4.19 UTILITIES AND SERVICE SYSTEMS

The following setting and impact evaluation assesses the condition of existing water, wastewater, and solid waste utilities and service systems; pertinent regulations; thresholds of significance; and potential impacts of the project related to utilities and service systems. The existing setting is based on the *Nipomo Community Plan*, County's LUO, *2020 Nipomo Community Services District Urban Water Management Plan* (2020 NCSD UWMP; MKN 2021), *Dana Reserve Water and Wastewater Service Evaluation* (Dana Reserve Water and Wastewater Evaluation; MKN 2022; EIR Appendix H), and *Dana Reserve Water Supply Assessment* (Dana Reserve WSA; Rick G Sweet and RRM Design Group 2021; see EIR Appendix H).

4.19.1 Existing Conditions

4.19.1.1 Regional

4.19.1.1.1 NIPOMO COMMUNITY SERVICES DISTRICT

The NCSD was formed in 1965 and provides water service, wastewater service, street lighting, and some drainage facility maintenance within its service area, which includes the community of Nipomo (County of San Luis Obispo 1994). The Nipomo URL represents the limits of the Nipomo community located in southern San Luis Obispo County and encompasses approximately 3,900 acres. It should be noted that the Nipomo URL boundary and the NCSD water service area boundary are not the same. Approximately 2,300 acres of the Nipomo URL falls within the current NCSD water service area, with approximately 1,300 acres within the Golden State Water Company (GSWC) service area and the remaining 300 acres within the NCSD's SOI. The NCSD service area primarily consists of single-family residential uses. Other land uses within the service area include multi-family residences, commercial and light industrial, institutional and governmental, parks, golf courses, and agricultural. As of 2020, the NCSD provided water and wastewater services to a service population of approximately 13,771 people within the community of Nipomo (MKN 2021). Figure 4.19-1 shows the existing NCSD service area boundary.

4.19.1.1.2 WATER SUPPLY

The NCSD's sources of water supply include groundwater from the Santa Maria River Valley Groundwater Basin and imported water from the Nipomo Supplemental Water Project (NSWP) (MKN 2021).

Groundwater

The NCSD extracts water from the Santa Maria River Valley Groundwater Basin. The NCSD owns five wells within the basin, four of which are active, and one that is currently being rehabilitated. These five wells have a combined pumping capacity of 3,100 gallons per minute (gpm) or 5,000 AFY. Assuming the largest well is out of service, maximum available pumping capacity is 2,100 gpm.

The basin covers approximately 288 square miles and is bordered by the Santa Lucia Range to the north, the Casmalia-Solomon Hills to the south, the San Rafael Mountains to the east, and the Pacific Ocean to the west. The basin is comprised of alluvial deposits with underlying consolidated rock. Most of the groundwater is contained in the alluvial deposits and consolidated rock generally yields small quantities of water. Groundwater recharge of the basin occurs from rainfall percolation, riverbed recharge, subsurface inflows, and return flows. The average annual precipitation within the basin is 15.65 inches, based on data collected between 1958 and 2020 (MKN 2021).

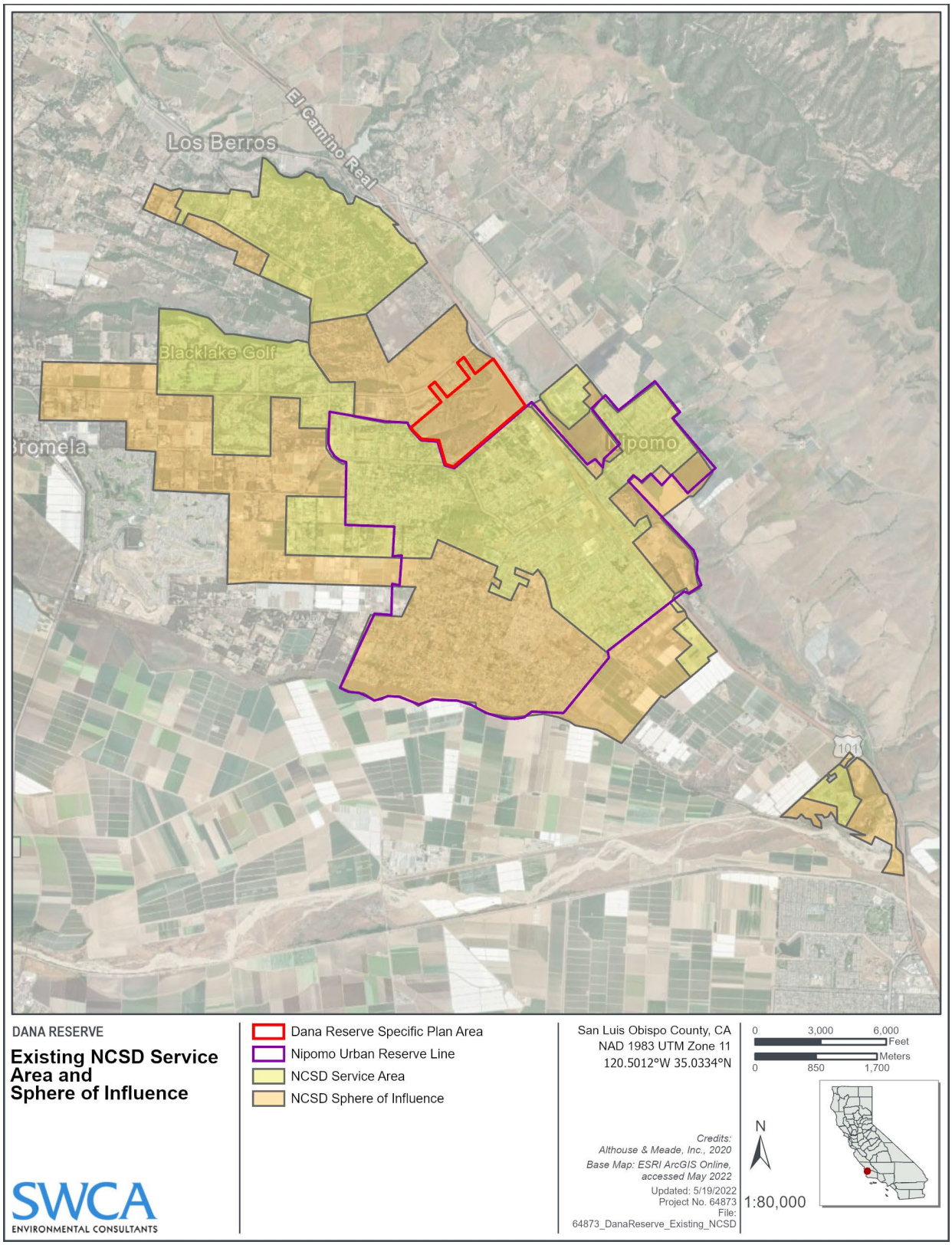

Figure 4.19-1. Nipomo Community Services District service area.

Following ongoing litigation beginning in 1997, a final judgment was filed in 2008 regarding management of the basin. The results of the final judgment include the following:

- The basin was divided into three sub-management areas, including the Northern Cities Management Area (NCMA), Nipomo Mesa Management Area (NMMA), and Santa Maria Valley Management Area (SMVMA).
- The NMMA Technical Group was established.
- It provides that a minimum of 2,500 AFY of supplemental water from the City of Santa Maria with an additional 500 AFY for growth for NCSD be transmitted to the NMMA by the NCSD with funding participation from Woodlands Mutual Water Company (WMWC) and GSWC.
- It contains specific provisions with regard to groundwater conditions, development of groundwater monitoring programs, and development of plans and programs to respond to potentially severe and severe water shortage conditions.
- The NMMA Technical Group developed criteria to track groundwater levels and quality throughout the basin using the Key Wells Index (KWI), which collects data from eight selected wells distributed throughout the management area.
- It requires that each management area prepare an annual report to summarize monitoring results, water balance data, and threats to groundwater supply.

The NCSD service area is located within the NMMA. The NMMA Technical Group is the court-assigned entity responsible for assessment of groundwater within the NMMA and the basin. The NMMA covers approximately 33 square miles, accounts for approximately 13% of the basin, and is underlain by thick sand dune deposits and the Paso Robles Formation. Recharge occurs through precipitation, agricultural and urban return flows, and subsurface inflows. The NMMA Technical Group has assigned a Stage IV water severity condition for subbasin purveyors, which results in a voluntary groundwater reduction goal of 50%, allowing for 1,267 AFY of available groundwater supply for the NCSD. Voluntary reduction goals for the NCSD are based on the average production rate of 2,553 AFY between the years 2009 and 2013. The five water severity stages and available water following voluntary reduction measures include the following:

- **Stage I:** This stage is always in place and includes voluntary measures and outreach. Available groundwater would be 2,553 AFY.
- **Stage II:** This stage is a potentially severe water shortage and has a goal of 20% reduction in groundwater production. Available groundwater would be 2,027 AFY.
- **Stage III:** This stage is a severe water shortage and has a voluntary goal of 30% reduction in groundwater production. Available groundwater would be 1,733 AFY.
- **Stage IV:** This stage is a severe water shortage and has a voluntary goal of 50% reduction in groundwater production. Available groundwater would be 1,267 AFY.
- **Stage V:** This stage is a severe water shortage and has a voluntary goal of 60% reduction in groundwater production. Available groundwater would be 1,013 AFY.

Based on Stage V drought conditions, which reflect the worst-case scenario available groundwater supply, the NCSD would have 1,013 AFY of available groundwater supply.

Through groundwater supply, the NCSD has self-allocated 2,533 AFY with a maximum pumping capacity of 2,100 gpm or 3,387 AFY. Groundwater supply is considered reliable and would be available during normal, single, and multiple dry year conditions based on the existing conditions of the several active wells and current NCSD operational practices (MKN 2021).

Purchased or Imported Water

Groundwater from the basin was the sole source of the NCSD water supply until 2015, when the NCSD began importing water from the City of Santa Maria as part of the NSWP. The NSWP included construction of the following infrastructure to deliver supplemental water to the NCSD from the City of Santa Maria's water distribution system:

- Approximately 5,000 feet of 24-inch transmission pipeline located in the city of Santa Maria;
- Flow control and meter station located in the city of Santa Maria;
- Santa Maria River crossing, including 2,600 feet of 24-inch pipeline;
- Joshua Road Pump Station with four 800-gpm pumps with on-site generator and 0.5-million-gallon (MG) storage tank;
- Approximately 1,700 feet of 24-inch transmission pipeline from the Joshua Road Pump Station to the NCSD's existing distribution system; and
- Approximately 12,000 feet of 16-inch transmission pipeline located within the NCSD service area.

The NCSD executed a Wholesale Water Supply Agreement (Wholesale Agreement) with the City of Santa Maria on May 7, 2013. Supplemental water consists of a "municipal mix" of both surface water from the State Water Project and groundwater from the City of Santa Maria. This agreement establishes a minimum required water delivery of 2,500 AFY and a maximum allowable delivery of 6,200 AFY to NCSD beginning in the 2025 to 2026 fiscal year (MKN 2021; Rick G Sweet and RRM Design Group 2021). Portions of the infrastructure constructed as part of the NSWP were designed to deliver 6,200 AFY of water; however, the license agreement between the County of Santa Barbara and the NCSD would need to be amended to allow the NCSD full use of the NSWP's designed capacity of 6,200 AFY. Additionally, improvements, including pump replacements and additional system pipelines, would be necessary. The NCSD is obligated to meet the minimum delivery identified in the agreement and will continue operating the groundwater wells to serve existing and future demands. The agreement includes the following delivery schedule:

- July 1, 2020: 1,000 AFY
- July 1, 2025: 2,500 AFY
- Planning Capacity: 3,000 AFY
- Maximum Capacity: 6,200 AFY

This delivery schedule also includes delivery to the WMWC, GSWC, and GSWC Cypress Ridge (GSWCCR) (MKN 2021). Table 4.19-1 identifies the required NSWP purchase allocations for the NCSD, GSWC, GSWCCR, and WMWC per the Supplemental Water Management and Groundwater Replenishment Agreement (Replenishment Agreement).

The NCSD would have a minimum imported water supply of 2,167 AFY, excluding sales to other agencies. Based on the existing infrastructure of the NSWP, and contractual obligations between the NCSD and City of Santa Maria, this water supply source is considered reliable and would be available during normal, single, and multiple dry year conditions (MKN 2021).

Table 4.19-1. Nipomo Supplemental Water Project Replenishment Agreement Allocation

Water Purveyor	Percent Allocation	NSWP (1,000 AFY)	NSWP (2,500 AFY)
Nipomo Community Services District	66.68	667	1,667
Nipomo Community Services District (as needed)	--	--	500
Golden State Water Company	8.33	83	208
Golden State Water Company Cypress Ridge	8.33	83	208
Woodlands Mutual Water Company	16.66	167	417
Total	**100.00**	**1,000**	**3,000**

Source: MKN (2021)

Projected NCSD Water Supply

Table 4.19-2 identifies the NCSD's total water supply from available groundwater per Stage IV drought conditions and NSWP allocation that would be available to serve future NCSD demands.

Table 4.19-2. Total Nipomo Community Services District Water Supply

Water Supply Source	Water Supply (AFY)
Nipomo Community Services District Groundwater Available[1]	1,267
Nipomo Supplemental Water Project Allocation	2,500
Total Future Water Supply	**3,767**
Nipomo Supplemental Water Project New Development Allocation[2]	500
Maximum Future Water Supply[3]	**4,267**

Source: MKN (2022)

[1] The NCSD's current voluntary groundwater reduction goal based on 50% reduction from average production in fiscal years 2009 to 2010 through 2013 to 2014 as required by the Final Judgment, or 50% of 2,533 AFY based on Stage IV.

[2] While this additional allocation is available to the NCSD for delivery under the Wholesale Agreement, it should only be taken as needed. After the NCSD requests 3,001 AFY, the NCSD must maintain that delivery. It is believed the NCSD may not have enough demand to warrant additional water delivery past 2,500 AFY in the planning horizon contemplated in this report.

[3] Table 7-4, NMMA Stage 4, 2020 UWMP.

As identified in Table 4.19-2, the NCSD would have a maximum total water supply of 4,267 AFY (MKN 2022).

Water Demand

The NCSD is comprised of one water system with three pressure zones to provide water to its service area. One pressure zone serves the Blacklake Specific Plan area, one pressure zone serves the Maria Vista area, and one pressure zone serves the rest of the NCSD service area. As of 2020, the NCSD had 4,470 municipal water connections to serve its service population of 13,771 people (MKN 2021). The *Dana Reserve Water and Wastewater Evaluation* includes a detailed description of the NCSD's existing water system infrastructure based on the results of the NCSD's WaterCAD hydraulic model (MKN 2022; see EIR Appendix H).

Past NCSD Service Area Water Demand

Land uses that are provided water by the NCSD include single-family residential, multi-family residential, commercial, recreational, and agricultural. Table 4.19-3 identified the past water use within the NCSD service areas between the years 2015 and 2019.

