires an update to the Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) every five years in order to be eligible for federal and state funding in the event of a local disaster. The purpose of the LHMP is to ensure the region mitigates the impacts of natural hazards (e.g. wildfires, flooding, earthquakes). The County's Department of Planning & Building and the Office of Emergency Services coordinated the LHMP update which involved collaboration and coordination between multiple cities and districts, including NCSD. Although the LHMP is primarily a regional plan, it includes analysis of, and planning for, local jurisdictions throughout the County.

The County's prior plan, approved by FEMA on December 29, 2014, was required to be reviewed and revised every five years to reflect changes in development, progress in local mitigation efforts, and changes in priorities. Through the Governor's Office of Emergency Services (Cal OES), the Federal Emergency Management Agency (FEMA) awarded the County of San Luis Obispo grant funding through the Hazard Mitigation Grant Program (HMGP) to fund the development of this multi-jurisdictional hazard mitigation plan in 2018.

Participating jurisdictions had direct representation on the planning team throughout the planning and development process. There were multiple public workshops and public surveys held during the plan development process, where the public provided input into the development of the plan. This multi-jurisdictional plan built on previous hazard mitigation planning and incorporated updated hazard mapping, risk assessment and threat analysis.

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

<https://www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Elements-Mitigation-Plan-Update.aspx>

Attachment B is Annex L: Nipomo Community Services District, which provides an overview of the District, identifies the local hazards and summarizes their impacts.

County Planning and the County Office of Emergency Services worked closely with all the participating jurisdictions, which included NCSD and (1) the cities of Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo, and (2) special districts including Avila Beach Community Service District (CSD), Ground Squirrel Hollow CSD, Heritage Ranch CSD, Los Osos CSD, San Miguel CSD, San Simeon CSD, Templeton CSD, Cayucos Sanitary District, San Luis Obispo Flood and Water Conservation District and the Port San Luis Harbor District.

FISCAL IMPACT

The development of this plan was 75% grant funded. The remaining 25% was local match funding. The participating jurisdictions, including NCSD, provided signed match commitment letters for their portion of the local match cost of this project, which was based on a per capita cost formula. NCSD's prorated share of the plan update is \$3,750.

STRATEGIC PLAN

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

3.b. Ongoing activities

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

RECOMMENDATION

Adopt resolution to adopt the County of San Luis Obispo's Multi-Jurisdictional Local Hazard Mitigation Plan Update 2019.

ATTACHMENTS

- A. Resolution 2020-xxxx: Adopt San Luis Obispo County Multi-Jurisdictional Local Hazard Mitigation Plan 2019 Update
- B. 2019 LHMP Annex L: Nipomo Community Services District

JUNE 24, 2020

ITEM D-3

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2020-15XX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO
COMMUNITY SERVICES DISTRICT ADOPTING THE SAN LUIS
OBISPO COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD
MITIGATION PLAN UPDATE 2019**

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

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

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

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

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

WHEREAS, on June 16, 2020, the County's Board of Supervisors approved the Multi-Jurisdictional Hazard Mitigation Plan that includes the District's local hazard mitigation titled "Appendix L" therein, and

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

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

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

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2020-15XX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY
SERVICES DISTRICT ADOPTING THE SAN LUIS OBISPO COUNTY MULTI-
JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN UPDATE 2019**

Upon a motion by Director _____, seconded by Director _____, on
the following roll call vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

the foregoing resolution is hereby passed and adopted on this _____ day of June, 2020.

DAN A. GADDIS
President of the Board

ATTEST:

APPROVED AS TO FORM:

MARIO IGLESIAS
Secretary to the Board

CRAIG A. STEELE
District Legal Counsel

JUNE 24, 2020

ITEM D-3

ATTACHMENT B



L.1 District Profile

L.1.1 Mitigation Planning History and 2019 Process

This Annex was created during the development of the 2019 San Luis Obispo County Hazard Mitigation Plan Update. The General Manager of the Nipomo Community Services District (CSD) was the representative on the County HMPC and took the lead for developing the plan and this annex in coordination with the Nipomo Community Services District (CSD) Local Planning Team (Planning Team). The Local (District) Planning Team will be responsible for implementation and maintenance of the plan. Table L.1 summarizes the District’s planning team for the plan revision process.

Table L.1 Nipomo CSD Hazard Mitigation Plan Planning Team

Department or Stakeholder	Title
Nipomo CSD	General Manager

More details on the planning process and how the jurisdictions, service districts, and stakeholders participated can be found in Section 3 of the Base Plan, along with how the public was involved during the 2019 update.

Figure L.1 is a map of the larger Nipomo community including its sphere of influence and nearby areas.





L.1.2 District Overview

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

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

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

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

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

L.1.3 Development Trends

The Nipomo CSD adopted its Community Plan in 2014, to "establish a vision for the future that will guide land use and transportation over the next 20 years" (Nipomo Community Plan, 2014). This Community Plan contains information on the existing and future status of water supplies, wastewater/sewage, schools, and various public services the District provides. Historic flood risks and local resources are also noted and are key to this hazard mitigation plan.

As of 2010, the U.S. Census Bureau noted the CSD's population to be approximately 16,714. Prior to 2015, Nipomo was relying solely on groundwater sources. Although growth has been very slight and slow in Nipomo, due to extreme drought and growing water demands, groundwater was becoming scarce and shortage conditions required solutions to balance supply versus demand in the District. In 2015, the District began a \$17 million public works project (the largest and most important in the District's 50-year history) to obtain





supplemental water from Santa Maria, back in 2015. Water deliveries began that year, allowing for millions of gallons to avoid being pumped from the troubled water basin underlying the Nipomo Mesa.

L.1.4 Other Community Planning Efforts

The coordination and synchronization with other community planning mechanisms and efforts are vital to the success of this Plan. To have a thorough evaluation of hazard mitigation practices already in place, appropriate planning procedures should also involve identifying and reviewing existing plans, policies, regulations, codes, tools, and other actions are designed to reduce a community’s risk and vulnerability from natural hazards.

As an unincorporated community, the Nipomo CSD is referenced in other County planning documents and regulated by County policies and planning mechanisms. Integrating existing planning efforts, mitigation policies, and action strategies into this annex establishes a credible, comprehensive document that weaves the common threads of a community’s values together. The development of this Community Services District Annex involved a comprehensive review of existing plans, studies, reports, and initiatives from San Luis Obispo County and the Nipomo community that relate to hazards or hazard mitigation. A high-level summary of the key plans, studies and reports is summarized in Table L.2. Information on how they informed the update are noted and incorporated where applicable.

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

Table L.2 Summary of Review of Key Plans, Studies, and Reports for Nipomo CSD

Plan, Study, Report Name	How Document Informed the Annex
County of San Luis Obispo Local Hazard Mitigation Plan (2014)	Informed past hazard event history, hazard profile and background, and mitigation strategy information.
County of San Luis Obispo Land Use and Circulation Elements (Part II): The Area Plans – Inland and South County Area Plans	Obtained water use information, drought related details, etc.
Nipomo Community Services District 2018 Strategic Plan	Obtained current District information, ongoing efforts, water use information, etc.
Nipomo Community Plan – Updated 2014	Obtained District information, history, past programs, etc.
Nipomo’s Supplemental Water from Santa Maria project summary	Obtained information on past and ongoing water purchase/acquisition efforts and the drought/water scarcity hazard.
San Luis Obispo County 2014 Integrated Regional Water Management Plan	Obtained information on water use in Nipomo, water management regions, and the drought/water scarcity hazard.
State of California’s Hazard Mitigation Plan – Updated 2018	General information on hazards, events, and vulnerability assessments.
San Luis Obispo County Dam and Levee Failure Evacuation Plan – Updated 2016	Flooding, dam, and levee hazard information and recent studies.
2014-2016 Resource Summary Report for San Luis Obispo County’s General Plan	Pulled information about water resources, reliability, and ongoing efforts to increase resilience in the County and District of Nipomo as related to drought.

L.2 Hazard Identification and Summary

The Nipomo CSD planning team identified the key hazards that affect the District, and summarized their frequency of occurrence, spatial extent, potential magnitude, and overall significance specific to the Nipomo





CSD (see Table L.3). There are no hazards that are unique to this CSD. (Note that earthquake and liquefaction hazards will be profiled together as one under Section L.3.2)

Table L.3 Nipomo CSD Hazard Risk Summary

Hazard	Geographic Area	Probability of Future Occurrence	Magnitude/Severity (Extent)	Overall Significance
Dam Incidents and Failure	Limited	Unlikely	Limited	Low
Drought and Water Shortage	Significant	Likely	Limited	High
Earthquake (including Liquefaction)	Extensive	Likely	Limited	Medium
Flood	Limited	Occasional	Limited	Low
Landslide and Debris Flow	Limited	Unlikely	Limited	Low
Wildfire	Significant	Occasional	Limited	Medium
Human Caused: Hazardous Materials	Significant	Highly Likely	Negligible	Medium
Geographic Area Limited: Less than 10% of planning area Significant: 10-50% of planning area Extensive: 50-100% of planning area Probability of Future Occurrences Highly Likely: Near 100% chance of occurrence in next year or happens every year. Likely: Between 10 and 100% chance of occurrence in next year or has a recurrence interval of 10 years or less. Occasional: Between 1 and 10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years. Unlikely: Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.		Magnitude/Severity (Extent) Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid Significance Low: minimal potential impact Medium: moderate potential impact High: widespread potential impact		

L.3 Vulnerability Assessment

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

The key information to support the HIRA for this Annex was collected through a Data Collection Guide, which was distributed to each participating municipality, community services district, or special district to complete during the planning process. Information collected was analyzed and summarized in order to identify and rank all the hazards that could impact anywhere within the County, as well as to rank the hazards and identify the





related vulnerabilities unique to each jurisdiction/district. In addition, the Nipomo CSD planning team was asked to share information on past hazard events that have affected the District.