Table 4.19-3. Past Nipomo Community Services District Water Demand

Land Use	Water Demand (AF)				
	2015	2016	2017	2018	2019
Single-Family	1,312	1,234	1,262	1,316	1,215
Multi-Family	151	121	116	111	112
Commercial	85	88	86	91	90
Recreational	238	222	251	252	231
Agricultural	17	19	20	17	7
Other	7	5	1	3	15
Losses	138	147	203	171	198
Total	**1,948**	**1,837**	**1,940**	**1,961**	**1,868**

Source: MKN (2021)

As shown in Table 4.19-3, water demand within the NCSD fluctuated between the years 2015 and 2019, averaging 1,911 AFY.

According to the 2015 UWMP, the NCSD is required to comply with an urban water use target of 184 gallons per capita per day (gpcd) by the year 2020. Table 4.19-4 shows the past water demand rates between 2010 and 2020, including years with mandatory conservation requirements, as described in the *Projected NCSD Service Area Water Demand*, discussion below.

Table 4.19-4. Nipomo Community Services District Water Demand Between 2010 and 2020

Year	Service Area Population	Water Production (AFY)	Gross Water Use (gpcd)	Meter Residential Use (AFY)	Residential Water Use (gpcd)	Mandatory Conservation (%)
2010	12,140	2,367	174	1,899	140	--
2011	12,334	2,488	180	1,868	135	--
2012	12,370	2,473	178	1,952	141	--
2013	12,697	2,646	186	1,996	140	--
2014	12,796	2,310	161	1,868	131	28
2015	12,884	1,948	135	1,463	101	28
2016	12,992	1,837	126	1,356	93	28
2017	13,134	1,940	132	1,378	94	23
2018	13,265	1,961	132	1,427	96	--
2019	13,476	1,868	124	1,327	88	--
2020	13,771	2,048	133	1,448	94	--
	5-Year Average		**129**	**--**	**94**	**--**
	10-Year Average		**149**	**--**	**112**	**--**

Source: MKN (2021)

[1] Water production is from pumped groundwater from the Santa Maria Groundwater Basin and supplemental imported water from the City of Santa Maria through the NSWP.

[2] Potable water demand is based on past production values provided by the NCSD.

[3] The 5-year average includes the years 2016 through 2020 and the 10-year average includes the years 2011 through 2020.

Based on Table 4.19-4, average water usage rates have been consistently below the target of 184 gpcd identified in the 2015 UWMP.

Existing NCSD Service Area Water Demand

Existing water demand reflects water demand within the NCSD service area from the year 2020 (Table 4.19-5).

Table 4.19-5. Existing NCSD Water Demand

	2020 Water Demand	
Land Use	**Level of Treatment When Delivered**	**Volume (AFY)**
Single-Family	Drinking Water	1,326
Multi-Family	Drinking Water	122
Commercial	Drinking Water	76
Recreational	Drinking Water	271
Agricultural Irrigation	Drinking Water	12
Other	Drinking Water	4
Losses	Drinking Water	237
	Total	**2,048**

Source: MKN (2022)

Notes:

[1] Demands = Annual water consumption by customer type as shown above.

[2] Value represent use as reported to DWR for 2020.

As shown in Table 4.19-5, the existing water demand within the NCSD service area for the year 2020 was 2,048 AF (MKN 2022).

Projected NCSD Service Area Water Demand

The 2020 UWMP identifies two potential growth scenarios for the NCSD service area. Growth Scenario 1 includes the existing service population (13,771 people), infill development within the existing service area (parcels with reserved NCSD capacity, parcels currently served by private wells, and development of vacant parcels), and future population with annexations under review. Growth Scenario 2 includes the existing service population (13,771 people) and infill development within the existing service area (parcels with reserved NCSD capacity, parcels currently served by private wells, and development of vacant parcels). Table 4.19-6 identifies the estimated population increase according to Growth Scenario 1 and Growth Scenario 2.

Table 4.19-6. Estimated Population Increase within the NCSD Service Area

	Estimated Population					
Growth Scenario	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**
Growth Scenario 1	13,771	15,407	17,042	17,494	17,946	18,398
Growth Scenario 2	13,771	14,223	14,675	15,127	15,579	16,031

Source: MKN (2021)

[1] 2020 population based on the 2020 Census Data included in the DWR population tool.

Annual water demand within the service area was assumed to increase in proportion to the population projected in Table 4.19-6.

Water demand projections for the NCSD service area are based on population projections multiplied by the 2020 gpcd of 133 and land use type percentage (Demand = population × 133 gpcd × use type percentage). Table 4.19-7 identifies the projected water demand for the NCSD service area to the year 2045, including annexations under review and water sales to other water agencies.

Table 4.19-7. Projected Water Demand

	Projected Water Demand (AF)				
Use Type	**2025**	**2030**	**2035**	**2040**	**2045**
Single-Family	1,406	1,450	1,495	1,540	1,584
Multi-Family	136	140	144	149	153
Commercial	97	100	104	107	110
Recreational	265	273	282	290	299
Agricultural	18	18	19	20	20
Other	7	7	7	7	8
Losses	190	196	202	208	214
NCSD Subtotal	*2,118*	*2,168*	*2,253*	*2,320*	*2,388*
Annexations Under Review	176	352	352	352	352
Subtotal	*2,294*	*2,538*	*2,605*	*2,672*	*2,740*
Sales to Other Agencies	833	833	833	833	833
Total	**3,127**	**3,371**	**3,438**	**3,505**	**3,573**

Source: MKN (2021)

[1] Demand includes existing NCSD demand and future infill development (parcels with reserved NCSD capacity, parcels currently served by private wells, and development of vacant parcels).

Based on Table 4.19-7, the average projected water demand between 2025 and 2045 is approximately 3,403 AFY.

The *Dana Reserve Water and Wastewater Evaluation* identifies future demand conditions for water service to parcels within the existing NCSD service area that are not currently served. This includes parcels with reserved district capacity allocation (parcels not currently in the NCSD's system but have potential to be added to the system), parcels served by private wells, vacant parcels, and ADUs associated with that growth (MKN 2022; see EIR Appendix H).

The maximum anticipated infill development scenario assumes that every parcel that has the capability to subdivide will subdivide. This does not affect the potential future demand for existing customers because neither the total area of the parcel nor the usage factor changes. However, this increase in subdivision does increase the total number of parcels available to add an ADU. The maximum anticipated infill development scenario assumes every new parcel able to add an ADU will do so. Total ADU water demand is projected by multiplying all eligible parcels by a demand factor of 0.11 AFY per ADU. The maximum anticipated infill development scenario is a conservative approach but is appropriate to assess future worst-case scenario needs since the NCSD does not control land use or zoning within its service area. This scenario also includes current NCSD water demand, as well as the required deliveries to the WMWC, GSWC, and GSWCCR according to the Water Replenishment Agreement (MKN 2022).

Table 4.19-8 identifies the potential future NCSD service area water demand according to the maximum anticipated infill development scenario.

Table 4.19-8. Maximum Anticipated Infill Development Scenario Water Demand

Description	Projected Water Demand (AFY)
Current Nipomo Community Services District Customer Usage	
Existing Nipomo Community Services District Service Area[1]	2,048
Potential District Maximum Anticipated Infill	
Future Demand Subtotal	340
Future Demand Subtotal[2]	**2,388**
District Interconnections	
Golden State Water Company	208
Golden State Water Company Cypress Ridge	208
Woodlands Mutual Water Company	417
Interconnection Subtotal	**833**
Total Future Demand with Interconnections (AFY)[2]	**3,221**

Source: MKN 2022

[1] Table 4-1, 2020 UWMP.

[2] Table 4-3, 2020 UWMP. Total District projected water demand for year 2045, excluding anticipated demand from the proposed Dana Reserve development (see EIR Appendix H).

As identified in Table 4.19-8, the total projected water demand for the NCSD service area is estimated to be 3,221 AFY.

Supply and Demand Comparison

The 2020 UWMP includes the available water supply scenarios for normal, single dry, and multiple dry years based on the projected water supply and demand. Table 4.19-9 identifies the projected available water supply and demand for a normal year.

Table 4.19-9. Projected Normal Year Water Supply and Demand

Sources of Supply and Demand	2025	2030	2035	2040	2045
Groundwater Supply	2,533	2,533	2,533	2,533	2,533
Imported Water Supply	3,000	3,000	3,000	3,000	3,000
Total	**5,533**	**5,533**	**5,533**	**5,533**	**5,533**
NCSD Demand (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
Annexations Under Review	178	352	352	352	352
Sales to Other Agencies	833	833	833	833	833
Total	**3,127**	**3,371**	**3,438**	**3,505**	**3,573**
Difference (AF)	***2,406***	***2,162***	***2,095***	***2,028***	***1,960***

Source: MKN (2021)

Based on Table 4.19-9, there would be a projected average water surplus of approximately 2,130 AFY during normal conditions.

For a single dry year, it was assumed that the NMMA would declare a Stage II drought level, requiring a voluntary groundwater reduction goal of 20%, which would result in 2,027 AFY of available groundwater. Table 4.19-10 identifies the water supply and demand for projected single dry year conditions.

Table 4.19-10. Projected Single Dry Year Water Supply and Demand

Sources of Supply and Demand	2025	2030	2035	2040	2045
Groundwater Supply	2,027	2,027	2,027	2,027	2,027
Imported Water Supply	3,000	3,000	3,000	3,000	3,000
Total	**5,027**	**5,027**	**5,027**	**5,027**	**5,027**
NCSD Demand (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
Annexations Under Review	178	352	352	352	352
Sales to Other Agencies	833	833	833	833	833
Total	**3,127**	**3,371**	**3,438**	**3,505**	**3,573**
Difference (AF)	***1,900***	***1,656***	***1,589***	***1,522***	***1,454***

Source: MKN (2021)

Based on Table 4.19-10, there would be a projected average water surplus of approximately 1,624 AFY during single dry year conditions.

For 5 consecutive dry years, it was assumed that the NMMA would declare a Stage II drought level for the first year and increase the voluntary groundwater reduction goals in subsequent years up to 60%. Table 4.19-11 identifies the projected supply and demand scenario for multiple dry years.

Table 4.19-11. Projected Multiple Dry Years Water Supply and Demand

Sources of Supply and Demand	2025	2030	2035	2040	2045
First Year (Stage II)					
Groundwater Supply	2,027	2,027	2,027	2,027	2,027
Imported Water Supply	3,000	3,000	3,000	3,000	3,000
Total	**5,027**	**5,027**	**5,027**	**5,027**	**5,027**
NCSD Demand (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
Annexations Under Review	178	352	352	352	352
Sales to Other Agencies	833	833	833	833	833
Total	**3,127**	**3,371**	**3,438**	**3,505**	**3,573**
Difference (AF)	***1,900***	***1,656***	***1,589***	***1,522***	***1,454***
Second Year (Stage III)					
Groundwater Supply	1,733	1,733	1,733	1,733	1,733
Imported Water Supply	3,000	3,000	3,000	3,000	3,000
Total	**4,733**	**4,733**	**4,733**	**4,733**	**4,733**
NCSD Demand (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
Annexations Under Review	178	352	352	352	352
Sales to Other Agencies	833	833	833	833	833

Sources of Supply and Demand	2025	2030	2035	2040	2045
Total	**3,127**	**3,371**	**3,438**	**3,505**	**3,573**
Difference (AF)	***1,606***	***1,362***	***1,295***	***1,228***	***1,160***
Third Year (Stage IV)					
Groundwater Supply	1,267	1,267	1,267	1,267	1,267
Imported Water Supply	3,000	3,000	3,000	3,000	3,000
Total	**4,267**	**4,267**	**4,267**	**4,267**	**4,267**
NCSD Demand (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
Annexations Under Review	178	352	352	352	352
Sales to Other Agencies	833	833	833	833	833
Total	**3,127**	**3,371**	**3,438**	**3,505**	**3,573**
Difference (AF)	***1,140***	***896***	***829***	***762***	***694***
Fourth Year (Stage V)					
Groundwater Supply	1,013	1,013	1,013	1,013	1,013
Imported Water Supply	3,000	3,000	3,000	3,000	3,000
Total	**4,013**	**4,013**	**4,013**	**4,013**	**4,013**
NCSD Demand (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
Annexations Under Review	178	352	352	352	352
Sales to Other Agencies	833	833	833	833	833
Total	**3,127**	**3,371**	**3,438**	**3,505**	**3,573**
Difference (AF)	***886***	***642***	***575***	***508***	***440***
Fifth Year (Stage V)					
Groundwater Supply	1,013	1,013	1,013	1,013	1,013
Imported Water Supply	3,000	3,000	3,000	3,000	3,000
Total	**4,013**	**4,013**	**4,013**	**4,013**	**4,013**
NCSD Demand (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
Annexations Under Review	178	352	352	352	352
Sales to Other Agencies	833	833	833	833	833
Total	**3,127**	**3,371**	**3,438**	**3,505**	**3,573**
Difference (AF)	***886***	***642***	***575***	***508***	***440***

Source: MKN (2021)

Based on Table 4.19-11, there would be a projected average water surplus of approximately 610 AFY following the fifth year of multiple dry year conditions, which is also considered the worst-case scenario available groundwater supply. Based on Tables 4.19-9 through 4.19-11, the NCSD would have sufficient water supply to serve existing and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions.

Drought Risk Assessment

The 2020 UWMP includes a Water Shortage Contingency Plan (WSCP) in accordance with California Water Code Section 10632(a)(3). The WSCP establishes six stages of drought response actions to be implemented by the NCSD in times of shortage depending on the causes, severity, and anticipated

duration of the water supply shortage. Per the NMMA, the Santa Maria Valley Groundwater Basin is in the sixth consecutive year of severe water shortage conditions, which signifies a Stage IV NMMA water shortage response. To complete the 5-year drought risk assessment, it was assumed that the NCSD would have a voluntary groundwater reduction goal of 1,267 AFY (50%), reflecting a Stage IV NMMA water shortage response. Per the Wholesale Agreement delivery schedule for the NSWP, it was assumed that the NCSD would have access to a minimum supplemental water delivery of 1,000 AFY from 2021 to 2024 and 2,500 AFY starting in July 2025. However, if needed, the NCSD can increase deliveries over 1,000 AFY (for years 2021–2024) if required to serve future demands. Table 4.19-12 describes the 5-year drought risk assessment for the NCSD from 2021 to 2025.

Table 4.19-12. Five-Year Drought Risk Assessment

	2025	2030	2035	2040	2045
Gross Water Use	2,062	2,076	2,090	2,104	--
Gross Water Use (NCSD)	--	--	--	--	2,118
Gross Water Use (Annexations Under Review)	--	--	--	--	176
Gross Water Use (WMWC and GSWC)	--	--	--	--	833
Supply Total (Groundwater)	1,267	1,267	2,267	1,276	1,267
Supply Total (Imported)	1,000	1,000	1,000	1,000	2,500
Surplus/Shortfall w/o WSCP Action	205	191	177	163	640
WSCP (Supply Augmentation Benefit)	0	0	0	0	0
WSCP (Use Reduction Savings Benefit)	0	0	0	0	0
Revised Surplus (shortfall)	0	0	0	0	0
Resulting % Use Reduction from WSCP Action	*0*	*0*	*0*	*0*	*0*

Source: MKN (2021)

4.19.1.1.3 WASTEWATER

Existing Conditions

The NCSD also provides wastewater services to its service population; however, a portion of the NCSD service area utilizes on-site septic systems (MKN 2021). The NCSD currently operates two wastewater treatment facilities within the NCSD service area: the Southland WWTF and the Blacklake Water Reclamation Facility (WRF). The Southland WWTF collects and treats wastewater from the majority of the NCSD service area and discharges treated effluent back into the basin via percolation ponds. The Blacklake WRF treats wastewater through secondary treatment. The treated effluent from the Blacklake WRF is discharged to the surface water features at Blacklake Golf Course. Water is extracted from the water hazards, as necessary, and discharged to a spray field. Blacklake WRF operates under Reclamation Orders from the Central Coast RWQCB. Additionally, the NCSD currently operates two wastewater collection systems within its service area, including the Blacklake System and the Town System. The Town System collects wastewater in the eastern portion of the NCSD service area from Orchard Road to Cedarwood Street, and within the southern portion of the service area from Juniper Street to Southland Street. The Blacklake System collects wastewater from the Blacklake community north of Willow Road (MKN 2021). Table 4.19-13 identifies the volume of metered wastewater collected within the NCSD service area in 2020.