Each participating jurisdiction or district was in support of the main hazard summary identified in the Base Plan (See Table L.3). However, the hazard summary rankings for each jurisdictional annex may vary slightly due to specific hazard risk and vulnerabilities unique to that jurisdiction (see Table L.3). Identifying these differences helps the reader to differentiate the District's risk and vulnerabilities from that of the overall County.

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

The hazard summaries in Table L.3 reflect the hazards that could potentially affect the District in major ways. Based on this analysis, the priority hazard (High Significance) for mitigation is Drought. The second priority hazards (Medium Significance) are Earthquake and Liquefaction. The discussion of vulnerability for each of the assessed hazards is contained in the following sections. Those of Medium or High significance for the Nipomo CSD are identified below.

- Drought
- Earthquake & Liquefaction
- Wildfire
- Human Caused Hazards: Hazardous Materials

Other Hazards

Hazards assigned a Significance rating of Low and which do not differ significantly from the County ranking (e.g., Low vs. High) will be profiled in a limited manner. In the Nipomo CSD, these include:

- Dam Incidents
- Flooding
- Landslide/Debris Flow

Additionally, the CSD's Committee members decided to rate several hazards as Not Applicable (N/A) to the planning area due to a lack of exposure, vulnerability, and no probability of occurrence. The following hazards are considered Not Applicable (N/A) to the Nipomo Community Services District.

- Adverse Weather
- Agricultural Pests and Plant Diseases
- Biological Agents
- Coastal Erosion
- Coastal Flooding and Inundation
- Hazardous Trees
- Land Subsidence
- Sea Level Rise
- Tsunamis and Seiches

L.3.1 Assets at Risk

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





Values at Risk

The following data on property exposure is derived from San Luis Obispo County Assessor’s data. This data should only be used as a guideline to overall values in the Community Services District as the information has some limitations. Table L.4 Property Exposure Values for the Nipomo CSD by Parcel Type shows the exposure of properties (e.g., the values at risk based on improvement values, content values, and total values as an addition of these two types of values) broken down by property type for the Nipomo Community Services District. Refer to the Base Plan Section 5.2 (HIRA Asset Summary) for more details on value information, content calculations, and overall parcel analysis methodology.

Table L.4 Property Exposure Values for the Nipomo CSD by Parcel Type

Property Type	Parcel Count	Improved Value	Content Value	Total Value
Agricultural	3	\$736,601	\$736,601	\$1,473,202
Commercial	60	\$51,059,866	\$51,059,866	\$102,119,732
Government/ Utilities	49	--	--	\$0
Other/Exempt/Misc.	132	\$13,106,704	--	\$13,106,704
Residential	3,327	\$785,708,738	\$392,854,369	\$1,178,563,107
Multi-Family Residential	182	\$55,234,041	\$27,617,021	\$82,851,062
Mobile/Manufactured Homes	289	\$22,766,514	\$11,383,257	\$34,149,771
Residential: Other	301	\$47,573,788	\$23,786,894	\$71,360,682
Vacant	40	\$9,130,020	--	\$9,130,020
TOTAL	4,383	\$985,316,272	\$507,438,008	\$1,492,754,280

Source: San Luis Obispo County 2019 Assessor data; ParcelQuest; Wood Plc analysis

Critical Facilities and Infrastructure

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

An inventory of critical facilities in the District based on San Luis Obispo County GIS data as well as structures obtained from the Homeland Infrastructure Foundation-Level Dataset (HIFLD) is provided in Table L.5 and Table L.6, and is illustrated in Figure L.2. The four types of Critical Facilities categorized by San Luis Obispo County and its jurisdictions’ and districts’ planning teams are: Emergency Services, High Potential Loss Facilities, Lifeline Utility Systems, and Transportation Systems. Refer to Section 5.2 of the Base Plan for more information on the assets used throughout this Annex and the county-wide analyses.





Table L.5 Summary of Nipomo CSD’s Critical Facilities

Facility Category	Facility Type	Count
Emergency Services	Day Care Facilities	2
	Emergency Medical Service Stations	1
	Fire Stations	1
	Private Schools	1
	Public Schools	4
Lifeline Utility Services	Water Treatment Facilities	1
TOTAL		10

Source: San Luis Obispo County Planning and Building; LAFCO; HIFLD; Wood Plc analysis

Table L.6 Details about Nipomo CSD’s Critical Facilities

Facility Type	Name
Day Care Facilities	Dayspring Preschool
Day Care Facilities	Nipomo Recreation – Little Bits Preschool
Emergency Medical Service Stations	California Dept. of Forestry and Fire Protection Station 20 (Nipomo Fire Station)
Fire Stations	Station 20 (Nipomo Fire Station)
Private Schools	Highland Preparatory School
Public School	Central Coast New Tech High School
Public School	Dana Elementary School
Public School	Nipomo Elementary School
Public School	Nipomo High School
Water Treatment Facilities	Blacklake Waste/Treatment Water Facility

Source: San Luis Obispo County Planning and Building; LAFCO; HIFLD

Additional Critical Facilities

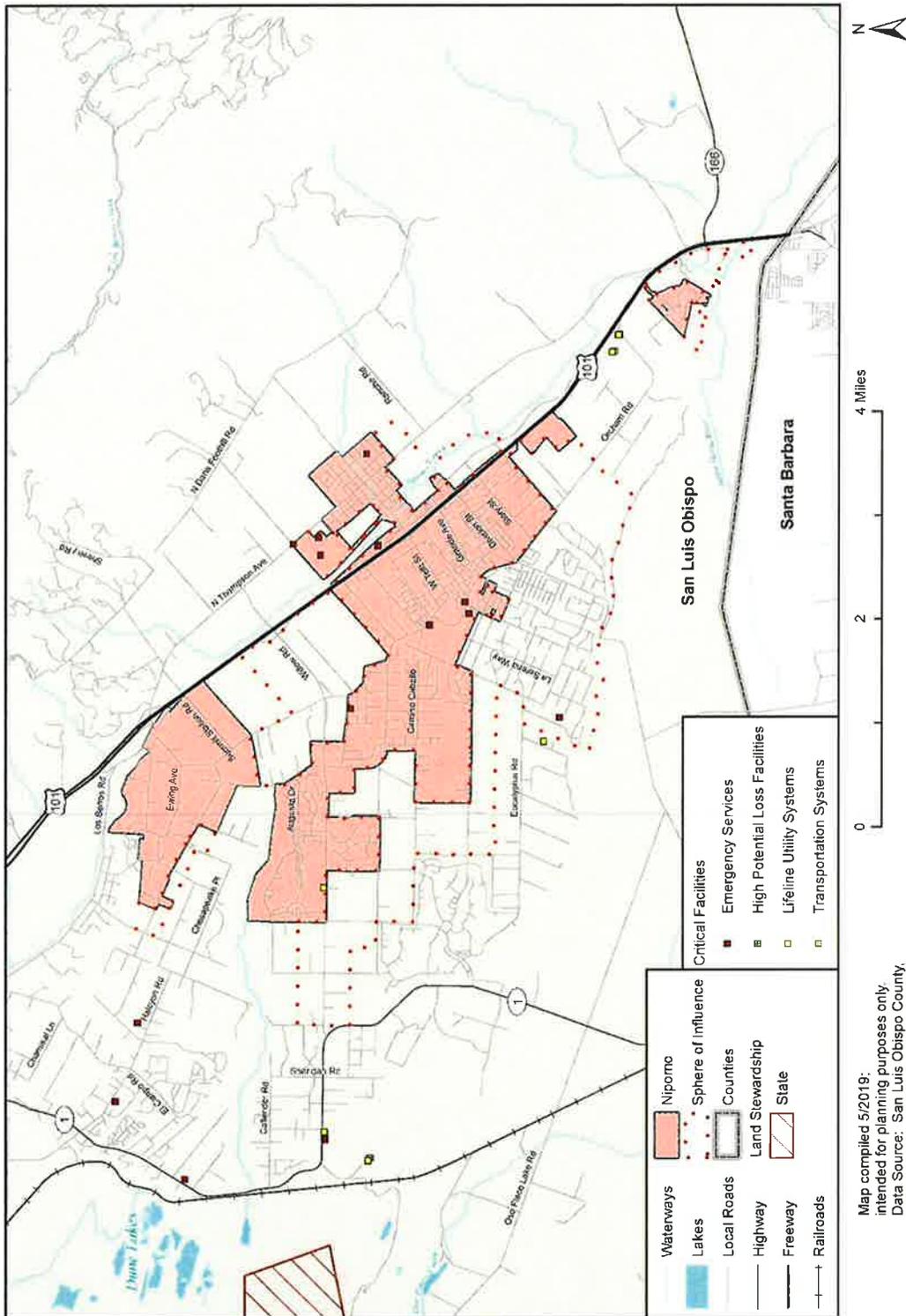
Three additional Essential Infrastructure facilities identified by the District Planning Team are listed below under the Lifeline Utility Services category. In total the Nipomo CSD contains 13 critical facilities (including those 10 from the previous table):

- Wastewater Treatment Plan - \$18 million replacement value
- Water Treatment/Distribution facility - \$50 million replacement value
- Wastewater Treatment Plan - \$8 million replacement value





Figure L.2 Critical Facilities in the Nipomo CSD



Map compiled 5/2019:
 intended for planning purposes only
 Data Source: San Luis Obispo County,
 US Census TIGER Database, CA Open
 Data Portal, BLM/California State Office,
 LAFCO, HIFLD





Emergency Service Facilities

The Nipomo CSD contains nine Emergency Services facilities aimed at providing for the health and welfare of the entire community. These include day care facilities, emergency medical service stations, fire stations, and schools as noted in





Table L.5 Summary of Nipomo CSD’s Critical Facilities and Table L.6.

Transportation Systems and High Potential Loss Facilities

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

No high potential loss facilities such as power plants were identified by the County, HIFLD dataset, or the Planning Team. As will be noted under the Human Caused Hazards Section of this annex as well as in Section 5 of the Base Plan, several hazardous materials facilities are located in the District and there is a history of hazardous spills or incidents in/near the community.