Table 4.19-13. Wastewater Collected within the NCSD Service Area in 2020

Wastewater Collection Agency	Wastewater Treatment Agency	Treatment Plant Name	Volume of Wastewater Collected from UWMP Service Area in 2020 (AF)
NCSD	NCSD	Southland WWTF	554
NCSD	NCSD	Blacklake WRF	52
	Total Wastewater Collected from Service Area in 2020 (AF)		**606**

Source: MKN (2021)

Based on Table 4.19-13, the NCSD collected and treated 606 AF of wastewater within its service area in 2020 (MKN 2021).

The NCSD is developing the Blacklake Sewer Consolidation Project to regionalize wastewater treatment at a central NCSD facility. As a result, the Blacklake WRF is planned to be decommissioned in 2025. Existing influent wastewater from the Blacklake sewer collection system will be diverted from the Blacklake WRF to the Southland WWTF. This project will require installation of a lift station at the existing Blacklake WRF site and construction of a force main to convey wastewater from the Blacklake system to the Town Sewer system for conveyance and treatment at the Southland WWTF (MKN 2022).

Past influent flow and loading conditions at the Southland WWTF were determined based on flow monitoring conducted for the existing NCSD wastewater collection system between October and November 2020. Flow monitoring methods and results are described in detail in the *Dana Reserve Water and Wastewater Evaluation* (MKN 2022; see EIR Appendix H). Table 4.19-14 summarizes these conditions.

Table 4.19-14. Past Southland WWTF Influent Flow and Loading

Parameter	Value
Average Flow During Study Period (Oct/Nov 2020)	0.50 mgd
Average Annual Flow (AAF)	0.49 mgd
Maximum Month Flow (MMF)	0.51 mgd
Peak Day Flow (PDF)	0.57 mgd
Peak Hour Flow (PHF)[1]	1.3 mgd

Source: MKN (2022)

Note: mgd = million gallons per day

To estimate total existing average annual wastewater flow within the NCSD service area, the following methods were evaluated:

- Method 1: Return flows applied to 10-year (2011–2020) water production records (Historical demands by parcel, based on billing records, were adjusted using the 10-year production average. These demands by individual parcel were then used to calculate water usage factors per acre based on land use category).
- Method 2: Duty factors from the 2007 Water and Sewer Master Plan Update

Table 4.19-15 summarizes the estimated existing wastewater flows under both methods, including County service areas.

Table 4.19-15. Estimated Total Existing Wastewater Flows

Land Use	No. of Sewered Parcels	Area (acres)	% of Total	10-year Water Production (gpd)	% of Total	Return Factor (%)	Estimated Sewer Flow with Return Factor (gpd)	Estimated Sewer Flow with MP Sewer Factors (gpd)
Commercial Retail	3	57	7%	76,154	9%	90%	68,538	61,113
Commercial Service	9	8	1%	3,463	0%	90%	3,117	2,032
Multi-Land Use Category	1	3	0%	359	0%	90%	323	0
Office and Professional	18	5	1%	2,993	0%	90%	2,693	942
Public Facility	5	12	1%	4,139	0%	65%	2,691	5,188
Rural Lands	1	3	0%	271	0%	0%	--	0
Recreation	1	122	16%	86,473	10%	0%	--	0
Residential Multi-Family	525	72	9%	158,783	19%	90%	142,905	189,711
Residential Suburban	112	39	5%	21,382	3%	50%	10,691	12,817
Residential Single Family	1,878	384	49%	479,332	58%	60%	287,559	354,371
Agriculture	1	79	10%	0	0%	0%	--	0
Subtotal	*2,554*	*783*	*100%*	*833,349*	*1*	--	*518,557*	*626,173*
						County Service Areas	**72,662**	**77,074**
						Total Estimated Flow	**591,219**	**703,247**
						Measured Flow	**559,673**	**559,673**
						% Difference	**5%**	**23%**

Source: MKN (2021)

Note: gpd = gallons per day; MP = 2007 Water and Sewer Master Plan Update

[1] Blacklake WRF will be decommissioned in the future with flows going to Southland WWTP instead. Future flow from the 2017 Blacklake Sewer Master Plan was used.

As shown in Table 4.19-15, the total estimated existing wastewater flow for the NCSD service area, including County service areas, is 591,219 gallons per day (gpd) using estimated sewer flow with return factor generation rates and 703,247 gpd for estimated sewer flow with the 2007 Water and Sewer Master Plan Update sewer factor generation rate (MKN 2022).

Existing NCSD Wastewater Infrastructure Capacities

As described above, wastewater generated by the existing NCSD service area is conveyed to the Southland WWTF. The Southland WWTF is a secondary wastewater treatment facility equipped with the following infrastructure: two screw centrifugal pumps, two fine influent screens, one grit removal system with classifier, one in-pond extended aeration system (Parkson Biolac®), two secondary clarifiers, 10 percolation ponds, one gravity belt thickener, 12 concrete-lined sludge drying beds for waste sludge dewatering, and a 400-kilo-volt-ampere (kVA) generator to provide backup power when needed. Additionally, the NCSD recently installed a dewatering screw press to assist in the waste sludge dewatering during wet weather (MKN 2022).

The Southland WWTF site was planned to allow phased improvements as demand increases. The Phase I design included design and construction of new sewer main facilities, replacing the previous treatment pond facility to maintain and improve treatment for increasing flows and loading. Phases II and III plan for anticipated increases in flow rate and loading at Southland WWTF. Equipment and processes were designed to be able to meet greater demands with additional equipment, such as additional aeration basins or clarifiers, in a phased approach without requiring removal or replacement of previous improvements. A detailed description of improvements included in Phase I, II, and III is included in the *Dana Reserve Water and Wastewater Evaluation* (MKN 2022; EIR Appendix H).

CENTRIFUGAL PUMPS

The existing influent lift station at the Southland WWTF consists of two screw centrifugal pumps with 20-horsepower (hp) motors. The pumps alternate operation, with one pump operating and the other remaining on standby. Under these pumping conditions, each screw centrifugal pump has a capacity of 1,700 gpm (2.45 mgd) at 30 feet of total dynamic head (TDH). Additionally, the 2012 Conceptual Design Report (CDR) for the Southland WWTF identifies the future installment of a third pump to handle increased flow in future phases. With two pumps operating and a third on standby, each screw centrifugal pump would have a capacity of 4.83 mgd (MKN 2022).

INFLUENT SCREENS

The Southland WWTF's existing headworks screen system consists of two shaftless screw screens designed for a peak flow of 4.83 mgd, with a maximum equipment capacity of 5.5 mgd (MKN 2022).

GRIT REMOVAL

The Southland WWTF's existing grit removal system consists of one vortex-type grit tank with a single self-priming grit pump. One grit tank was installed during the Phase I Improvements, with provisions to add a second in the future. The grit tank was designed for a peak flow of 2.5 mgd (MKN 2022).

EXTENDED AERATION SYSTEM

The Southland WWTF currently operates one extended aeration basin with a total volume of 1.41 million gallons and a design mixed liquor suspended solids (MLSS) concentration of 3,223 milligrams per liter. The existing basin was designed for a solid retention time (SRT) of 60 to 70 days and a hydraulic retention time (HRT) of 1.63 days. The basin was sized based on a recommended range of biological oxygen demand (BOD_5) loading to the aeration basin of 5 to 12 pounds per day per 1,000 cubic feet of basin volume.

SECONDARY CLARIFIERS

Two existing 55-foot-diameter concrete circular secondary clarifiers are operating at Southland WWTF, each with a design overflow rate (OFR) of 240 gallons per day per square foot (gpd/ft^2) at average daily flow and 694 gpd/ft^2 at peak hour flow. Each clarifier is designed for a solids loading capacity of 0.95 pounds per square foot per hour ($lbs/ft^2/hr$) at average conditions and 1.67 $lbs/ft^2/hr$ at peak conditions. With one clarifier operating, the existing combined average OFR falls within the recommended range; however, the combined peak OFR exceeds the recommended maximum value by 167 gpd/ft^2 and the peak solids loading rate exceeds the maximum value by 1.31 $lb/ft^2/hr$ (MKN 2022). With two clarifiers operating, both the existing combined average OFR and the peak OFR fall under the lower bound of the recommended range. However, this is not anticipated to be an issue as the NCSD is successfully operating two clarifiers under existing conditions. The existing average solids loading rate falls within the recommended range for one clarifier and the peak solids loading rate is less than the maximum with two operating clarifiers. The existing clarifiers have Return Activated Sludge (RAS)

pump stations, consisting of two pumps, each with a capacity of 875 gpm. The existing combined average annual flow is anticipated to be 0.85 mgd, which is greater than the design range of the pumps (MKN 2022).

SLUDGE THICKENER, SCREW PRESS, AND SLUDGE DRYING BEDS

The Southland WWTF currently conveys between 34,000 and 51,000 gpd of sludge to the existing gravity belt thickener and screw press. The waste sludge, before processing, has a solids concentration between 0.35% and 0.5% total solids. The gravity belt thickener and screw press currently operate between 6 and 7 hours per day for approximately 35 hours per week. The annexation and Blacklake consolidation will increase the average annual flow, organic loads, and solids loads at the Southland WWTF by 44% (MKN 2022).

During normal operation, the screw press receives thickened sludge from the gravity belt thickener, and, thus, operates for the same durations as the thickener. In the event the screw press is taken out of service, the NCSD has sludge-drying beds that are utilized to store thickened sludge from the gravity belt thickener. If the gravity belt thickener is out of service, waste sludge can be routed directly to the screw press.

NCSD Service Area Wastewater Projections

Future NCSD service area wastewater flow projections include both Blacklake and town service areas since both will be served in the future. To estimate future average annual wastewater flow projections, the same methods used to estimate existing wastewater flows were used, which includes the following:

- Method 1: Return flows applied to 10-year (2011–2020) water production records (Historical demands by parcel, based on billing records, were adjusted using the 10-year production average. These demands by individual parcel were then used to calculate water usage factors per acre based on land use category.)
- Method 2: Duty factors from the 2007 Water and Sewer Master Plan Update

Table 4.19-16 summarizes the estimated future wastewater flows for the existing NCSD service area under both methods, excluding existing demands.

Table 4.19-16. Estimated Future Wastewater Flows for the NCSD Service Area

Land Use	Number of Sewered Parcels	Area (acres)	% of Total	10-year Water Production (gpd)	% of Total	Return Factor	Estimated Sewer Flow with Return Factor (gpd)	Estimated Sewer Flow with MP Sewer Factors (gpd)
Commercial Retail	62	71	15%	94,467	21%	90%	85,021	75,810
Commercial Service	11	49	10%	21,170	5%	90%	19,539	12,739
Multi-Land Use Category	0	0	0%	0	0%	90%	0	0
Office and Professional	14	9	2%	5,548	1%	90%	4,993	1,746
Public Facility	2	12	2%	4,114	1%	65%	2,674	5,096
Rural Lands	0	0	0%	0	0%	0%	0	0
Recreation	0	0	0%	0	0%	0%	0	0

Land Use	Number of Sewered Parcels	Area (acres)	% of Total	10-year Water Production (gpd)	% of Total	Return Factor	Estimated Sewer Flow with Return Factor (gpd)	Estimated Sewer Flow with MP Sewer Factors (gpd)
Residential Multi-Family	29	38	8%	60,244	13%	90%	54,221	100,939
Residential Suburban	91	132	28%	69,198	21%	50%	86,578	43,542
Residential Single Family	169	153	33%	165,158	37%	60%	148,644	141,490
Agriculture	0	0	0%	0	0%	0%	0	0
Subtotal	*378*	*464*	*100%*	*447,439*	*100%*	*--*	*401,669*	*381,362*
						Blacklake WRF[1]	58,000	58,000
						Future ADUs	26,161	26,161
						Total Flows (GPD)	**485,830**	**465,523**

Source: MKN (2022)

Note: gpd = gallons per day; MP = 2007 Water and Sewer Master Plan Update

[1] Blacklake WRF will be decommissioned in the future with flows going to the Southland WWTF instead. Future flow from the 2017 Blacklake Sewer Master Plan was used.

As shown in Table 4.19-16, the projected future wastewater flows for the NCSD service area, excluding existing wastewater flows, is 485,830 gpd using estimated sewer flow with return factor generation rates and 465,523 gpd for estimated sewer flow with the 2007 Water and Sewer Master Plan Update sewer factor generation rate (MKN 2022).

4.19.1.1.4 SOLID WASTE DISPOSAL

San Luis Obispo County Integrated Waste Management Authority

The San Luis Obispo County IWMA is a government entity formed through a Joint Powers Authority and is governed by an eight-person board of elected officials from Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo and one member representing the 11 unincorporated communities.

The San Luis Obispo County IWMA oversees local waste providers throughout the county. South County Sanitary provides residential and commercial garbage and recycling services for Arroyo Grande, Avila Beach, Grover Beach, Nipomo, Oceano, and Pismo Beach (County of San Luis Obispo 2022).

Cold Canyon Sanitary Landfill

Cold Canyon Sanitary Landfill (Cold Canyon Landfill) is a modern municipal solid waste disposal facility permitted by the California Department of Resources Recycling and Recovery (CalRecycle) and is in full compliance with state and local rules and regulations regarding solid waste disposal. The Cold Canyon Landfill is located approximately 10 miles north of the community of Nipomo and provides disposal services for municipal solid waste, construction/demolition wastes, industrial waste, and special wastes with proper approval (Waste Connections 2020). The Cold Canyon Landfill has a total permitted area of 209 acres and a disposal area of 121 acres. The total allowable capacity is 23,900,000 cubic yards, with a peak acceptance rate of 1,650 tons per day. The Cold Canyon Landfill has a remaining capacity of 13,000,000 cubic yards as of August 31, 2020, and the estimated closure date is December 31, 2040 (CalRecycle 2020).

4.19.1.2 Local

4.19.1.2.1 WATER AND WASTEWATER

The Specific Plan Area is currently located outside of the existing NCSD service area boundary. Domestic water and wastewater services for the proposed project would be provided by the NCSD through an annexation into the NCSD service area. There is existing NCSD water system infrastructure located within Willow Road to the north, Pomeroy Road to the west, and North Frontage Road to the southeast of the Specific Plan Area. Existing NCSD wastewater infrastructure is located within North Frontage Road to the southeast of the Specific Plan Area and is conveyed to the Southland WWTF.