Lifeline Utility Systems

A potential of four lifeline facilities have been identified for Nipomo. The Blacklake Waste/Treatment Water facility was obtained from the HIFLD national dataset (noted in Table L.6) while the other three were indicated by the Nipomo CSD Planning Team. Other facilities or structures falling within the lifeline utility systems category may be present in or nearby the District (e.g. oil/gas, electric power, communication systems), but those were not found to serve a critical purpose or function to the Nipomo community.

Historic and Cultural Resources

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

Table L.7 Nipomo CSD’s Historic and Cultural Resources

Area Plan Where Noted	Property Name	Year	Description
South County Inland Area Plan	Dana Adobe	1839	Historical Landmark No. 1033 (Rancho Nipomo)
	Dana House	1882	535 Mehlschau - http://www.danapowhouse.com
	Los Berros Adobe Barn	1860	159 Avis St
	Los Berros Schoolhouse	1890	1841 Grant Ave
	Old St. Joseph's Church	1902	110 Thompson Av
	Pacific Coast Railroad Depot	1881	right-of-way granted in 1881
	Runels Home - Dana Street	1886	now Kaleidoscope Inn & Gardens

Source: San Luis Obispo County Planning and Building; LAFCO

Natural Resources

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





and lifestyles through development of site-sensitive treatment of scenic areas, parks, expansive biking and pedestrian infrastructure, and public and tourist-related transit that enhance quality of life. Based on these aspects, natural resources and environmental assets are undoubtedly key to the Nipomo community and should be carefully considered during development and planning efforts.

Economic Assets

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

L.3.2 Estimating Potential Losses

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

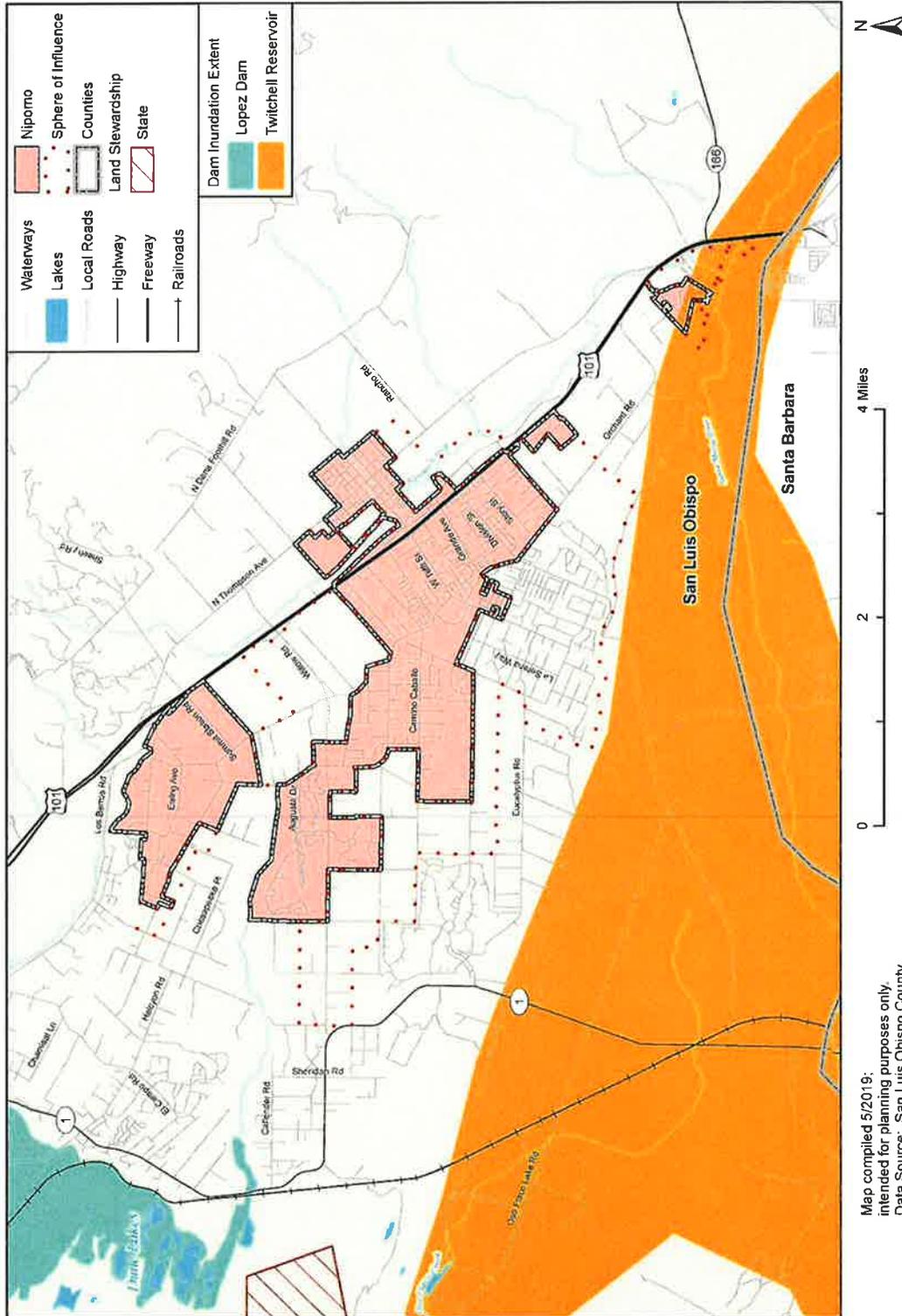
Dam Incidents and Failure

The Nipomo CSD is at risk of dam failure incidents based on its location downstream of the Twitchell Reservoir Dam. The Twitchell Dam is a high hazard earthen dam located just southeast of Nipomo, within Santa Barbara County and flowing into San Luis Obispo County on its southwest corner. If this dam were to fail and flood through the Santa Maria River into Nipomo, it would inundate the southeast corner of the District around the intersection of Highway 101 and Highway 166 (see Figure L.3). Note that this figure also depicts the nearby inundation of the Lopez Dam, which reaches the Dune Lakes on the northwest of Nipomo but does not quite reach the District.





Figure L.3 Dam Inundation of the Twitchell Dam in the Nipomo CSD



Map compiled 5/2019;
intended for planning purposes only.
Data Source: San Luis Obispo County,
US Census TIGER Database, CA Open
Data Portal, BLM/California State Office,
LAFCC, NID 2016, CA DWR





Though failure of the Lopez Dam is not expected to reach the Nipomo CSD, a major severe weather, local flooding event, or other existing hazard incident combined with dam inundation could possibly reach the community and cause unexpected damage. However, it is inundation caused by a potential unscheduled release or failure of the Twitchell Dam that would be of higher concern to the District given the mapped extents shown on Figure L.3 and based on the loss estimates summarized in Table L.8 below.

Table L.8 Estimated Losses by Property Type in Nipomo CSD based on Twitchell Dam Inundation Extents

Property Type	Parcel Count	Improved Value	Content Value	Total Value	Loss Estimate	Population at Risk
Other/Exempt/Miscellaneous	5	--	--	\$0	\$0	--
Residential	44	\$16,446,047	\$8,223,024	\$24,669,071	\$12,334,535	110
TOTAL	49	\$16,446,047	\$8,223,024	\$24,669,071	\$12,334,535	110

Source: San Luis Obispo County Planning and Building Dept., Assessor's Office, ParcelQuest, Wood Plc Parcel Analysis

Based on the above information, a total of 110 persons and 49 properties may be inundated if the Twitchell Dam was to fail. It would be expected that 44 of these properties would be of type "residential" while 5 may be miscellaneous or exempt. Refer to Section 5.3.5 Dam Incidents of the Base Plan for additional details on this hazard and estimated losses across the County. There are no critical facilities within Nipomo that would be at risk of this dam possibly failing.

A failure of the Twitchell Dam could also affect Highway 101 and several local roads, possibly impeding or reducing flows of goods, people and resources and hence having some impact across the District. There have been no past dam incidents or failures in the District, so this dam incidents and failure hazard could be rated as holding **Low Significance** to the District due to the vulnerability shown on the previous analysis and mapping.