4.19.1.2.2 SOLID WASTE

The Specific Plan Area is currently undeveloped and is not provided solid waste services. The Specific Plan Area is located within the South County Sanitary service area for solid waste collection services. Solid waste would be disposed of at the Cold Canyon Landfill, located approximately 10 miles north of the Specific Plan Area.

4.19.2 Regulatory Setting

4.19.2.1 Federal

4.19.2.1.1 CLEAN WATER ACT

The CWA was created with the goal to restore and preserve the chemical, physical, and biological integrity of the nation's waterways by preventing pollution from entering waterways, including wetlands, and assisting publicly owned wastewater treatment facilities to improvement of wastewater treatment. The CWA regulates the water quality of all discharges into waters of the United States including wetlands and perennial and intermittent stream channels.

4.19.2.1.2 SAFE DRINKING WATER ACT

The purpose of the Safe Drinking Water Act (SDWA) is to protect public health by regulating the nation's public drinking water supply. The SDWA authorizes the USEPA to set national health-based standards for drinking water to protect against both naturally occurring and human-made contaminants that may be found in drinking water. Potential contaminants include improperly disposed chemicals, animal wastes, pesticides, human threats, wasted injected underground, and naturally occurring substances. In addition, water that is not properly treated may pose a threat to drinking water. The SDWA applies to all public water systems across the nation. The USEPA, individual states, and water systems work in coordination to ensure that these standards are met. The USEPA identifies potential contaminants, determines an allowable maximum contaminant level, and enforces the set standards.

4.19.2.2 State

4.19.2.2.1 SUBDIVISION MAP ACT

The Subdivision Map Act (California Government Code Title 7, Division 2) describes general provisions, procedures, and requirements for the division of land, including the provision of public services and roadway and utilities improvements.

4.19.2.2.2 SUSTAINABLE GROUNDWATER MANAGEMENT ACT

The SGMA is comprised of a three-bill legislative package, including AB 1739, SB 1168, SB 1319, and subsequent statewide regulations. The SGMA provides a statewide framework for the long-term protection of groundwater resources by requiring local agencies to form Groundwater Sustainability Agencies for high- and medium-priority basins. Those Groundwater Sustainability Agencies are required to develop and implement a Groundwater Sustainability Plan to mitigate overdraft of groundwater resources. The DWR is responsible for assessing existing conditions and prioritizing groundwater basins within the state. There are six high- and medium-priority groundwater basins located partially or entirely within San Luis Obispo County, including the San Luis Obispo Valley, Santa Maria River Valley, Paso Robles, Atascadero, Cuyama Valley, and Los Osos Valley Basins.

4.19.2.2.3 URBAN WATER MANAGEMENT PLANNING ACT

The UWMP Act of 1983 (California Water Code Sections 10610 et seq.) requires that every supplier providing water for municipal purposes to more than 3,000 customers or suppliers supplying more than 3,000 AF of water annually to prepare a UWMP every 5 years. UWMP shall include a description of the service area, existing and planned sources of water available to the supplier, how much water the agency has on a reliable basis, how much it needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan. In addition, every urban water supplier shall prepare and adopt a water shortage contingency plan as part of its UWMP that includes, but is not limited to, an analysis of water supply reliability over a 20-year planning timeframe, the procedures used in conducting an annual water supply and demand assessment, define standard water shortage levels corresponding to progressive ranges of up to 50% shortages and greater than 50% shortages, and shortage response actions that align with the defined shortage levels.

4.19.2.2.4 CALIFORNIA SENATE BILL 610

SB 610 requires an additional assessment of whether available water supplies are sufficient to serve the demand generated by a proposed project, as well as the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single dry year, and multiple dry year conditions.

4.19.2.2.5 CALIFORNIA INTEGRATED WASTE MANAGEMENT ACT

The California Integrated Waste Management Act of 1989 (AB 939) was originally enacted to require cities and counties in the State of California to divert 25% of its waste streams by the year 1995 and 50% by the year 2000. Later legislation mandates the 50% diversion requirement to be achieved each year. Specifically, the act requires counties and cities to adopt a Source Reduction and Recycling Element of their Waste Management Plans to describe actions to be implemented to achieve waste reduction goals (PRC Section 41750). CalRecycle oversees and provides assistance to local governments as they develop and implement plans to meet the mandates of the Integrated Waste Management Act and subsequent legislation.

4.19.2.2.6 CALIFORNIA SOLID WASTE REUSE AND RECYCLING ACCESS ACT

The California Solid Waste Reuse and Recycling Access Act of 1991 (AB 1327) requires each local jurisdiction to adopt an ordinance requiring commercial, industrial, institutional building, marina, or residential buildings having five or more living units to provide an adequate storage area for the collection and removal of recyclable materials. The sizes of these storage areas are to be determined by the

appropriate jurisdictions' ordinance. If no such ordinance exists with the jurisdiction, the CalRecycle model ordinance shall take effect.

4.19.2.2.7 MANDATORY COMMERCIAL RECYCLING PROGRAM

The Mandatory Commercial Recycling Program (AB 341) authorizes CalRecycle to develop and adopt regulations for mandatory commercial recycling. AB 341 requires all commercial businesses and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place. In addition, all multi-family homes with more than five units are also required to have a recycling program in place.

4.19.2.2.8 CALIFORNIA SENATE BILL 1374

SB 1374 was implemented to assist jurisdictions with diverting construction and demolition waste material. Per SB 1374, PRC Section 41821 requires public agencies to include a summary of the progress made in diverting construction and demolition waste according to diversion goals included in AB 939. Per SB 1374, PRC Section 41850 authorizes CalRecycle to fine jurisdictions that do not meet the required goals. Additionally, per SB 1734, PRC Section 42912 requires that CalRecycle adopt a model ordinance for diverting 50% to 75% of all construction and demolition waste from landfills.

4.19.2.3 Local

4.19.2.3.1 COUNTY OF SAN LUIS OBISPO GENERAL PLAN

Land Use and Circulation Elements

South County Area Plan

The County of San Luis Obispo Area Plans are included as Part II of the LUCE. The South County Area Plan includes "Programs," which are defined as specific non-mandatory actions or policies recommended by the County's LUE to achieve community or areawide objectives identified in this areawide plan.

Nipomo Community Plan

The Nipomo Community Plan is included in Part III of the LUCE. The Nipomo Community Plan includes "Programs," which are defined as specific non-mandatory actions or policies recommended by the County's LUE to achieve community or areawide objectives identified in this community plan. The public service programs within the Nipomo Community Plan that apply within or near the Nipomo URL are included in Table 4.19-17 below.

4.19.2.3.2 COUNTY OF SAN LUIS OBISPO 2016 ENERGYWISE PLAN

The County's 2016 EWP identifies goals to reduce GHG emissions throughout the county. Specifically, this plan identifies solid waste reduction goals to reduce methane emissions from solid waste disposal by achieving as close to zero waste as possible through increased diversion rates, methane capture and recovery, and other strategies (County of San Luis Obispo 2016).

4.19.2.3.3 COUNTY OF SAN LUIS OBISPO MUNICIPAL CODE

Section 19.07.042 of the County Code requires that all new development and some existing structures with plumbing fixtures within the Paso Robles Groundwater Basin and Nipomo Mesa Water Conservation Area (NMWCA) shall obtain an offset clearance from the County Planning and Building

Department verifying that new water use has been offset at a 1:1 ratio. Title 22 of the County Code requires that land division projects that exceed the existing nonagricultural water demand within the NMWCA shall be subject to a supplemental water development fee for each dwelling unit or dwelling unit equivalent, at the time of building permit issuance, in the amount then currently imposed by county ordinance.

4.19.2.3.4 2020 NIPOMO COMMUNITY SERVICES DISTRICT URBAN WATER MANAGEMENT PLAN

The 2020 NCSD UWMP provides a WSCP in accordance with California Water Code Section 10632(a)(3). The WSCP establishes six stages of drought response actions to be implemented by the NCSD in times of shortage depending on the causes, severity, and anticipated duration of the water supply shortage. The six stages of drought response include mandatory groundwater production reduction requirements (MKN 2021).

4.19.2.4 Applicable State, Regional, and Local Land Use Plans and Policies Relevant to Utilities and Service Systems

Table 4.19-17 lists applicable state, regional, and local land use policies and regulations pertaining to utilities and service systems that were adopted for the purpose of avoiding or mitigating an environmental effect and that are relevant to the proposed project. A general overview of these policy documents is presented in Section 4.19.2, *Regulatory Setting*, and Chapter 3, *Environmental Setting*. Also included in Table 4.19-17 is an analysis of project consistency with identified policies and regulations. Where the analysis concludes the proposed project would potentially conflict with the applicable policy or regulation, the reader is referred to Section 4.19.5, *Project-Specific Impacts and Mitigation Measures*, and Section 4.11, *Land Use and Planning*, for additional discussion.

Table 4.19-17. Preliminary Policy Consistency Evaluation

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
County of San Luis Obispo General Plan		
General Plan Conservation and Open Space Element		
Policy E 5.4 Construction and demolition waste. Continue to reduce construction and demolition waste in accordance with the County's Construction and Demolition Debris Recycling Ordinance. Support increased diversion rates over time.	The intent of this policy is to reduce construction and demolition waste.	**Potentially Consistent.** During future construction activities, the project would be required to comply with CALGreen Sections 4.408 and 5.408, which require the diversion of at least 75% of the waste generated during construction, which would reduce the amount of short-term solid waste that is transferred to the Cold Canyon Landfill.
Policy WR 1.9 Discourage new water systems. Enable expansion of public services by community services districts and County service areas to serve contiguous development when water is available. Strongly discourage the formation of new water and sewer systems serving urban development at the fringe and outside of urban or village reserve lines or services lines. Strongly discourage the formation of new mutual or private water companies in groundwater basins with Resource Management	The intent of this policy is to promote infill development and discourage new water uses in groundwater basins with water shortages.	**Potentially Consistent.** Water for the project would be supplied by the NCSD, which receives water from groundwater from the Santa Maria River Valley Groundwater Basin and imported water from the NSWP. The Dana Reserve WSA concluded that the NCSD is projected to have sufficient water supply to serve the existing service area, the proposed project, and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions. Despite these

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
System Levels of Severity I, II, or III, except where needed to resolve health and safety concerns.		projections, the specific timing of buildout of the DRSP is not currently known and the reliability of future water supply is uncertain due to the potential for prolonged periods of drought and increasing water demands due to population growth. Mitigation has been included that will require future DRSP developers to provide proof of water rights sufficient to meet the estimated water demand of proposed development based on the demand projections included in the Dana Reserve WSA prior to issuance of development permits for any project development phase.
Policy WR 1.12 Impacts of new development. Accurately assess and mitigate the impacts of new development on water supply. At a minimum, comply with the provisions of Senate Bills 610 and 221.	The intent of this policy is to assess and mitigate the impacts of new development on water supply.	**Potentially Consistent.** The Dana Reserve WSA concluded that the NCSD is projected to have sufficient water supply to serve the existing service area, the proposed project, and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions. Despite these projections, the specific timing of buildout of the DRSP is not currently known and the reliability of future water supply is uncertain due to the potential for prolonged periods of drought and increasing water demands due to population growth. Mitigation has been included that will require future DRSP developers to provide proof of water rights sufficient to meet the estimated water demand of proposed development based on the demand projections included in the Dana Reserve WSA prior to issuance of development permits for any project development phase.
Policy WR 1.13 Density increases in rural areas. Do not approve General Plan amendments or land divisions that increase the density or intensity of non-agricultural uses in rural areas that have a recommended or certified Level of Severity II or II for water supply until a Level of Severity I or better is reached unless there is an overriding public need.	The intent of this policy is to prevent population density growth in areas with water supply shortages.	**Potentially Consistent.** The project includes the development of non-agricultural uses just outside of the Nipomo URL. However, the Dana Reserve WSA concluded that the NCSD is projected to have sufficient water supply to serve the existing service area, the proposed project, and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions. Additionally, mitigation has been included which will require future DRSP developers to provide proof of water rights sufficient to meet the estimated water demand of proposed development based on the demand projections included in the Dana Reserve WSA prior to issuance of development permits for any project development phase. Based on projected water availability and implementation of identified mitigation, the project would be potentially consistent with this policy.

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
Framework for Planning (Inland)		
Policy 2. Keep the amount, location and rate of growth allowed by the Land Use Element within the sustainable capacity of resources, public services, and facilities.	The intent of this policy is to sustainably manage County resources.	**Potentially Consistent.** The Dana Reserve WSA concluded that the NCSD is projected to have sufficient water supply to serve the existing service area, the proposed project, and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions. Due to the uncertainty of potential drought years, mitigation has been included to require future DRSP developers to provide proof of water rights sufficient to meet the estimated water demand of proposed development based on the demand projections included in the Dana Reserve WSA prior to issuance of development permits for any project development phase.
Policy 9. Give high priority to funding needed infrastructure improvements in a timely manner within existing and strategically planned urban and village areas.	The intent of this policy is to provide funding for necessary infrastructure projects within existing and strategically planned urban and village areas.	**Potentially Consistent.** The project includes implementation of off-site NCSD water and wastewater improvements to serve the existing and future service area.
Policy 10. The cost of additional services and facilities will be fairly shared among those who most immediately benefit and the entire community.	The intent of this policy is to provide funding for services and facilities.	**Potentially Consistent.** The project includes implementation of off-site NCSD water and wastewater improvements to serve the existing and future service area.
South County Inland Area Plan		
Public Facilities, Services, and Resources		
Secure adequate means of generating revenues that can provide necessary public resources, services, and facilities to better serve the existing population as well as future growth.	The intent of this policy is to generate revenue to provide public resources to serve the existing and future population.	**Potentially Consistent.** The project includes implementation of off-site NCSD water and wastewater improvements to serve the existing and future service area.
Projects resulting from general plan amendments and urban expansion shall fund their share of public resources, services and facilities to the limits allowed by law.	The intent of this policy is to provide funding for public services through a general plan amendment.	**Potentially Consistent.** The project includes implementation of off-site NCSD water and wastewater improvements to serve the existing and future service area.
Evaluate the financial capability of service providers to accommodate additional growth by reviewing capital improvement plans before urban expansion or major projects are approved.	The intent of this policy is to ensure financial capability of service providers to support urban expansion.	**Potentially Consistent.** The project would implement off-site NCSD water and wastewater improvements identified by the NCSD that would be necessary to serve the existing and future service area.
Create a mandatory trash collection program and develop recycling programs for bulk items, green waste and hazardous products, and provide transfer stations for convenient collection to reduce the problem of illegal dumping.	The intent of this policy is to provide a mandatory trash collection program.	**Potentially Consistent.** South County Sanitary would provide residents and businesses in the Specific Plan Area with green waste bins for diversion of organic materials and recycling bins for the diversion of recyclable materials.