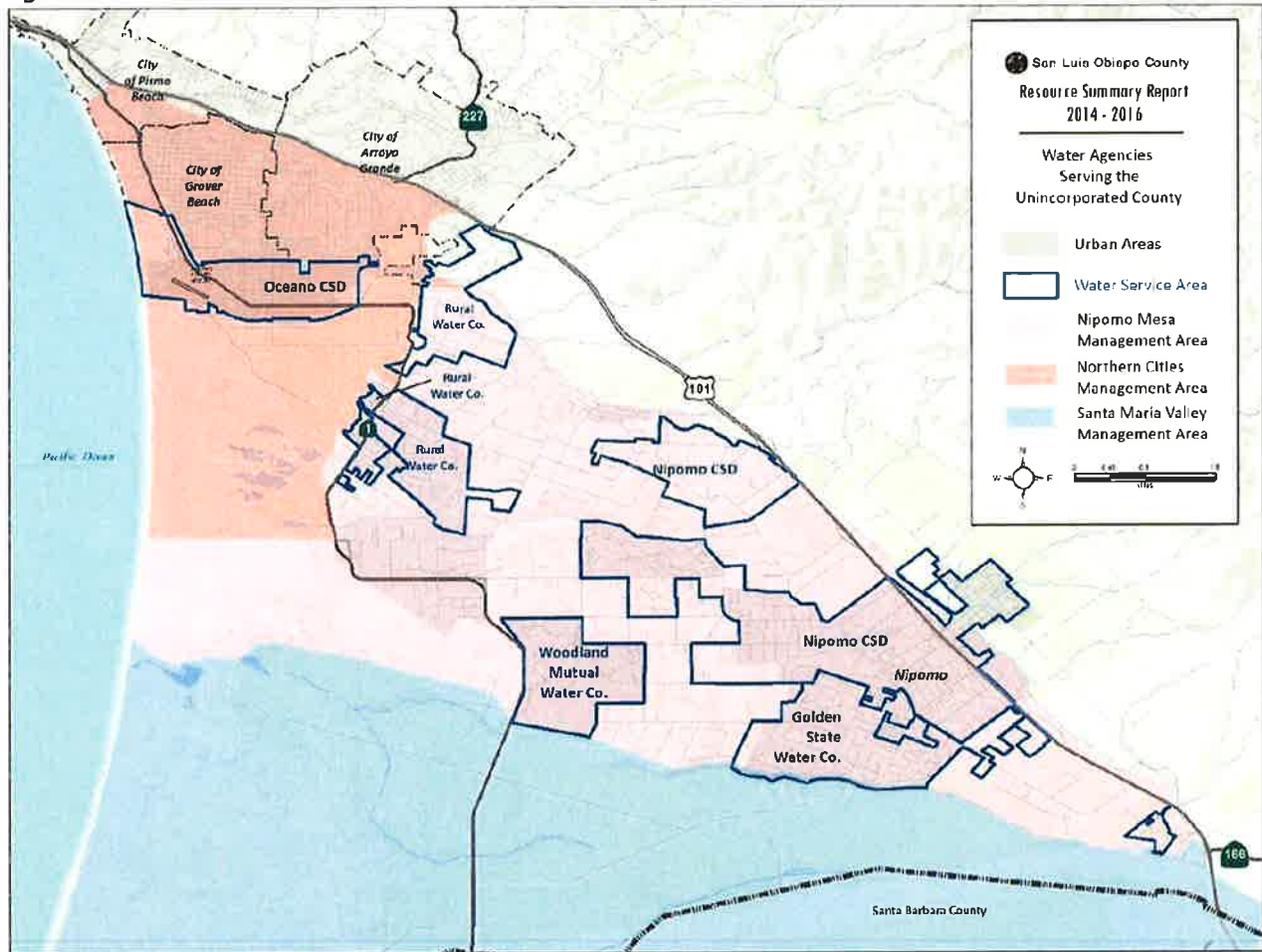
Drought and Water Shortage

Nipomo is located in the Santa Maria Groundwater Basin, within the Nipomo Mesa Management Area (see Figure L.4). As noted previously in this annex, the Nipomo CSD has dealt with issues of drought and water shortage in the past, which led to the acquisition of supplemental sources from Santa Maria, for example. This project hopes to push water capacity to 3,000 Acre-Feet per Year (AFY) to reduce usage from groundwater sources on somewhat depleted aquifers and basins, as one of the District's core vision statements is to provide customers with reliable and cost-effective water now and in the future. The Nipomo CSD's Water Shortage Response and Management Plan was created also with a key goal of enhancing the District's abilities to respond to drought and other water supply emergencies, and hence continue being sustainable though the years when it comes to this precious water resource.





Figure L.4 Santa Maria Groundwater Basin, Management Areas, and Water Purveyors



Source: San Luis Obispo County 2014-2016 Resource Management Report

In present day, drought and water shortages pose a risk to the community and the services provided by the Nipomo CSD. Table L.9 was obtained from the San Luis Obispo County 2014-2016 Resource Management Report and shows the existing and forecasted water supply and demand for the five water purveyors within the Santa Maria Groundwater Basin of which the Nipomo CSD is part. Drought impacts are wide-reaching and may be economic, environmental, and/or societal. As noted in the table below, in addition, water demand projected over 15 years is expected to equal or exceed the estimated dependable supply.





Table L.9 Nipomo Mesa Management Area Existing and Forecasted Water Supply and Demand

Table II-17 -- Santa Maria Groundwater Basin – Nipomo Mesa Management Area Existing and Forecasted Water Supply and Demand					
Demand	Nipomo CSD	Woodlands Mutual Water Co.	Golden State Water Co.	Agriculture	Rural
FY 2015/2016 Demand (AFY) ¹	1,773.3	732.1	625.1	7,337	2,878 ²
Forecast Demand in 15 Years (AFY)	3,995	1,386 ⁶	1,690	7,575	5,222
Forecast Demand in 20 Years (AFY)	4,103	1520 ⁶	1,847	8,291	5,661
Buildout Demand (30 Or More Years) (AFY)	4,244 ³	1520 ^{4, 6}	1,944	8,291	5,661
Supply					
Nipomo Supplemental Water Project (AFY) ⁵	2,237	417	208	0	0
Santa Maria Groundwater Basin – Nipomo Mesa Sub-Area (AFY)	1,000	817	852	7,482	2,095
San Luis Obispo Valley Groundwater Basin	0	0	0	809	226
Other GW Supplies	0	0	0	0	0
Recycled Water (AFY)	60-74	200	0	0	0
Total Supply:	3,311	1,434	1,060	8,291	5,661
Water Supply Versus Forecast Demand	Water demand projected over 15 years is projected to equal or exceed the estimated dependable supply.⁴				

Notes: 1. See Table II-1. Current year data for agriculture is from the Nipomo Management Area 2015 Annual Report. 2. Nipomo Mesa Management Area 2015 Annual Report. 3. Nipomo CSD 2015 Urban Water Management Plan. 4. Ten percent additional water conservation (beyond what has already been accomplished) assumed for the low end of the forecast buildout demand, except for Grover Beach, which assumed 20% additional reduction. 5. Nipomo supplemental water project includes Nipomo CSD, Woodlands MWC, Golden State Water Company, and Rural Water Company. Nipomo CSD will receive approximately 1,667 AFY and has reserved an additional 500 AFY. The other three will receive 833 AFY. 6. The NCMA cities, NMMA cities, County, District, and local land owners actively and cooperatively manage surface and groundwater with the goal of preserving the long-term integrity of water supplies in the NCMA and NMMA. 7. Demands are based on an 18-hole golf course constructed in Phase IIA/IIB. Projected demands may be reduced if the open space is planted with vineyards or drought tolerant landscaping in lieu of the golf course.

Source: San Luis Obispo County 2014-2016 Resource Management Report

Drought was classified by the Planning Team as the most significant hazard for Nipomo, just as it is a **High Significance** hazard for the entire County of San Luis Obispo. The most notable impacts associated with drought in the planning area are those related to water intensive activities such as wildfire protection, jurisdictional usage, commerce, tourism and recreation. During past drought events and due to new water source acquisitions in the planning area, water restrictions and increased water rates have been imposed, while water savings are always encouraged. For example, beginning 2014 there was a 30% water reduction restriction mandated by the State of California which affected the District; during this time of drought, groundwater table damages were identified in Nipomo. Drought conditions can also cause soil to compact and not absorb water well, potentially making an area more susceptible to flooding, erosion, and debris flows. One recommended action from the San Luis Obispo County 2014-2016 Resource Summary Report related to the Nipomo CSD is that the District work





with the County's Sanitation District and other local stakeholders to improve water supply reliability and move towards the use of recycled water to meet future demands.

Earthquake and Liquefaction

Nipomo sits on an ancient sand dune, and there are several faults underlying or near the District, such as the San Luis Range fault system/South Margin faults and the Santa Maria Fault. (See a very basic layout of the District and surrounding faults in Figure L.5.) Because of earthquake, coupled with liquefaction (both of which are discussed in more detail in Section 5.3.7 of the Base Plan) and earth movement issues, the Planning Team for the District noted that its infrastructure is prone to severe or even catastrophic failure from seismic activities. However, recent efforts to construct well-designed above ground structures has resulted in greater focus on earthquake survivability for critical and essential infrastructure and properties.

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

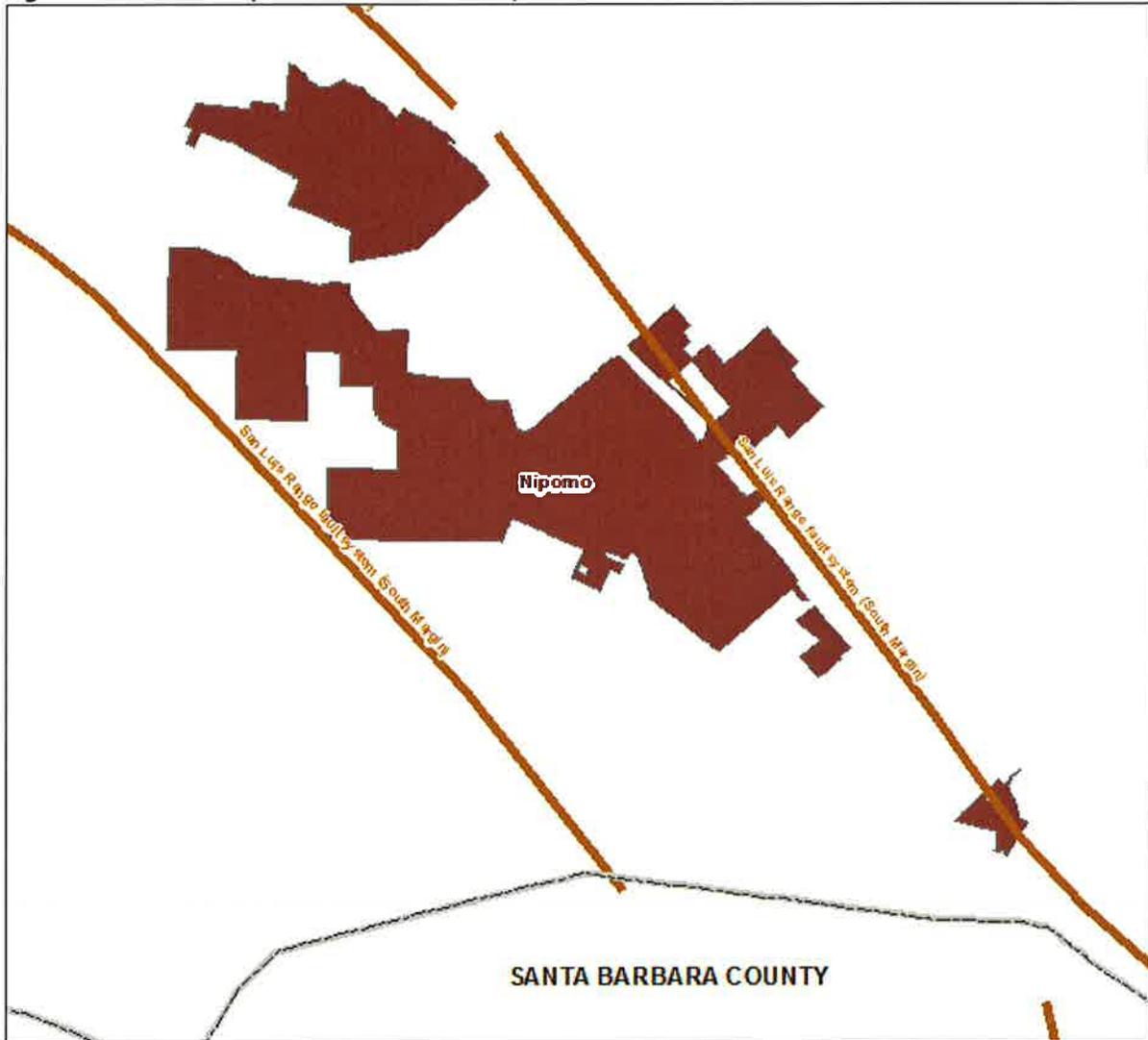
Because of the recent and ongoing efforts and projects in Nipomo, as well as the inherent understanding of the Planning Team regarding seismic activity and the District's infrastructure, the earthquake and liquefaction hazards can be rated as **Medium Significance** even though the County of San Luis Obispo rated it as high significance.