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
Water Resources		
Supplemental Water Development Fee. The Planning Department, in coordination with the Public Works Department and the NCSD, should determine the amount of a fee, as soon as possible, to be paid by new development resulting from new land divisions that would increase non-agricultural water demand within the Nipomo Mesa Water Conservation Area. The fee shall also apply to development of existing lots of record. Those lots that are otherwise contributing to the development of supplemental water would not be required to pay the fee (for example those lot within the Woodlands Village Area). Determination of the fee and adoption of an ordinance requiring payment of the fee should be consistent with the requirements of AB 1600.	The intent of this policy is to determine the amount of a fee to be paid by new development resulting from new land divisions that would increase non-agricultural water demand within the NMWCA.	**Potentially Consistent.** Implementation of the project would be responsible for offsetting its project-specific expenses and fair-share proportionate fees for construction of new and expanded NCSD facilities. The project would not affect the NCSD's ability to maintain conservative, long-term financial management.
Solid Waste Disposal		
Waste Collection- Nipomo and Village Areas, South County (South). A mandatory waste collection service should be investigated in the Nipomo urban area and the village areas that offer recycling and low-cost service for low-volume users for bulk items, green waste and hazardous products. The Department of Planning and Building and the Health Department should investigate the need to require evidence of a contract for private waste collection before the issuance of building permits in village areas.	The intent of this policy is to implement a mandatory waste collection service in the Nipomo urban area and the village areas.	**Potentially Consistent.** South County Sanitary would provide residents and businesses in the Specific Plan Area with green waste bins for diversion of organic materials and recycling bins for the diversion of recyclable materials.
Nipomo Community Plan		
Community Service Programs		
Special Districts		
Nipomo Community Services District (NCSD). The Nipomo Community Services District should assume drainage control, fire protection, parks and recreation, street lighting and street tree maintenance to its responsibilities to provide more comprehensive urban services.	The intent of this policy is to encourage the NCSD to provide more comprehensive urban services.	**Potentially Consistent.** The project would be provided water and wastewater services by the NCSD. The NCSD provides primarily water and wastewater service as well as solid waste service through a franchise hauler. The NCSD does not want responsibility for additional services.
Water Resources		
Water Source Augmentation. Water providing agencies should work towards programs to provide additional water for the community. Any use of the offshore aquifer should be accompanied by a contingency plan for preventing or correcting seawater intrusion.	The intent of this policy is to provide additional water for the community.	**Potentially Consistent.** The project would receive water from the NCSD, which has a diverse water supply portfolio, including groundwater, surface water, and imported water. The project would not require use of an offshore aquifer.
Supplemental Water Development Fee. The Planning Department, in coordination with the Public Works Department and the NCSD, should determine the amount of a fee, as soon as possible, to be paid by new development resulting from new land divisions that would increase non-agricultural water demand within the Nipomo Mesa Water Conservation Area. The	The intent of this policy is to determine the amount of a fee to be paid by new development resulting from new land divisions that would increase non-agricultural water demand within the NMWCA.	**Potentially Consistent.** Implementation of the project would be responsible for offsetting its project-specific expenses and fair-share proportionate fees for construction of new and expanded NCSD facilities. The project would not affect the NCSD's ability to maintain conservative, long-term financial management.

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
fee shall also apply to development of existing lots of record. Those lots that are otherwise contributing to the development of supplemental water would not be required to pay the fee (for example those lot within the Woodlands Village Area). Determination of the fee and adoption of an ordinance requiring payment of the fee should be consistent with the requirements of AB 1600.		
Groundwater Management. South County water purveyors, cities, agencies, and individual users are encouraged to work toward management of the groundwater resource. Agreements and funding should be sought by these entities to prepare a groundwater study that will assist in identifying the appropriate management strategies.	The intent of this policy is to encourage collaborative management of groundwater resources.	**Potentially Consistent.** Implementation of the project would not affect coordination between South County water purveyors, cities, agencies, and individual users to work toward management of groundwater resources. However, mitigation has been included to require future DRSP developers to provide proof of water rights sufficient to meet the estimated water demand of proposed development to ensure there is adequate water supply for the project and to ensure the protection of groundwater and other water resources.
Solid Waste Disposal		
Waste Collection- Nipomo. A mandatory waste collection service should be investigated in the Nipomo urban area that offers recycling and low-cost service for low-volume users for bulk items, green waste, and hazardous products.	The intent of this policy is to implement a mandatory waste collection service in the Nipomo urban area and the village areas.	**Potentially Consistent.** South County Sanitary would provide residents and businesses in the Specific Plan Area with green waste bins for diversion of organic materials as well as recycling bins for the diversion of recyclable materials.
Land Use Programs		
Underground Utilities. The County should work towards completion of utility undergrounding programs first within the central business district and then along North and South Frontage Roads.	The intent of this policy is to encourage completion of utility undergrounding programs.	**Potentially Consistent.** Implementation of the project would not affect completion of previously identified utility undergrounding programs. Proposed utility infrastructure within the Specific Plan Area and in off-site improvement areas would be undergrounded.
San Luis Obispo Local Agency Formation Commission Policies and Procedures		
General Policies		
The Commission discourages special districts from extending services by agreement without annexation. A municipality or district may provide new or extended services by contract or agreement outside its boundaries only if it requests and receives written approval from LAFCO (CKH 56133).	The intent of this policy is to discourage special districts from extending services by agreement without annexation.	**Potentially Consistent.** If approved by the County, the NCSD would submit an annexation application with SLOLAFCO for annexation of the Specific Plan Area into the NCSD service area boundary. If approved, following annexation, the project would receive water and wastewater services from the NCSD.
In any proposal requiring water service, the Commission requires that the agency to which the annexation is proposed should demonstrate the availability of an adequate, reliable and sustainable supply of water. In cases where a phased development is proposed, the agency should demonstrate that adequate service capacity will be provided as needed for each phase. In cases where a proposed annexation will be served by an onsite water source, the	The intent of this policy is to require agencies to demonstrate the availability of an adequate, reliable, and sustainable supply of water.	**Potentially Consistent.** The NCSD has prepared a Water and Sewer Service Evaluation for the DRSP project. Additionally, the Dana Reserve WSA was prepared for the project. Based on these documents, the NCSD is projected to have sufficient water supply to serve the existing service area, the proposed project, and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions. However, due to the uncertainty of potential drought years,

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
proponent should demonstrate its adequacy (CKH 56668 (k)).		mitigation has been included to require future DRSP developers to provide proof of water rights sufficient to meet the estimated water demand of proposed development based on the demand projections included in the Dana Reserve WSA prior to issuance of development permits for any project development phase.
Policies for Annexation to Special Districts		
The district has the capability of meeting the need for services and has submitted studies and information documenting its capabilities.	The intent of this policy is to ensure districts have the capability of meeting needs for services.	**Potentially Consistent.** The NCSD has prepared a Water and Sewer Service Evaluation for the DRSP project. Additionally, the Dana Reserve WSA was prepared for the project. Based on these documents, the NCSD is projected to have sufficient water supply to serve the existing service area, the proposed project, and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions. However, due to the uncertainty of potential drought years, mitigation has been included to require future DRSP developers to provide proof of water rights sufficient to meet the estimated water demand of proposed development based on the demand projections included in the Dana Reserve WSA prior to issuance of development permits for any project development phase.
NCSD 2018 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.	The intent of this policy is to ensure the NCSD has a reliable water supply for existing and future customers.	**Potentially Consistent.** The NCSD is projected to have sufficient water supply to serve the existing service area, the proposed project, and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions. However, due to the uncertainty of potential drought years, mitigation has been included to require future DRSP developers to provide proof of water rights sufficient to meet the estimated water demand of proposed development based on the demand projections included in the Dana Reserve WSA prior to issuance of development permits for any project development phase.
Goal 2. Facilities that are Reliable, Environmentally Sensible, and Efficient. Plan, provide for and maintain District facilities and other physical assets to achieve reliable, environmentally sensible, and efficient District operations.	The intent of this policy is to ensure the NCSD provides and maintains efficient facilities and operations.	**Potentially Consistent.** The project would implement off-site NCSD water system improvements identified by the NCSD that would be necessary to serve the existing and future service area.
Goal 4. Finance. Maintain conservative, long-term financial management to minimize rate impacts on customers while meeting program financial needs.	The intent of this policy is to ensure long-term financial management.	**Potentially Consistent.** Implementation of the project would be responsible for offsetting the project-specific expenses and fair-share proportionate fees for construction of new and expanded NCSD facilities. The project would not affect the NCSD's ability to maintain conservative, long-term financial management.

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
Goal 5. Operations. Maintain a proactive program to ensure readiness of systems and cost-effectiveness of operations.	The intent of this policy is to ensure readiness of systems and cost effectiveness of operations.	**Potentially Consistent.** The project would implement off-site NCSD water and wastewater system improvements identified by the NCSD that would be necessary to serve the existing and future service area. Implementation of the project would not affect the NCSD's ability to maintain other programs and operations.
Goal 8. Additional Community Services. Staff should focus on meeting the goals and objectives of existing services. Adding new services will be considered on a case-by-case basis and entered into only if funding can be found and existing services are not harmed.	The intent of this policy is to maximize efficiency of existing services and add new services as necessary.	**Potentially Consistent.** The project would implement off-site NCSD water and wastewater system improvements identified by the NCSD that would be necessary to serve the existing and future service area. The project would be provided solid waste services by South County Sanitary. The project would be subject to the payment of Public Facilities Fees to offset demand on other public facilities.

4.19.3 Thresholds of Significance

The determinations of significance of project impacts are based on applicable policies, regulations, goals, and guidelines defined by CEQA and the County. Specifically, the project would be considered to have a significant effect on utilities and service systems if the effects exceed the significance criteria described below:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

Each of these thresholds is discussed under Section 4.19.5, *Project-Specific Impacts and Mitigation Measures*, below.

4.19.4 Impact Assessment and Methodology

The following impact assessment evaluates the potential for the proposed project to require new or relocated utility infrastructure or exceed existing utility infrastructure capacities. Existing conditions and significance thresholds were identified using the *Nipomo Community Plan*, the County LUO, the 2020 NCSD UWMP, the Dana Reserve WSA, and the *Dana Reserve Water and Wastewater Evaluation*. The project's potential to result in significant impacts related to utilities and service systems was evaluated by

determining if growth associated with the project would require new or relocated utility infrastructure or exceed existing infrastructure capacity.

4.19.5 Project-Specific Impacts and Mitigation Measures

WOULD THE PROJECT REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF NEW OR EXPANDED WATER, WASTEWATER TREATMENT OR STORM WATER DRAINAGE, ELECTRIC POWER, NATURAL GAS, OR TELECOMMUNICATIONS FACILITIES, THE CONSTRUCTION OR RELOCATION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?

Specific Plan Area

USS Impact 1: The project would require the construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, and telecommunications facilities. Impacts would be less than significant with mitigation (Class II).

The project would require expanded utility infrastructure, including potable water, wastewater, stormwater, and other utilities, such as natural gas, electricity, telephone, and cable/data service. The Specific Plan Area is currently not within the NCSD service area boundary; therefore, domestic water and wastewater services for the proposed project would be provided by the NCSD through an annexation into the NCSD service area. Electricity would be provided by PG&E, and natural gas would be provided by SoCalGas. Telecommunication services would be provided by the American Telephone & Telegraph Company (AT&T), Pac-West Telecomm Inc., and Satin Satellite for telephone and data and Charter Communications for cable television.

WATER

The potable water system for the proposed project would be comprised of a 12-inch main line extension from North Frontage Road, located in the southeast corner of the Specific Plan Area, to Willow Road and would include an internally looped system of 12-inch public water main line. These water lines would be routed within proposed public roads and would include fire hydrants located adjacent to roadways (Figure 4.19-2). Domestic water services for individual developments within the Specific Plan Area would utilize NCSD standard water services and meters. Individual service connections would connect to the proposed 12-inch domestic main lines.

WASTEWATER

Project-generated wastewater would be conveyed to existing NCSD infrastructure within North Frontage Road at Juniper Street and treated at the Southland WWTF. The project would require a new 12-inch gravity line within North Frontage Road and a sewer force main and lift station to provide connection to the proposed development areas. In addition to the extension of existing infrastructure, the project includes the construction of two new sewer lift stations that would be located on two separate dedicated lots in the western portion of the Specific Plan Area near Hetrick Avenue and Pomeroy Road (Figure 4.19-3).

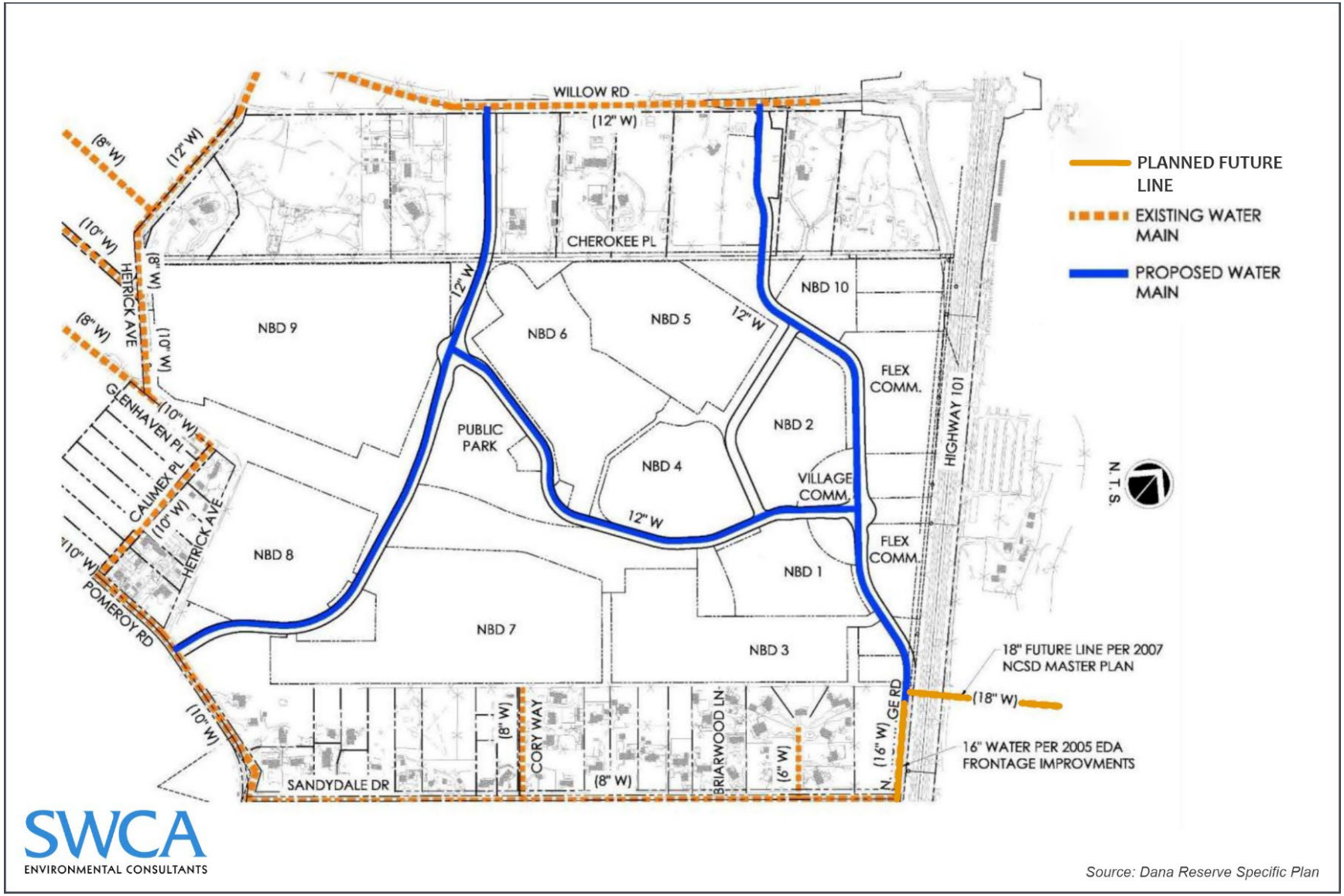

Figure 4.19-2. Proposed water backbone infrastructure.

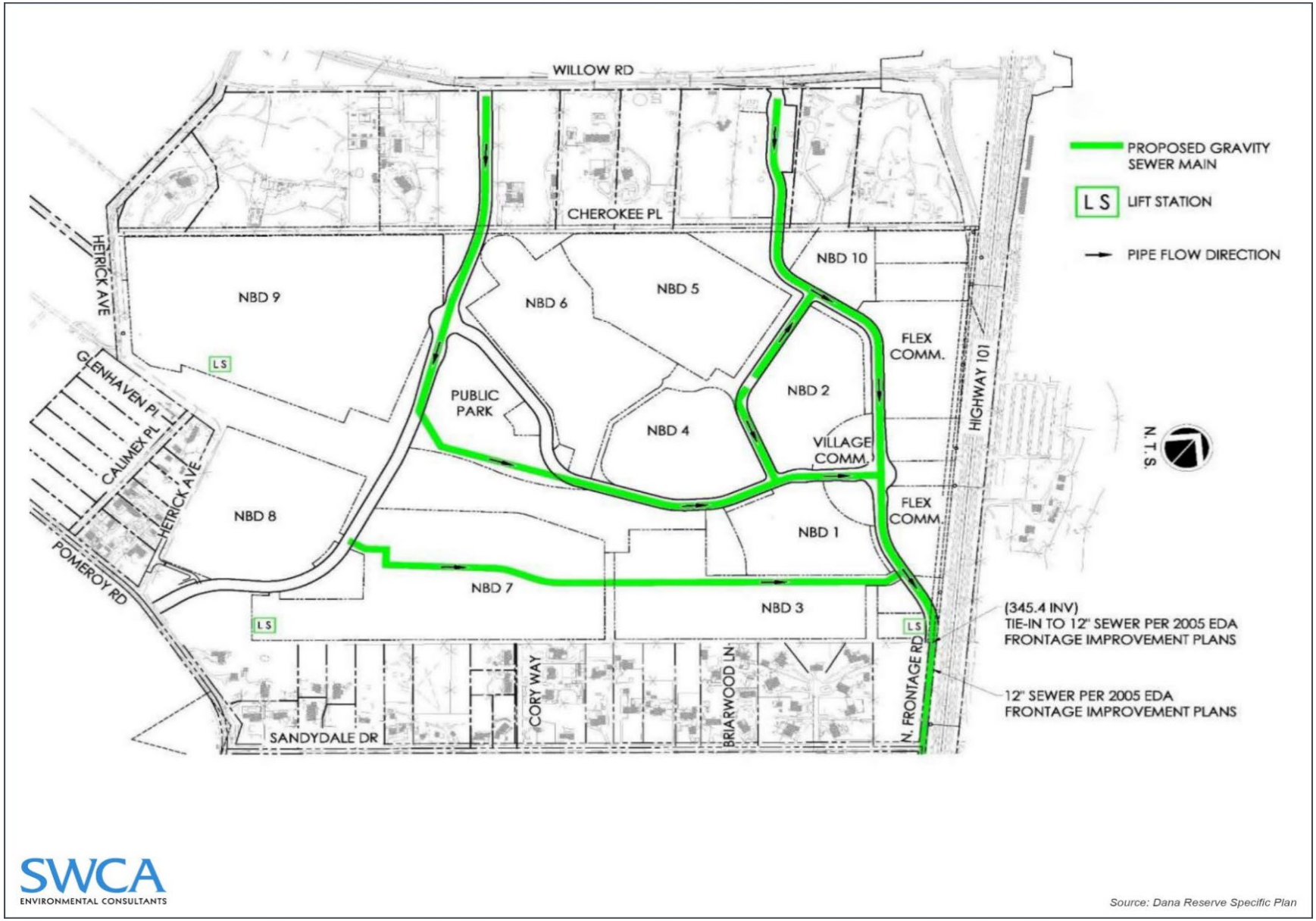

Figure 4.19-3. Proposed wastewater backbone infrastructure.

STORMWATER

The project includes construction of four 8-foot maximum ponded depth stormwater basins located at the northeast, southwest, and west/northwest corners of the Specific Plan Area. In addition, multiple shallow, 2-foot maximum ponded depth stormwater basins are proposed throughout the central and eastern portions of the Specific Plan Area (Figure 4.19-4). All stormwater basins would be designed to meet County Public Improvement Standards and additional structures (e.g., overflow structures, culverts, weirs, etc.) would be designed to meet County and Central Coast RWQCB requirements. Future development of individual neighborhoods and commercial areas would be required to design and implement its own stormwater infrastructure. Stormwater treatment options for the Specific Plan Area are included in Appendix A of this EIR.

ELECTRICITY AND NATURAL GAS

Existing PG&E overhead electrical lines extend along Cherokee Place, Pomeroy Road, and along the eastern edge of the Specific Plan Area. New electric service lines would be undergrounded and placed in or adjacent to the ROW of the proposed commercial and residential roadways. There are no existing gas mains located within the Specific Plan Area; therefore, construction of new gas mains would be required. Proposed gas mains would be installed within primary backbone roadways to serve new development areas.

CONSTRUCTION

Construction and installation of proposed new and expanded utility infrastructure would be conducted during initial site preparation activities to allow for future residential and commercial development within the Specific Plan Area. As discussed in individual resource sections throughout this EIR, proposed construction activities associated with buildout of the Specific Plan Area have the potential to result in temporary environmental impacts related to air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, and noise.

Initial site preparation activities, which include the installation of utility infrastructure, would require preparation and implementation of an ESCP and SWPPP with construction BMPs for short- and long-term erosion control in accordance with the County LUO Sections 22.52.120 and 22.52.130. Construction crews would be required to comply with CCR Title 22, which regulates the use, storage, and transport of hazardous materials. In addition, construction crews would be subject to HSC Division 20, Chapter 6.95, which requires the preparation and implementation of a Hazardous Material Release Response Plan and the preparation of a Hazardous Materials Inventory for materials used and stored at the site. Construction activities would be limited to daytime hours between 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on weekends per the County LUO Section 22.10.120. Construction activities would also be required to comply with IFC Section 3312, which requires water for fire suppression to be available on-site to reduce the potential for short-term construction activities to ignite a wildfire within the project area.

The project would be required to implement Mitigation Measures AQ/mm-3.1, AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4, CR/mm-1.1 through CR/mm-1.4, GEO/mm-8.1 through GEO/mm-8.3, and N/mm-1.1 during construction of utility infrastructure to avoid or reduce potential adverse environmental impacts to a less-than-significant level. Potential impacts related to proposed construction activities would be *less than significant with mitigation*.

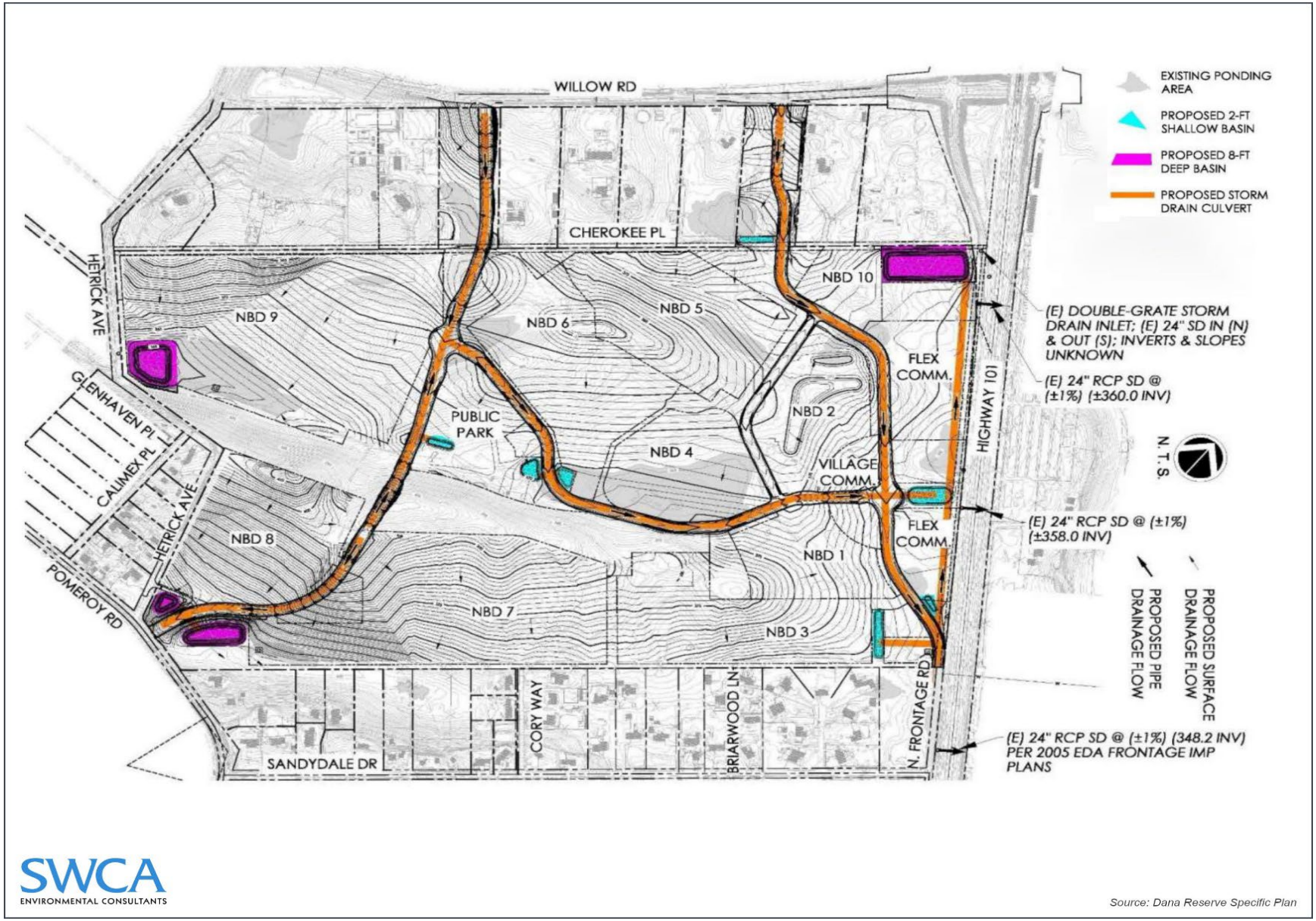

Figure 4.19-4. Proposed stormwater management facilities.

OPERATION

Following installation of proposed utility infrastructure to serve the Specific Plan Area, water and sewer infrastructure would be maintained by the NCSD, electricity infrastructure would be maintained by PG&E, and natural gas infrastructure would be maintained by SoCalGas. A master HOA and individual HOAs would be established within the Specific Plan Area and would be responsible for maintenance of stormwater infrastructure. Installation of utility infrastructure would be required to comply with applicable County Public Works Department, CBC, and PRC requirements to reduce long-term hazards related to improper installation. Proposed utility infrastructure would be undergrounded and located within proposed roadways, with the exception of an additional water storage tank, which would be developed within the existing Joshua Road Pump Station and the additional water storage tanks to be located near the East Tefft Street and North Dana Foothill Road intersection, which is currently undergoing separate environmental review.

Aboveground features within the Specific Plan Area would be limited to service meters within developed areas and would not constitute a change to the existing visual character of the Specific Plan Area as described in Section 4.1, *Aesthetics*. The NCSD would install Advanced Metering Infrastructure (AMI) for water meters which would reduce vehicle trips for meter reading. Additionally, undergrounded utility infrastructure would reduce the risk of accidental wildfire ignition. Maintenance and repair trips would occur on an as-needed basis and are not anticipated to generate a substantial number of vehicle trips that could result in adverse criteria air pollutant or GHG emissions. In addition, maintenance and repair trips would be conducted by existing agency employees or HOA members within the community and are not anticipated to result in substantial population growth that could further increase demand on public or utility services. Electricity and natural gas would be provided by PG&E and SoCalGas, which utilize clean energy sources to meet GHG-reduction goals implemented by the state and the County. Construction for necessary repairs would be subject to state and local regulations for use, transportation, and disposal of hazardous materials, including fuel, paints, sealants, or other construction-related hazardous materials. Additionally, operation and maintenance of proposed stormwater infrastructure within individual neighborhoods would ensure maintenance of existing drainages, prevent flooding, and support groundwater recharge within the Specific Plan Area. Therefore, operation of new and expanded utility infrastructure would not result in long-term impacts related to aesthetics, agricultural resources, air quality, biological resources, cultural and tribal cultural resources, energy use, GHG emissions, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire, and operational impacts would be *less than significant*.

USS Impact 1 (Class II)
The project would require the construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, and telecommunications facilities.
Mitigation Measures
Implement Mitigation Measures AQ/mm-3.1, AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4, CR/mm-1.1 through CR/mm-1.4, GEO/mm-8.1 through GEO/mm-8.3, and N/mm-1.1 .
Residual Impacts
With implementation of Mitigation Measures AQ/mm-3.1, AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4,

USS Impact 1 (Class II)
CR/mm-1.1 through CR/mm-1.4, GEO/mm-8.1 through GEO/mm-8.3, and N/mm-1.1 , residual impacts would be less than significant (Class II).

Off-Site Improvements

USS Impact 2: The project would require the construction of new and expanded off-site water and wastewater system improvements. Impacts would be less than significant with mitigation (Class II).

The proposed project includes construction of a variety of off-site transportation, water, and wastewater system improvements, including the following off-site NCSD water system improvements:

1. Extension of a 16-inch ductile iron pipe (DIP) from the East Tefft Street and North Oakglen Avenue intersection to the north end of Oakglen Avenue, to be installed within the existing paved roadway;
2. Extension of a 16-inch DIP from the north end of North Oakglen Avenue, under US 101, to Sandydale Drive, to be installed within existing paved roadway and ROW areas;
3. Extension of a 12-inch polyvinyl chloride (PVC) pipe from the North Frontage Road and Sandydale Drive intersection to the southeastern corner of the Specific Plan Area, to be installed within existing public ROW area;
4. Extension of a 12-inch PVC pipe from the proposed Willow Road and proposed Collector A intersection approximately 450 feet to the end of the existing water line in Willow Road;
5. Replacement/upsizing of existing 10-inch DIP to 16-inch DIP from the East Tefft Street and North Oakglen Avenue intersection to the NCSD's existing Foothill water tank site at the North Dana Foothill Road and East Tefft Street intersection;
6. Installation of 2 million gallons of additional water tank storage at the NCSD's existing Foothill water tank site at the North Dana Foothill Road and East Tefft Street intersection; and
7. Installation of a second water storage tank at the NCSD's existing Joshua Road pump station, which would be located within the footprint of the existing pump station facility.