In terms of liquefaction, the Nipomo CSD is almost completely covered by liquefiable soils that are rated as posing moderate risk. The portion of the District that falls to the east of Highway 101 (near N. Thompson Ave and north of Nipomo Creek) is only found to be at low risk of this hazard, though high risk liquefaction potential is found surrounding the District to the south, southeast, and west. See Figure L.6 for reference on liquefaction risk.





Figure L.5 Earthquake Fault near the Nipomo CSD

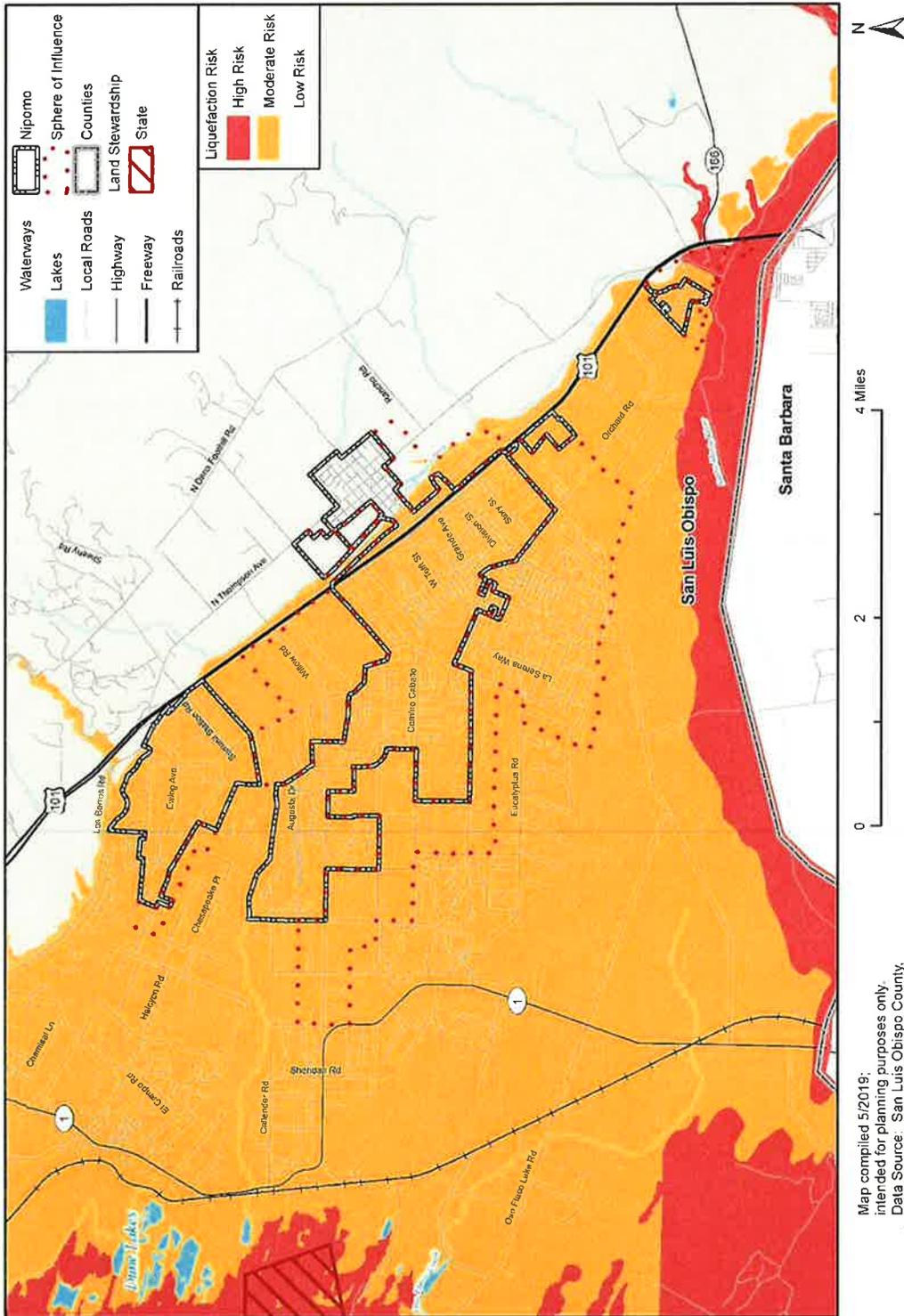


Source: USGS; San Luis Obispo County Planning and Building; LAFCO





Figure L.6 Liquefaction Risk in the Nipomo CSD



Map compiled 5/2019;
 intended for planning purposes only.
 Data Source: San Luis Obispo County;
 US Census TIGER Database, CA Open
 Data Portal, BLM/California State Office, LAFCO.





GIS overlay analysis was performed on the parcel and liquefaction risk data for the County of San Luis Obispo and refined for the Nipomo CSD to quantify how many parcels (and their improved and content values) were exposed and hence vulnerable to liquefaction hazards. The loss estimates calculated for the Nipomo CSD based on property type are summarized in Table L.10 for moderate liquefaction risk (as no other liquefaction risk category affects the District’s properties). Based on this assessment, 3,590 parcels are at risk of this hazard with most of them falling in the residential category, followed by other/exempt/miscellaneous, commercial, vacant, government/utilities, and agricultural. The total parcel value at risk surpasses the \$1.3 billion mark.

Table L.10 Loss Estimates from Liquefaction Risk in the Nipomo CSD – Moderate Risk

Property Type	Parcel Count	Improved Value	Content Value	Total Value
Agricultural	3	\$736,601	\$736,601	\$1,473,202
Commercial	39	\$45,215,073	\$45,215,073	\$90,430,146
Government/Utilities	28	--	--	\$0
Other/Exempt/Misc.	119	\$11,854,581	--	\$11,854,581
Residential	2,691	\$688,463,179	\$344,231,590	\$1,032,694,769
Multi-Family Residential	142	\$50,140,963	\$25,070,482	\$75,211,445
Mobile/Manufactured Homes	284	\$22,109,614	\$11,054,807	\$33,164,421
Residential: Other	245	\$39,655,572	\$19,827,786	\$59,483,358
Vacant	39	\$8,866,622	--	\$8,866,622
TOTAL	3,590	\$867,042,205	\$446,136,338	\$1,313,178,543

Source: San Luis Obispo County Planning and Building Dept., Assessor’s Office, ParcelQuest, Wood Plc Parcel Analysis

With regards to critical facilities, the Nipomo CSD contains eight that are at moderate risk of liquefaction. These are noted in Table L.11. No critical facilities are found in high liquefaction risk areas.

Table L.11 Critical Facilities in Moderate Liquefaction Risk in the Nipomo CSD

Critical Facility Type	Critical Facility Total
Day Care Facilities	2
Emergency Medical Service Stations	1
Fire Stations	2
Private Schools	1
Public Schools	1
Water Treatment Facility	1
TOTAL	8

Source: San Luis Obispo County Planning and Building Dept., HIFLD, LAFCO, Wood Plc Parcel Analysis

Flood

The Nipomo CSD falls within the County of San Luis Obispo’s Water Planning Area 3, which corresponds to the San Luis Obispo/South County zone. Within this zone, Nipomo is located in the Nipomo Creek/Santa Maria River watershed. Nipomo is at risk of riverine flooding based on the Federal Emergency Management Agency (FEMA) data last updated for San Luis Obispo County in February of 2019.

Nipomo Creek, which crosses the District in a north/south fashion following Highway 101 to the east of the community boundaries, is the main source of flooding affecting Nipomo. The Santa Maria River to the south and minor tributaries to the Nipomo Creek such as Deleissigues Creek and Mehlschau Creek also contribute to the





flood hazard areas, though in more minor ways (see Figure L.7). The majority of the District areas at risk of flooding would be affected by the 100-year floodplain (i.e. 1% annual chance flood event), near the Tefft St and N Thompson Ave area. Smaller areas are at risk of the 500-year floodplain (i.e. 0.2% annual chance flood event), also located in the portion of the District located to the east of Highway 101.