The proposed project includes construction of the following off-site NCSD wastewater system improvements:

1. Extension of a 12-inch-diameter sewer main pipe within North Frontage Road between the Specific Plan area and Juniper Street, to be installed within existing paved roadway and existing public ROW areas;
2. Installation of a sewer lift station to accommodate DRSP flows located near the southeast corner of the Specific Plan area;
3. Upsizing of a sanitary sewer pipe from the North Frontage Road/Juniper Street intersection and the South Frontage Road/Division Street intersection, to be installed within existing paved roadway (this project is currently underway by the NCSD); and
4. Improvements/upgrades at the existing NCSD Southland WWTF, including the following improvements, which would be located within the existing facility:
    a. Installation of influent lift pump #3;
    b. Installation of grit removal system #2;

c. Installation of aeration basin #2, including blowers and diffusers;
d. Installation of clarifier #3;
e. Installation of gravity belt thickener #2; and
f. Installation of screw press #2.

These improvements have not been designed and their precise location is not currently known. However, all water and wastewater system improvements are expected to occur within existing paved roadways, existing public ROW areas, and/or existing NCSD facilities. Construction and installation of off-site NCSD water and wastewater improvements has the potential to result in temporary environmental impacts related to aesthetics, agricultural resources, air quality, biological resources, cultural and tribal cultural resources, energy use, GHG emissions, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire. Construction crews would be required to comply with CCR Title 22, which regulates the use, storage, and transport of hazardous materials. In addition, construction crews would be subject to HSC Division 20, Chapter 6.95, which requires the preparation and implementation of a Hazardous Material Release Response Plan and the preparation of a Hazardous Materials Inventory for materials used and stored at the site. Construction activities would be limited to daytime hours between 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on weekends per the County LUO Section 22.10.120. Construction activities would also be required to comply with IFC Section 3312, which requires water for fire suppression to be available on-site to reduce the potential for short-term construction activities to ignite a wildfire within the project area.

Implementation of Mitigation Measures AQ/mm-3.1, AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-11.1, BIO/mm-13.1, BIO/mm-16.1, BIO/mm-17.1 through BIO/mm-17.3, BIO/mm-19.1, CR/mm-1.1 through CR/mm-1.4, HAZ/mm-7.1, GEO/mm-8.1 through GEO/mm-8.3, and N/mm-1.1 during construction of utility infrastructure would avoid or reduce potential adverse environmental impacts to a less-than-significant level.

Operational impacts related to proposed off-site NCSD water and wastewater improvements would be similar in nature to operation of utility infrastructure within the Specific Plan Area and is not anticipated to result in long-term environmental impacts related to aesthetics, agricultural resources, air quality, biological resources, cultural and tribal cultural resources, energy use, GHG emissions, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire. Installation of utility infrastructure would be required to comply with applicable County Public Works, California Building Code, and Public Resources Code requirements to reduce hazards related to improper installation. Proposed utility infrastructure would primarily be undergrounded and located within existing roadways, which would protect the existing visual character within the community and would reduce the risk of accidental wildfire ignition. Proposed installation of an additional water tank at the Joshua Road pump station would occur within the footprint of the existing facility and the additional water storage tanks to be located at the Foothill tank site are currently undergoing separate environmental review. Maintenance and repair trips would occur on an as-needed basis and are not anticipated to generate a substantial number of vehicle trips that could result in adverse criteria air pollutant or GHG emissions. The NCSD would install AMI for water meters which would reduce vehicle trips for meter reading. In addition, maintenance and repair trips would be conducted by existing NCSD employees and are not anticipated to result in substantial population growth that could further increase demand on public or utility services. Construction for any repairs would be subject to state and local regulations for use, transportation, and disposal of hazardous materials, including fuel, paints, sealants, or other construction-

related hazardous materials. Therefore, long-term impacts related to installation of off-site NCSD improvements would be *less than significant with mitigation*.

USS Impact 2 (Class II)
The project would require the construction of new and expanded off-site water and wastewater system improvements.
Mitigation Measures
Implement Mitigation Measures AQ/mm-3.1, AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-11.1, BIO/mm-13.1, BIO/mm-16.1, BIO/mm-17.1 through BIO/mm-17.3, BIO/mm-19.1, CR/mm-1.1 through CR/mm-1.4, HAZ/mm-7.1, GEO/mm-8.1 through GEO/mm-8.3, and N/mm-1.1.
Residual Impacts
With implementation of Mitigation Measures AQ/mm-3.1, AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-11.1, BIO/mm-13.1, BIO/mm-16.1, BIO/mm-17.1 through BIO/mm-17.3, BIO/mm-19.1, CR/mm-1.1 through CR/mm-1.4, HAZ/mm-7.1, GEO/mm-8.1 through GEO/mm-8.3, and N/mm-1.1, residual impacts would be less than significant (Class II).

WOULD THE PROJECT HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT AND REASONABLY FORESEEABLE FUTURE DEVELOPMENT DURING NORMAL, DRY, AND MULTIPLE DRY YEARS?

Specific Plan Area

USS Impact 3: The project may not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant with mitigation (Class II).

Water for the proposed project is anticipated to be provided by the NCSD through an annexation into the NCSD service area. The NCSD water supply sources include groundwater and imported water from the NSWP (MKN 2021). Based on the Dana Reserve WSA, and as identified in Tables 4.19-9 through 4.19-11, the NCSD is anticipated to have sufficient water supply to serve existing and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions (Rick G Sweet and RRM Design Group 2021; MKN 2021; see EIR Appendix H). Table 4.19-18 summarizes the NCSD water surplus for normal, single dry, and multiple dry year conditions through the year 2045.

Table 4.19-18. NCSD Water Surplus for Normal, Single Dry Year, and Multiple Dry Years Conditions

Condition	2025	2030	2035	2040	2045
Normal	2,406 AFY	2,162 AFY	2,095 AFY	2,028 AFY	1,960 AFY
Single Dry	1,900 AFY	1,656 AFY	1,589 AFY	1,522 AFY	1,454 AFY
Multiple Dry[1]	886 AFY	642 AFY	575 AFY	508 AFY	440 AFY

Source: MKN (2021)

[1] The multiple dry year water surplus reflects the worst-case scenario of 60% reduction in groundwater production following the fifth year of drought conditions.

Buildout of the Specific Plan Area would result in the construction of 831 new residential single-family units, 458 new residential multi-family units, 152 ADUs, and approximately 203,000 square feet of land dedicated to commercial and light industrial development. Full buildout of the Specific Plan Area is anticipated to generate a total population of 4,554 residents and 272 new employees (4,826 people). In addition, buildout of the Specific Plan Area includes development of a new 11-acre public park and 8.5 to 12 acres of neighborhood parks. Although the exact timeline for buildout of the DRSP is not known at this time, buildout and associated growth is estimated to occur over a span of 6 years beginning in 2024 (see Table 2-11 in Chapter 2, *Project Description*).

Based on the population growth associated with buildout of the DRSP, there would be an increase in demand on the NCSD water supply. The Dana Reserve WSA estimates the proposed project would increase water demand by approximately 387 AFY (Rick G Sweet and RRM Design Group 2021). Based on the Dana Reserve Water and Wastewater Evaluation, the project is estimated to increase water demand by approximately 370 AFY (MKN 2022). Table 4.19-19 identifies the projected water demand that would be generated by the Specific Plan Area at full buildout, according to the Dana Reserve Water and Wastewater Evaluation.

Table 4.19-19. DRSP Projected Water Demand

Type of Usage	Number of Units or Acres	Water Use Factor[3]	Potable Water Demand (AFY)	Daily Demand[2] (gpd)
Residential				
Condominiums	173 units	0.13 AFY/unit	22.14	--
Townhomes	210 units	0.14 AFY/unit	30.24	--
Cluster	124 units	0.21 AFY/unit	25.79	--
4,000–5,999 sf	463 units	0.21 AFY/unit	96.30	--
6,000–7,000+ sf	225 units	0.34 AFY/unit	75.61	--
Affordable	75 units	0.14 AFY/unit	10.84	--
		Subtotal	*261.13*	*232,900*
Commercial[1]				
Village Commercial	4.4 acres	0.17 AFY/1,00 sf	8.69	--
Flex Commercial	14.5 acres	0.17 AFY/1,00 sf	28.63	--
		Subtotal	*37.32*	*33,319*
Landscape				
Village and Commercial Area[4]	6.3 acres	1.0 AFY/ac	6.30	
Public Recreation	10.0 acres	1.0 AFY/ac	10.0	--
Neighborhood Parks	15.0 acres	1.0 AFY/ac	15.0	--
Streetscape/Parkways	6.5 acres	1.0 AFY/ac	6.50	--
		Subtotal	*37.80*	*28,121*
		Project Total	**336.25**	**300,185**
	Project Total (with 10% contingency)		**369.88**	**330,207**

Source: MKN (2022)

Notes: sf = square feet; ac = acre

[1] Assumes 0.15 gpd/sf and 33% useable site area for buildings.

[2] Conversion factor: 1 AFY equals 892.742 gpd.

[3] Water usage factors used by the developer in the table above are derived from the following sources: 2016 NCSD UWMP, the City of Santa Barbara, and the County of San Luis Obispo.

[4] Assumed 33% of the total commercial acreage is available for landscape.

[5] Updated Table 5.1 provided in email dated September 23, 2020, from Robert Camacho, RRM Design Group.

Based on the multiple dry year condition, which reflects the worst-case water supply scenario, the NCSD is anticipated to have a water surplus of 642 AFY at the time of full buildout of the Specific Plan Area in 2030. Additionally, the NCSD is anticipated to have a water surplus between 440 and 575 AFY in subsequent years until 2045 (MKN 2021). Therefore, the NCSD is projected to have sufficient water supply to serve the additional demand of 370 AFY generated by the proposed project.

The Dana Reserve Water and Wastewater Evaluation identifies the total demands for existing and future conditions within the NCSD system, including anticipated demands from the proposed project. Table 4.19-20 compares the projected water demand with the future delivery capacity from the NSWP and groundwater allocation.

Table 4.19-20. Water Supply Allocation and Demand

Source	Existing Conditions with Deliveries to Purveyors (AFY)	Maximum Anticipated Infill Development (AFY)
Average NCSD Demand[1]	2,048	2,048
Potential NCSD Maximum Anticipated Infill	--	340
Dana Reserve Demand	352	352
WMWC Demand[2]	417	417
GSWC Demand[2]	208	208
GSWCCR Demand[2]	208	208
Total Demand	**3,233**	**3,573**
2025 NSWP Allocation	2,500	2,500
NCSD Voluntary Groundwater Reduction Goal[3]	1,267	1,267
Total Future Water Supply	**3,767**	**3,767**
Supply Surplus/(Deficit)	**534**	**194**
NSWP New Development Allocation[4]	500	500
Maximum Future Water Supply	**4,267**	**4,267**

Source: MKN (2022)

[1] Table 4-1, 2020 UWMP.

[2] 2025 purveyor wholesale estimate, Table 4-3, 2020 UWMP.

[3] The NCSD current voluntary groundwater reduction goal based on 50% reduction from average production in the fiscal years 2009 to 2010 through 2013 to 2014 as required by the Final Judgment, or 50% of 2,533 AFY.

[4] While this additional allocation is available to the NCSD for delivery under the Wholesale Agreement, it should only be taken as a last resort. After the NCSD requests 3,000 AFY, the NCSD must maintain that delivery. It is believed the NCSD does not have enough demand to warrant additional water delivery past 2,500 AFY.

Based on Table 4.19-20, the NCSD water supply would exceed the projected demand by 534 AFY under existing conditions and by 194 AFY under the maximum anticipated infill development scenario. Additionally, if the NCSD elects to take the New Development Allocation of 500 AFY, the remaining supply surplus would increase. Therefore, the NCSD is anticipated to have adequate water supply to provide potable water to the proposed project at full buildout and projected growth within the NCSD service area.

The project applicant has considered the construction of a new recycled water line to provide recycled water for irrigation of parks and streetscapes within the Specific Plan Area. The NCSD does not currently provide recycled water, except as part of its discharge facilities at the Blacklake WRF to the Blacklake Golf Course, so the provision of recycled water in the future as part of this project or any other project is only conceptual at this time. However, should the project move forward with a recycled water component, the new recycled water line would be installed off-site and would extend from the Southland WWTF north toward the Specific Plan Area and cross under the US 101 at Southland Street. In addition to providing recycled water for the Specific Plan Area, the new recycled water line could provide recycled water for irrigation of the Nipomo High School sports fields and Nipomo Regional Park. According to the Dana Reserve WSA, approximately 37.8 AFY of recycled water could be provided to the Specific Plan Area, approximately 43 AFY of recycled water could be provided to Nipomo High School, and approximately 92 AFY of recycled water could be provided to Nipomo Regional Park. If approved in the future, installation of the proposed recycled water line would reduce demand on the NCSD water supply, which would increase the amount of potable water available for other reasonably foreseeable future development projects within the NCSD service area (Rick G Sweet and RRM Design Group 2021).

Even assuming no recycled water would be available to serve the project, the Dana Reserve WSA concluded that the NCSD is projected to have sufficient water supply to serve the existing service area, the proposed project, and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions. Despite these projections, the specific timing of buildout of the DRSP is not currently known and the reliability of future water supply is uncertain due to the potential for prolonged periods of drought and increasing water demands due to population growth. Mitigation has been included that will require future DRSP developers to provide proof of water availability sufficient to meet the estimated water demand of proposed development based on the demand projections included in the Dana Reserve WSA prior to issuance of development permits for any project development phase. Therefore, impacts related to water supply would be *less than significant with mitigation*.

USS Impact 3 (Class II)	
The project may not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.	
Mitigation Measures	
USS/mm-3.1	*Prior to issuance of development permits for any project phase, the project developer shall be required to provide proof of water supply sufficient to meet the estimated water demand for proposed development based on the demand projections included in the Dana Reserve WSA. The proof of water supply shall include an affirmative concurrence from the NCSD that they have adequate water supply to serve the development and shall be subject to review and approval by the County prior to issuance of any development permits.*
Residual Impacts	
With implementation of Mitigation Measure USS/mm-3.1, residual impacts related to water supply would be less than significant with mitigation (Class II).	

Off-Site Improvements

USS Impact 4: Off-site improvements would not result in an increase in demand on water supply. Impacts would be less than significant (Class III).

Proposed off-site transportation and NCSD water and wastewater system improvements would not result in an increase in demand on water supply. Proposed improvements are necessary to expand the capacity

of existing NCSD facilities to serve the proposed buildout of the Specific Plan Area. Expanded water and wastewater infrastructure may allow for development of other residential or commercial projects within the NCSD service area; however, the capacity of existing NCSD facilities is not currently serving as a constraint to growth and the proposed infrastructure improvements are being planned and sized for planned future growth. Proposed improvements would not be adequate to serve substantial additional development projects in the region. Therefore, proposed off-site NCSD improvements are not anticipated to generate a substantial population increase that would further increase demand on the existing water supply and potential impacts would be *less than significant*.

USS Impact 4 (Class III)
Off-site improvements would not result in an increase in demand on water supply.
Mitigation Measures
Mitigation is not necessary.
Residual Impacts
Residual impacts related to water supply would be less than significant (Class III).