Levees

There is one levee to provide flood protection and hence reduce the risk to people and structures near Nipomo, per the San Luis Obispo County Dam and Levee Failure Evacuation Plan completed in 2016. The Santa Maria River Levee is currently owned and operated by the Santa Barbara Department of Public Works' Flood Control District. The San Luis Obispo County's Flood Control District provides some funding towards the maintenance of the levee as part the minor flood control Zone 4 for which it is responsible. Zone 4 collects service fees from properties in San Luis Obispo County that receive flood protection from the levees (including portions of Nipomo), and reimburses the Santa Barbara District for its maintenance services. This levee runs along the Cuyama River, which would be affected by the Twitchell Dam were the dam to fail or inundate downstream communities. The Santa Maria River Levee is built of river sand and parts of it are additionally protected by a layer of rock. However, this levee is not certified by the U.S. Army Corps of Engineers (USACE) to withstand a 100-year flood, and a recent inspection of the structure by USACE forced this levee to be placed on the national list of levees at risk of failure.





Based on GIS overlay analysis of the flood hazard areas for the 100- and 500-year floodplains as well as the parcel data, it was found that 233 parcels were found to be within these hazard layers, as summarized in Table L.12 and Table L.13. While it is possible that fewer parcels are at risk of the 100-year flood event due to mitigation having taken place and the properties having been built to code (so that future flooding will not affect them), this information was not available and cannot be confirmed. But it is likely that more parcels are found to be at risk of the 500-year flood event due to not being built following California’s code guidelines, which only regard those properties in the 100-year floodplain. It should be noted that only minor riverine flooding events have affected the Nipomo CSD to date, and so this hazard was rated as having **Low Significance** by the San Luis Obispo County Planning Team for the County as a whole based on potential risk to life and property. For more details on flooding hazards in terms of background information or analysis results for the entire County, refer to Section 5.3.8 of the Base Plan.

Properties at Risk

Table L.12 Parcels in 100-Year Flood Hazard Areas in the Nipomo CSD

Property Type	Parcel Count	Improved Value	Content Value	Total Value	Loss Estimate	Population
Commercial	12	\$4,243,935	\$4,243,935	\$8,487,870	\$2,121,968	--
Government/ Utilities	4	--	--	\$0	\$0	--
Other/Exempt/ Miscellaneous	7	\$1,042,437	--	\$1,042,437	\$260,609	--
Residential	49	\$5,133,482	\$2,566,741	\$7,700,223	\$1,925,056	123
Multi-Family Residential	8	\$1,472,719	\$736,360	\$2,209,079	\$552,270	20
Residential: Other	23	\$2,910,462	\$1,455,231	\$4,365,693	\$1,091,423	58
TOTAL	103	\$14,803,035	\$9,002,267	\$23,805,302	\$5,951,325	201

Source: San Luis Obispo County Planning and Building Dept., Assessor’s Office, ParcelQuest, FEMA NFHL, Wood Plc Parcel Analysis

Table L.13 Parcels in 500-Year Flood Hazard Areas in the Nipomo CSD

Property Type	Parcel Count	Improved Value	Content Value	Total Value	Loss Estimate	Population
Commercial	8	\$1,488,840	\$1,488,840	\$2,977,680	\$744,420	--
Government/ Utilities	5	--	--	\$0	\$0	--
Other/Exempt/ Miscellaneous	4	\$53,867	--	\$53,867	\$13,467	--
Residential	59	\$6,518,049	\$3,259,025	\$9,777,074	\$2,444,268	148
Multi-Family Residential	21	\$2,629,090	\$1,314,545	\$3,943,635	\$985,909	53
Residential: Other	33	\$5,007,754	\$2,503,877	\$7,511,631	\$1,877,908	83
TOTAL	130	\$15,697,600	\$8,566,287	\$24,263,887	\$6,065,972	284

Source: San Luis Obispo County Planning and Building Dept., Assessor’s Office, ParcelQuest, FEMA NFHL, Wood Plc Parcel Analysis





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

Population at Risk

As shown in the two tables above, it is estimated that 485 people could be at risk of riverine flooding hazards based on the number of residential parcels which overlay with the 100- and 500-year floodplains. These population totals were found by multiplying the average household values in the County of San Luis Obispo (2.51 persons per home) by the number of residential properties in each of the property type categories, assuming that other property types (e.g. commercial, government) would likely not be populated. The majority of the population at risk is found within the 500-year floodplain, to the east of Highway 101 near the intersection area of N Thompson Ave and Tefft Street.

Critical Facilities at Risk

Only one critical facility was found to overlap with floodplains in the Nipomo CSD. This is a public school (Nipomo High School) falling within the 500-year floodplain, located right off of N. Thompson Avenue.

Back in March of 2001 a heavy rain event that produced numerous flooding occurrences across San Luis Obispo County happened to affect Nipomo. Several small, local streams flooded, damaging 20 to 30 homes.

Landslides and Debris Flow

Landslide and debris flow hazards have been rated by the Nipomo Planning Team as a **Low Significance** hazard. This is because most of the Nipomo CSD and its sphere of influence contains very limited medium to high potential landslide risk areas. Figure L.8 displays these landslide potential areas across the CSD and its sphere of influence. As shown in the figure, small portions around the north and northwest limits of the CSD and its sphere of influence are affected by moderate landslide potential, as are the southmost tip of the detached portion of the CSD that is close to the Santa Maria River. The south portion of the District's sphere of influence crosses small parts of high landslide potential, along Riverside Road and north/northwest of Division Street and Oso Flaco Lake Road.

While no previous hazard occurrences have been noted for Nipomo, based on historical data for the County and given the presence of landslide-susceptible geology and steep slopes nearby, landslide hazards are likely to continue on an annual basis, though damaging landslides are not expected for the District. However, GIS overlay analysis of these landslide potential layers and the parcel data broken by type show that 19 parcels (6 of type other/exempt/miscellaneous and 13 residential parcels) are at risk of moderate landslides in Nipomo, while 1 residential parcel is at risk of high landslide potential. Figure L-8 summarizes this parcel information including loss estimates for those properties found in both moderate and high landslide potential zones. No critical facilities are found to overlap with landslide potential areas across Nipomo.

A moderate to major possible landslide event along Highway 101, or an event which affected this major road into or out of the CSD, could have serious impacts on both visitors and locals in terms of road closures or maintenance. For more details on the landslide and debris flow hazards in terms of background information or analysis results for the entire County, refer to Section 5.3.9 of the Base Plan.





Figure L.8 Landslide Potential Areas in the Nipomo CSD

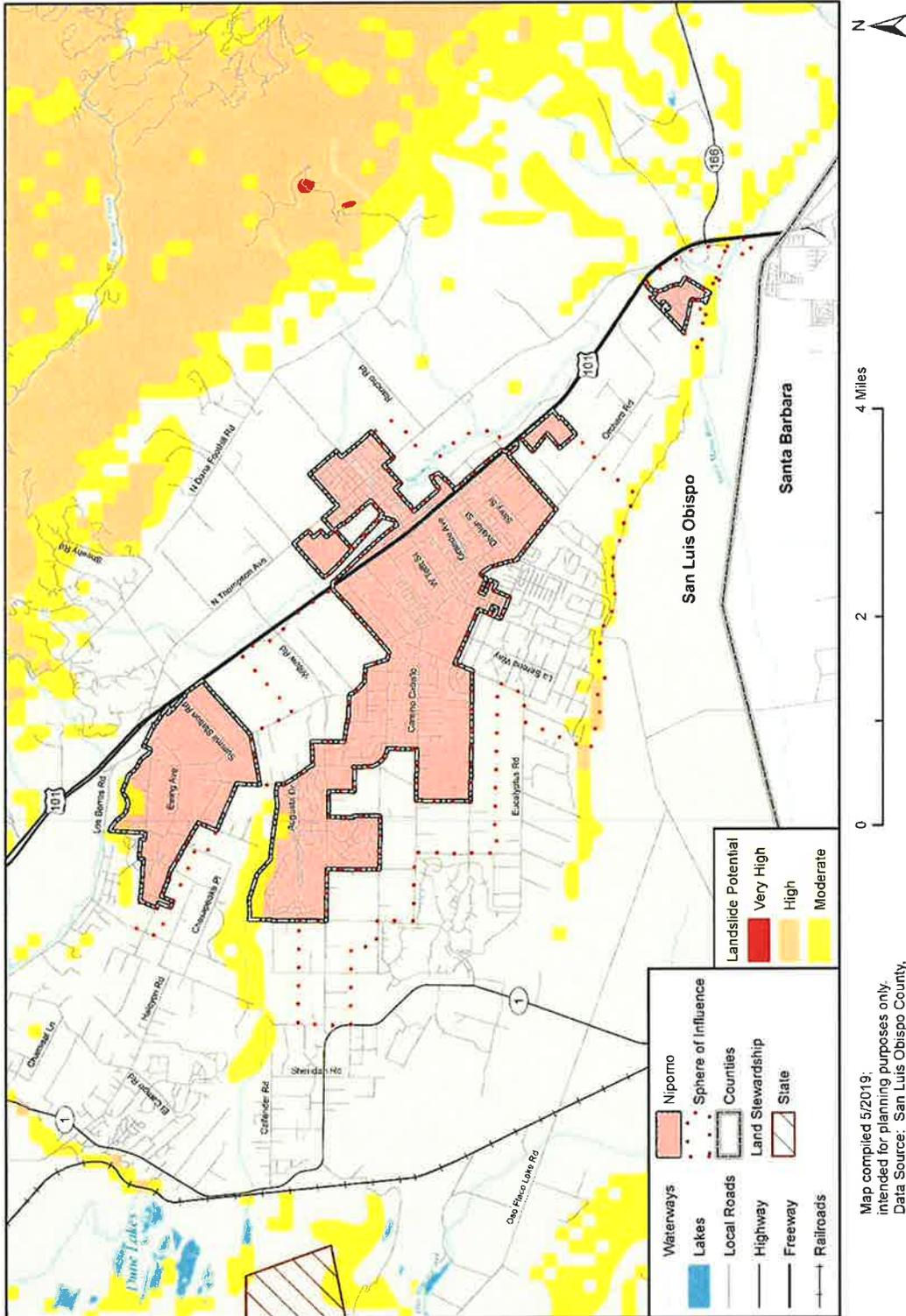




Table L.14 Parcels in Moderate and High Landslide Potential Areas in the Nipomo CSD

Landslide Potential	Parcel Type	Parcel Count	Improved Value	Content Value	Total Value
Moderate	Other/Exempt/Miscellaneous	6	\$5,000	--	\$5,000
	Residential	13	\$4,060,974	\$2,030,487	\$6,091,461
TOTAL		19	\$4,065,974	\$2,030,487	\$6,096,461
High	Residential	1	\$324,185	\$162,093	\$486,278
TOTAL		1	\$324,185	\$162,093	\$486,278
GRAND TOTAL		20	\$4,390,159	\$2,192,580	\$6,582,739

Source: San Luis Obispo County Planning and Building Dept., Assessor's Office, ParcelQuest, LAFCO, Wood Plc Parcel Analysis

Wildfire

The County of San Luis Obispo overall rated wildfire as a high hazard due to history of occurrence and threat exposure. While there is no recent fire history in the Nipomo CSD, due to factors such as the coverage of high fire hazard severity zones in about half of Nipomo and its sphere of influence as well as parcel analysis results, wildfire was ranked as a **Medium Significance** hazard in the District. From the year 1900 to 2018, five wildfire incidents did occur within the boundaries of Nipomo. These are listed in Table L.15. The cause of the each of the fires summarized below is not known or unidentified.

Table L.15 Wildfire Incidents in the Nipomo CSD from 1900 to 2018

Fire Name	Year	Approximate Acres Burned
Flintkote	1957	380
Willow Road	1970	392
Willow Road	1976	937
Slu-730	1987	7,733
Mesa	1993	345
TOTAL		9,787

Source: San Luis Obispo County Planning and Building Dept., LAFCO, CalFire, Wood Plc Parcel Analysis

Properties at Risk

CalFire fire hazard severity studies show the following categories of fire severity in State Responsibility Areas (SRAs) for Nipomo (see Table L.16 and Figure L.9). The majority of the parcels at risk are found within the high fire hazard severity zone, to the west of Highway 101 and on the northern half of the CSD and its sphere of influence.





Table L.16 Parcels in Moderate and High Fire Hazard Severity Zones in the Nipomo CSD

Fire Hazard Severity Zone	Parcel Type	Parcel Count	Improved Value	Content Value	Total Value	Loss Estimate	Population at Risk
Moderate	Mobile/Manufactured Homes	2	\$73,970	\$36,985	\$110,955	\$110,955	5
	Residential	2	\$257,929	\$128,965	\$386,894	\$386,894	5
TOTAL		4	\$331,899	\$165,950	\$497,849	\$497,849	10
High	Agricultural	2	\$170,670	\$170,670	\$341,340	\$341,340	--
	Government/Utilities	9	--	--	\$0	\$0	--
	Other/Exempt/Miscellaneous	9	\$736,845	--	\$736,845	\$736,845	--
	Residential	410	\$136,180,705	\$68,090,353	\$204,271,058	\$204,271,058	1,029
	Multi-Family Residential	5	\$1,147,426	\$573,713	\$1,721,139	\$1,721,139	13
	Mobile/Manufactured Homes	26	\$4,346,325	\$2,173,163	\$6,519,488	\$6,519,488	65
	Vacant	13	\$1,714,510	--	\$1,714,510	\$1,714,510	--
TOTAL		474	\$144,296,481	\$71,007,898	\$215,304,379	\$215,304,379	1,107
GRAND TOTAL		478	\$144,628,380	\$71,173,848	\$215,802,228	\$215,802,228	1,117

Source: San Luis Obispo County Planning and Building Dept., Assessor's Office, ParcelQuest, LAFCO, CalFire, Wood Plc Parcel Analysis

Population at Risk

As shown in the table above, it is estimated that 1,117 people could be at risk of fire related hazards based on the number of residential parcels which overlay with the moderate and high fire hazard severity zone layers. These population totals were found by multiplying the average household value in the County of San Luis Obispo (2.51 persons per home) by the number of residential properties in each of the property type categories, assuming that other property types (e.g. commercial, industrial) would likely not be populated. A total of 1,107 people's homes are found in the very high fire hazard severity zones, while only 10 are found in the moderate fire hazard severity zones.

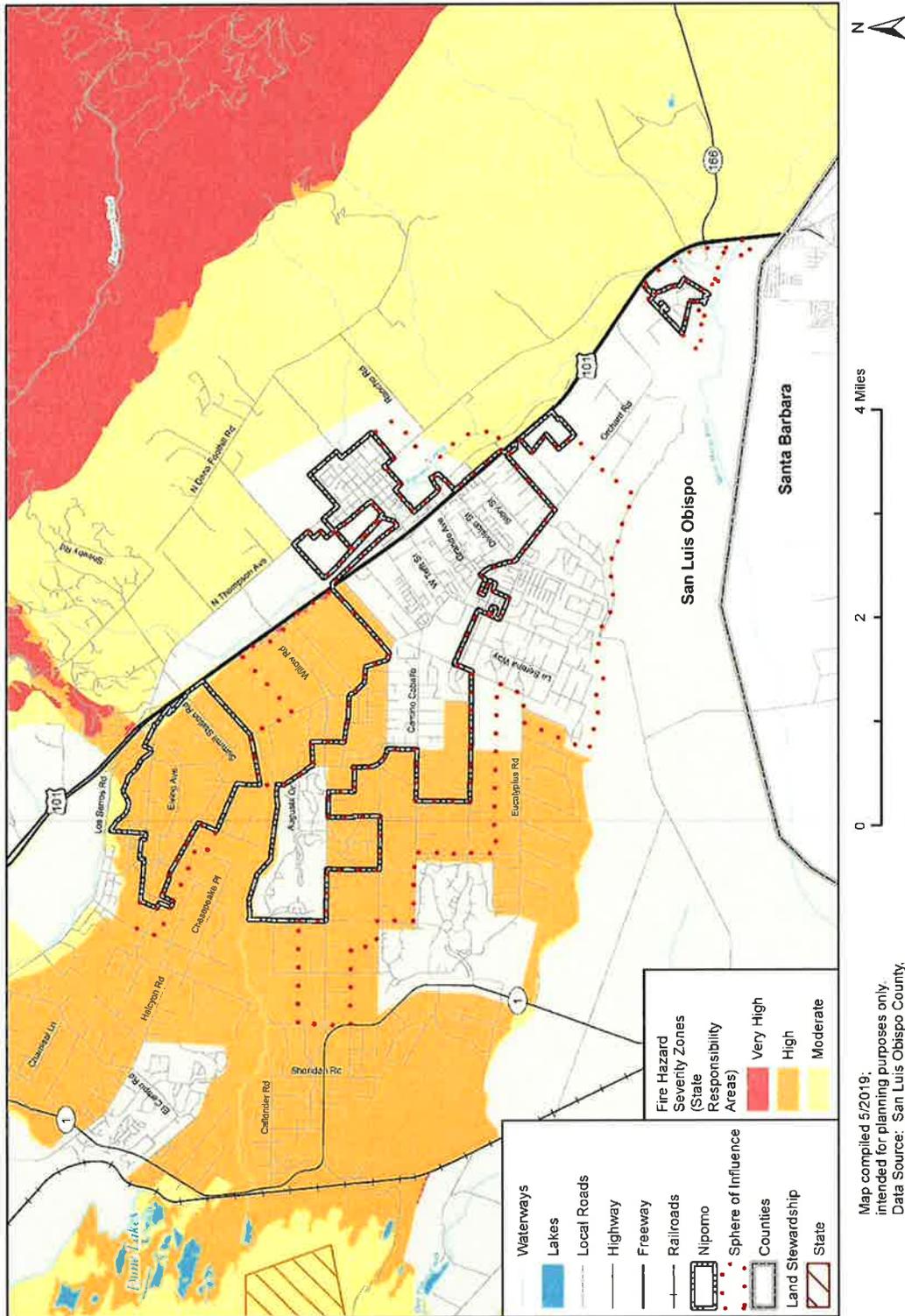
Critical Facilities at Risk

Only one school is found within fire severity zones in Nipomo. This is a private school (Highland Preparatory School) located to the west of Highway 101, off Live Oak Ridge Road.





Figure L.9 Fire Hazard Severity Zones in the Nipomo CSD

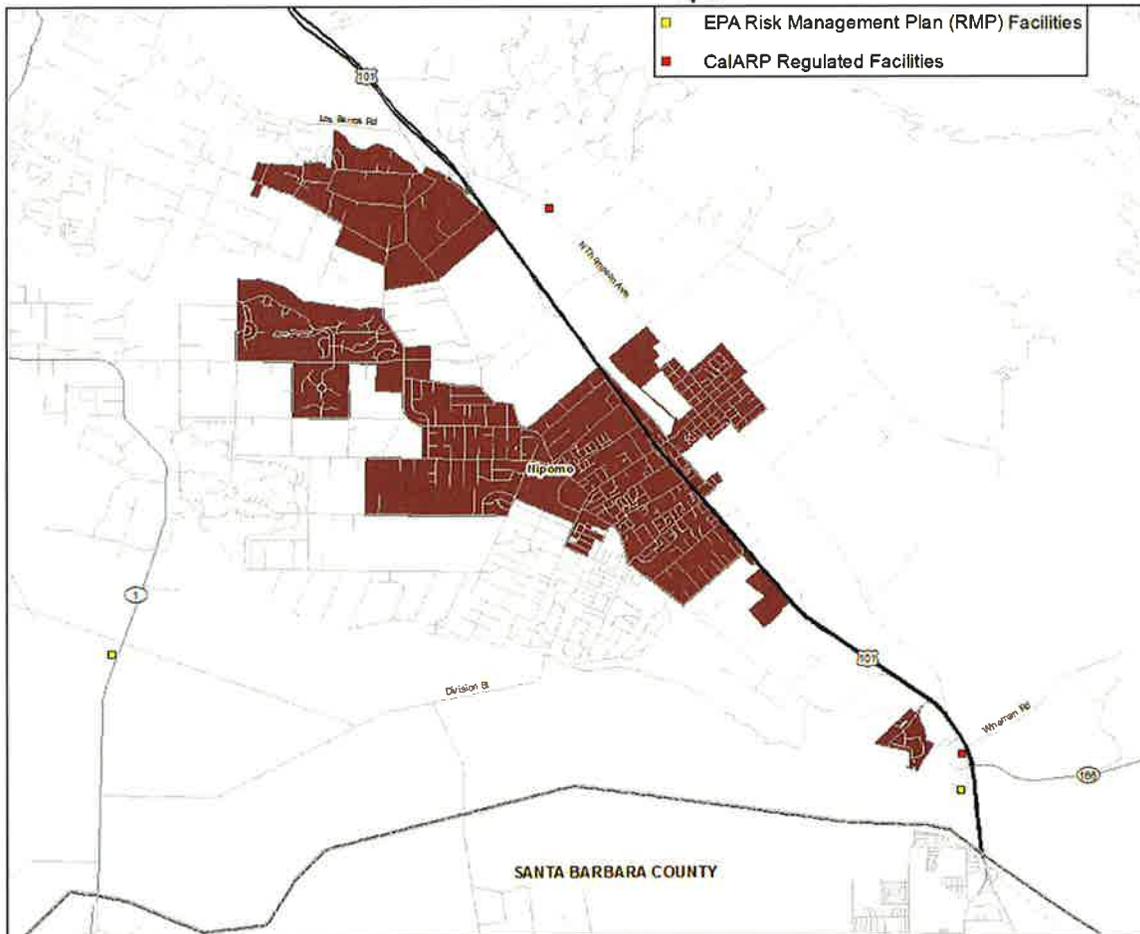




Human Caused: Hazardous Materials

The Nipomo CSD has a history of hazardous material incidents. The Cal OES Warning Center reports 58 hazardous materials incidents in the Nipomo CSD from 1994 through October 24, 2018; as noted in Section 5.3.13 HazMat of the Base Plan, this likely excludes a large number of unreported minor spills. (Cal OES reports an additional 209 incidents in unincorporated San Luis Obispo County, however a lack of details on this data makes it difficult to know if any of those took place within the CSD boundaries, given there is no spatial component to it.) This constitutes 3% of the hazardous materials incidents reported countywide during the same time frame, which averages out to roughly 2.3 incidents per year. As noted in Section 5.3.13, only around 6% of reported hazardous materials incidents result in injuries, fatalities, or evacuations. As shown in Figure L.10, there are two EPA Risk Management Plan (RMP) facilities and two CalARP regulated facilities located in or managed by (and hence likely affecting) the District or its sphere of influence. These are summarized in Table L.17. Based on the analysis summarized herein, Hazardous Materials (HazMat) receive a rank of **Medium Significance** for the Nipomo CSD. For more details on this hazard, background information, mapping, and analysis refer to Section 5.3.13 of the Base Plan.

Figure L.10 Hazardous Materials Facilities in or near the Nipomo CSD



Source: CalOES, EPA, San Luis Obispo County Planning & Building, LAFCO, Wood Plc





Table L.17 Summary of Hazardous Materials Facilities in or near the Nipomo CSD

Source of Facility Information	Facility	Chemical/s or Substance/s Handled	Website
CalARP	Buttonwillow Warehouse	Paraquat Dichloride	http://techag.com/
	Speedling	Chlorine	https://nip-speedling.business.site/
EPA RMP	California Chemical of Santa Barbara County	Ready-Mix Concrete	http://oaspub.epa.gov/enviro/fac_gateway.main?p_regid=110000528956
	Guadalupe Cooling Company	Crop production chemicals; refrigerated materials	http://oaspub.epa.gov/enviro/fac_gateway.main?p_regid=110000560553

Source: CalOES, EPA, Wood Plc Analysis

Note: CalARP = California Accidental Release Program; EPA RMP = Environmental Protection Agency Risk Management Plan

L.4 Capability Assessment

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

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

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

L.4.1 Regulatory Mitigation Capabilities

Table L.18 Nipomo CSD Regulatory Mitigation Capabilities identifies existing regulatory capabilities the District has in place to help with future mitigation efforts. Note: many of the regulatory capabilities that can be used for the District are within the County’s jurisdiction. Refer to the Base Plan’s Section 6 Capability Assessment for specific information related to the County’s mitigation capabilities as well as more details on this topic.

Table L.18 Nipomo CSD Regulatory Mitigation Capabilities

Regulatory Tool	Yes/No	Comments
General plan	No	Included in the San Luis Obispo County efforts
Zoning ordinance	No	Included in the San Luis Obispo County efforts
Subdivision ordinance	No	Included in the San Luis Obispo County efforts
Growth management ordinance	No	Included in the San Luis Obispo County efforts
Floodplain ordinance	No	Included in the San Luis Obispo County efforts
Other special purpose ordinance (stormwater, water conservation, wildfire)	No	Included in the San Luis Obispo County efforts





Regulatory Tool	Yes/No	Comments
Building code	No	Included in the San Luis Obispo County efforts
Fire department ISO rating	No	Included in the San Luis Obispo County efforts
Erosion or sediment control program	No	Included in the San Luis Obispo County efforts
Stormwater management program	No	Included in the San Luis Obispo County efforts
Site plan review requirements	No	Included in the San Luis Obispo County efforts
Capital improvements plan	Yes	NCSO Budget Document
Economic development plan	No	Included in the San Luis Obispo County efforts
Local emergency operations plan	Yes	NCSO Emergency Operations Plan
Other special plans	No	Included in the San Luis Obispo County efforts
Flood Insurance Study or other engineering study for streams	No	Unknown
Elevation certificates (for floodplain development)	No	Included in the San Luis Obispo County efforts

Source: Wood Data Collection Guide, 2019; Nipomo CSD

L.4.2 Administrative/Technical Mitigation Capabilities

Table L.19 Nipomo CSD Administrative/Technical Mitigation Capabilities identifies the personnel responsible for activities related to mitigation and loss prevention in the Nipomo Community Services District.

Table L.19 Nipomo CSD Administrative/Technical Mitigation Capabilities

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

Source: Wood Data Collection Guide, 2019; Nipomo CSD

L.4.3 Fiscal Mitigation Capabilities

Table L.20 Nipomo CSD Fiscal Mitigation Capabilities identifies financial tools or resources that the CSD could potentially use to help fund mitigation activities.





Table L.20 Nipomo CSD Fiscal Mitigation Capabilities

Financial Resources	Accessible/Eligible to Use (Yes/No)
Community Development Block Grants	No
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Yes
Fees for water, sewer, gas, or electric services	Yes
Impact fees for new development	No
Incur debt through general obligation bonds	No
Incur debt through special tax bonds	No
Incur debt through private activities	No
Withhold spending in hazard prone areas	No

L.4.4 Mitigation Outreach and Partnerships

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

L.4.5 Opportunities for Enhancement

Based on this capabilities assessment and the noted information from existing plans and efforts (e.g., those noted in the District’s Strategic Plan from 2018), the Nipomo Community Services District has several existing mechanisms in place that help to mitigate hazards. There are also opportunities for the District to expand or improve on these policies and programs to further protect the community. Future improvements may include: providing training for staff members related to hazards or hazard mitigation grant funding in partnership with the County and Cal OES; or even obtaining official certifications such as Storm Ready or FireWise certification. Additional training opportunities will help to inform District staff and board members on how best to integrate hazard information and mitigation projects into the District policies and ongoing duties of the District. Continuing to train District staff on mitigation and the hazards that pose a risk to the Nipomo Community Services District will lead to more informed staff members who can better communicate this information to the public and prevent or respond to changes in development and the District makeup overall. Furthermore, the Planning Team for the District noted that Nipomo often seeks to find opportunities to reinforce and strengthen its infrastructure during the initial design of facilities planned to be built. A review process that involves assessing other existing facilities against hazards to determine their vulnerability has not been fully cataloged, so Nipomo hopes to continue these ongoing efforts in the future.

L.5 Mitigation Strategy

L.5.1 Mitigation Goals and Objectives

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

L.5.2 Mitigation Actions

The Planning Team for the Nipomo Community Services District identified and prioritized the following mitigation actions based on the conducted risk assessment (see Table L.21). Actions were prioritized using the process described in Section 7.2.1 of the Base Plan. Background information and information on how each action





will be implemented and administered, such as ideas for implementation, responsible office, potential funding, estimated cost, and timeline are also included. Actions with an asterisk (*) are those that mitigate losses to future development.





Table L.21 Nipomo CSD's Mitigation Action Plan

ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/Implementation Notes
N.1	Earthquake	Retrofit treatment facility buildings and process infrastructure to withstand earthquake shaking.	NCSD	Unknown	Rates/Grants	Medium	2030	Not started/Begin Assessment Process 2020
N.2*	Drought	Add secondary source of water supply as additional supply to hedge against future drought conditions.	NCSD	\$5 Mil.	Rates/Grants	High	2025	Planned to be completed by 2025
N.3	Wildfire	Install backup generators at key water production facilities to ensure water availability during power grid failures or brownouts and also to ensure that firefighting capacity remains.	NCSD	\$125,000 /site	Rates and Charges/Grants	High	2021-2024	4 sites to be retrofitted, one per year starting Fiscal Year 2021





L.6 Implementation and Maintenance

Moving forward, the Nipomo Community Services District will use the mitigation action table in the previous section to track progress on implementation of each project. Implementation of the plan overall is discussed in Section 8 of the Base Plan.

Incorporation into Existing Planning Mechanisms

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

Monitoring, Evaluation and Updating the Plan

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