WOULD THE PROJECT RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT'S PROJECTED DEMAND IN ADDITION TO THE PROVIDER'S EXISTING COMMITMENTS?

Specific Plan Area

USS Impact 5: The NCSD could have adequate capacity to treat wastewater generated by the project. Impacts would be less than significant (Class III).

Wastewater services for the proposed project area would be provided by the NCSD through an annexation into the NCSD service area, which currently operates two wastewater treatment facilities, including the Southland WWTF and the Blacklake WRF. Wastewater from the Specific Plan Area would be conveyed to the Southland WWTF for treatment. The Southland WWTF collects and treats wastewater from the majority of the NCSD service area and discharges treated effluent back into the groundwater basin via percolation ponds (MKN 2021). Based on Table 4.19-13, in 2020, the NCSD collected and treated 606 AF of wastewater between the Southland WWTF and the Blacklake WRF. Of the total 606 AF of collected and treated wastewater, 554 AF of wastewater was conveyed to and treated at the Southland WWTF (MKN 2021). Existing Southland WWTF infrastructure has an existing peak hour flow design capacity of 2.45 mgd and a past influent peak hour flow of 1.3 mgd (MKN 2022).

Buildout of the Specific Plan Area would generate a population of approximately 4,554 residents through development of 831 new residential single-family units, 458 new residential multi-family units, and 152 ADUs. Buildout would also generate approximately 272 employees through development of approximately 203,000 square feet of commercial and light industrial uses. The project also includes future development of a new 11-acre public park and 8.5 to 12 acres of smaller neighborhood parks within the Specific Plan Area. The exact timeline for buildout of the DRSP is not known at this time; however, buildout and associated growth is estimated to occur over a span of 6 years beginning in 2024 (see Table 2-11 in Chapter 2, *Project Description*). Population growth within the Specific Plan Area would result in an increase in wastewater flows and demand on existing NCSD wastewater infrastructure. Based on the Dana Reserve WSA, buildout of the Specific Plan Area is estimated to generate

approximately 240.5 AFY of wastewater flows (Rick G Sweet and RRM Design Group 2021). Based on the Dana Reserve Water and Wastewater Evaluation, the project is estimated to generate approximately 204,152 gpd (approximately 0.2 mgd) of average daily wastewater flows. Based on peak flow conditions, the project would generate approximately 510,381 gpd (approximately 0.5 mgd) of daily peak flows (MKN 2022). Table 4.19-21 identifies the projected wastewater generation rates at full buildout of the Specific Plan Area, according to the Dana Reserve Water and Wastewater Evaluation.

Table 4.19-21. DRSP Projected Wastewater Demand

Type of Usage	Number of Units or Acres	Wastewater Generation Factor[3, 4] (gpd)	Annual Demand (AFY)	Daily Demand[2] (gpd)
Residential				
Condominiums	173 units	103/unit	19.93	--
Townhomes	210 units	116/unit	27.21	--
Cluster	124 units	167/unit	23.21	--
4,000-5,999 sf	463 units	130/unit	67.41	--
6,000-7,000+ sf	225 units	180/unit	45.36	--
Affordable	75 units	116/unit	9.72	--
		Subtotal	*192.84*[5]	*172,245*
Commercial[1]				
Village Commercial	4.4 acres	100/k-sf	7.16	--
Flex Commercial	14.5 acres	100/k-sf	23.58	--
		Subtotal	*30.74*	*27,443*
Landscape				
Public Recreation	10.0 acres	0.50 af-ft/yr-acre	5.00	--
Neighborhood Parks	15.0 acres	--	--	--
Streetscape/Parkways	6.5 acres	--	--	--
		Subtotal	*5.00*	*4,464*
		Project Total Average Daily Flow	**228.86**	**204,152**
		Project Peak Flow (assumes 2.5 Peaking Factor)	**571.70**	**510,381**

Source: MKN (2022)

Notes: sf = square feet; ac = acre; 100/k-sf = 100 gallons per day wastewater generated per 1,000 sf of commercial building; af-ft/yr-acre = 0.5 acre-feet per year wastewater generated per acre of public recreation

[1] Assumes 33% useable site area for buildings.

[2] Conversion factor: 1 AFY equals 892.742 gpd.

[3] Wastewater flow generation factors for Single Family are a percentage of average water demand: 60% for 6,000+, 70% for 4,000 to 6,000, 90% for all others.

[4] Wastewater flow generation factors for Commercial: City of San Luis Obispo, Infrastructure Renewal Strategy (December 2015).

[5] Subtotal for Residential land use was identified as 192.94 in the draft table but calculated as 192.84.

[6] Updated Table 5.2 provided in email dated September 23, 2020, from Robert Camacho, RRM Design Group.

Additionally, Table 4.19-22 summarizes existing NCSD wastewater flows, future NCSD wastewater projections, future ADU wastewater contributions, and Dana Reserve wastewater projections.

Table 4.19-22. Existing and Future Wastewater Flows

Flows	Average Annual Flow (mgd)	Maximum Month Flow (mgd)	Peak Flow Day (mgd)	Peak Hour Flow (mgd)
Existing District and County Service Area Flows	0.59	0.60	0.67	1.5
Future Blacklake Service Area Flows	0.058	0.078	0.13	0.23
Future District Service Area Flows	0.40	0.41	0.46	1.0
ADU Contributions	0.026	0.027	0.030	0.068
Dana Reserve Projections	0.20	0.21	0.23	0.53
Total Future Flows	**1.28**	**1.33**	**1.53**	**3.41**

Source: MKN (2022)

[1] Blacklake Maximum Month Flow (MMF), Peak Day Flow (PDF), and Peak Hour Flow (PHF) estimated using peaking factors of 1.34, 2.30, and 4.0 respectively from the 2017 Blacklake Sewer Master Plan.

As summarized in Table 4.19-22, the projected peak hour flow is 3.41 mgd (MKN 2022). The existing Southland WWTF has an existing peak hour flow design capacity of 2.45 mgd; therefore, projected peak hour flows for the NCSD service area would exceed the existing design capacity of the Southland WWTF.

According to the Dana Reserve Water and Wastewater Evaluation, the NCSD identifies the future installment of a third screw centrifugal pump at the Southland WWTF to handle increased flow in future phases. Installation of a third pump would allow two pumps to operate at one time, with the third pump on standby. With installation of the third pump, the peak hour flow design capacity would be increased to 4.83 mgd, which would be capable of supporting projected wastewater flows of 3.41 mgd identified in Table 4.19-22 (MKN 2022). The project includes off-site NCSD wastewater system improvements, including the installation of a third screw centrifugal pump, which would provide adequate capacity to treat the increase of peak hour wastewater flows. Other proposed off-site NCSD wastewater improvements would be conducted to further improve existing sewer main capacities and Southland WWTF processes. Based on the proposed off-site NCSD wastewater system improvements included in the proposed project, NCSD would have adequate capacity to treat future wastewater flows from the proposed project and projected growth within the NCSD service area; therefore, impacts would be *less than significant*.

USS Impact 5 (Class III)
The NCSD could have adequate capacity to treat wastewater generated by the project.
Mitigation Measures
Mitigation is not necessary.
Residual Impacts
Residual impacts related to adequate wastewater capacity would be considered less than significant (Class III).

Off-Site Improvements

USS Impact 6: Off-site improvements would not result in an increase in demand on wastewater services. Impacts would be less than significant (Class III).

Proposed off-site transportation and NCSD water and wastewater system improvements would not result in an increase in wastewater flows that could increase demand on existing infrastructure. Proposed improvements are necessary to expand the capacity of existing NCSD facilities to serve the proposed buildout of the Specific Plan Area. Expanded water and wastewater infrastructure may allow for development of other residential or commercial projects within the NCSD service area; however, due to the capacity of existing NCSD facilities, it is unlikely that proposed infrastructure improvements would be adequate to serve additional large-scale development projects. Therefore, proposed off-site NCSD improvements are not anticipated to generate a substantial population increase that would further increase demand on existing sewer infrastructure and potential impacts would be *less than significant*.

USS Impact 6 (Class III)
Off-site improvements would not result in an increase in demand on wastewater services.
Mitigation Measures
Mitigation is not necessary.
Residual Impacts
Residual impacts related to adequate wastewater capacity would be considered less than significant (Class III).

WOULD THE PROJECT GENERATE SOLID WASTE IN EXCESS OF STATE OR LOCAL STANDARDS, OR IN EXCESS OF THE CAPACITY OF LOCAL INFRASTRUCTURE, OR OTHERWISE IMPAIR THE ATTAINMENT OF SOLID WASTE REDUCTION GOALS?

Specific Plan Area

USS Impact 7: The project could generate solid waste in excess of the capacity of local infrastructure or otherwise impair state or local solid waste reduction goals. Impacts would be less than significant (Class III).

Short- and long-term solid waste generated by the project would be serviced by South County Sanitary and would be disposed of at the Cold Canyon Landfill. South County Sanitary is a local waste service provider under the San Luis Obispo County IWMA, which provides waste services to Arroyo Grande, Avila Beach, Grover Beach, Nipomo, Oceano, and Pismo Beach.

Cold Canyon Landfill has a maximum permitted capacity of 23,900,000 cubic yards and an estimated closure date of December 31, 2040. As of August 31, 2020, there was 13,000,000 cubic yards of remaining capacity. Cold Canyon Landfill is equipped to accept a maximum of 1,650 tons of municipal solid waste per day. Based on inspection of the facility on November 4, 2021, Cold Canyon Landfill is operating according to state standards, and no violations or areas of concern were noted (CalRecycle 2021).

Proposed construction activities for buildout of the Specific Plan Area would result in an increase in short-term construction waste during the estimated 6-year buildout period, which would be disposed of at

Cold Canyon Landfill. Typical construction waste includes concrete, bricks, cements, metals, tar, soils, paints, adhesives, and sealants. As described in Section 4.9, *Hazards and Hazardous Materials*, proposed construction activities would not result in hazardous waste that could result in significant upset to the community if released. Additionally, hazardous waste disposal would be required to comply with CCR Title 22. Cold Canyon Landfill accepts household hazardous wastes, construction/demolition wastes, and industrial wastes with proper approval (Cold Canyon Landfill 2020). During future construction activities, the project would be required to comply with CALGreen Sections 4.408 and 5.408, which require the diversion of at least 75% of the waste generated during construction, which would reduce the amount of short-term solid waste that is transferred to the Cold Canyon Landfill. Therefore, construction activities are not anticipated to result in a significant impact associated with solid waste.

Buildout of the Specific Plan Area would result in the construction of 831 new residential single-family units, 458 new residential multi-family units, 152 ADUs, and approximately 203,000 square feet of land dedicated to commercial and light industrial development. Although the exact timeline for buildout of the DRSP is not known at this time, buildout is estimated to occur over a span of 6 years beginning in 2024 (see Table 2-11 in Chapter 2, *Project Description*). Based on the CalRecycle Estimated Solid Waste Generation Rates, approximately 13,470.07 pounds of solid waste per day would be generated at full buildout of the Specific Plan Area, as shown in Table 4.19-23.

Table 4.19-23. Estimated DRSP Solid Waste Generation

Land Use Type	Proposed Development	Generation Rate	Total Amount of Generated Solid Waste (lbs/day)
Single-Family Residential	833 units	9.8 lbs/unit/day	8,163.4
Multi-Family Residential	458 units	5.31 lbs/unit/day	2,431.98
Commercial	273 employees	10.53 lbs/employee/day	2,874.69
Total		**13,470.07 lbs/day**	

Source: CalRecycle (2019)

Note: lbs = pounds

Following full buildout of the Specific Plan Area, approximately 13,470.07 pounds (6.73 tons) of solid waste would be generated per day, which would be collected by South County Sanitary and disposed of at the Cold Canyon Landfill. Currently, Cold Canyon Landfill can accept approximately 1,650 tons of solid waste per day (CalRecycle 2020).

Although the project would result in an increase in solid waste, which would increase demand on South County Sanitary and Cold Canyon Landfill, the San Luis Obispo County IWMA provides recycling and green waste disposal programs that would divert a portion of solid waste that is sent to landfills in the county, including Cold Canyon Landfill. In accordance with the requirements of SB 1383 for organic waste disposal, South County Sanitary would provide residents and businesses in the Specific Plan Area with green waste bins for diversion of organic materials. In addition, South County Sanitary would provide the Specific Plan Area with recycling bins for the diversion of recyclable materials. Per AB 341, multi-family homes and commercial businesses would be required to implement a recycling program and participate in local recycling collection services. Therefore, the increase in solid waste generated by full buildout of the Specific Plan Area would not exceed existing capacity of local infrastructure, and impacts would be *less than significant*.

USS Impact 7 (Class III)
The project could generate solid waste in excess of the capacity of local infrastructure or otherwise impair state or local solid waste reduction goals.
Mitigation Measures
Mitigation is not necessary.
Residual Impacts
Residual impacts related to an increase in solid waste would be considered less than significant, and mitigation is not necessary (Class III).

Off-Site Improvements

USS Impact 8: Off-site improvements could generate solid waste in excess of the capacity of local infrastructure or otherwise impair state or local solid waste reduction goals. Impacts would be less than significant (Class III).

Construction of proposed off-site transportation and NCSD water and wastewater improvements would result in a limited amount of short-term construction wastes, including, but not limited to, cements, metals, paints, and sealants, which would be disposed of at Cold Canyon Landfill. Solid waste generated by construction of off-site improvements would be required to divert 75% of construction waste in accordance with CALGreen requirements, which would further reduce the amount of construction waste sent to Cold Canyon Landfill. Operation of proposed NCSD infrastructure would generate small quantities of waste from as-needed maintenance and repair trips, which would also be disposed of at Cold Canyon Landfill. Construction and operation of off-site water and wastewater improvements would generate limited quantities of solid waste and would not exceed the capacity of local infrastructure; therefore, potential impacts would be *less than significant*.

USS Impact 8 (Class III)
Off-site improvements could generate solid waste in excess of the capacity of local infrastructure or otherwise impair state or local solid waste reduction goals.
Mitigation Measures
Mitigation is not necessary.
Residual Impacts
Potential impacts related to an increase in solid waste would be considered less than significant, and mitigation is not necessary (Class III).

WOULD THE PROJECT COMPLY WITH FEDERAL, STATE, AND LOCAL MANAGEMENT AND REDUCTION STATUTES AND REGULATIONS RELATED TO SOLID WASTE?

Specific Plan Area

USS Impact 9: The project would comply with federal, state, and local solid waste reduction goals. Impacts would be less than significant (Class III).

The purpose of the County's Solid Waste Program is to protect public health and the environment from improper storage, disposal, and hauling of solid waste. The County EHS enforces this goal through inspection, permitting, complaint investigations, public education, and industry assistance (County of San Luis Obispo 2022). The San Luis Obispo County IWMA is a public agency that provides and oversees local waste services to incorporated cities and unincorporated communities in the county. The San Luis Obispo County IWMA provides several public programs to reduce solid waste and encourage recycling and composting in order to meet state and local waste reduction goals.

During construction of the Specific Plan Area, the project would be required to comply with CALGreen Sections 4.408 and 5.408, which require the diversion of at least 75% of the construction waste generated during construction. Compliance would be verified through submittal of a waste management plan. Additionally, construction-related waste disposal would be required to comply with CCR Title 22 for disposal of hazardous materials.

All future residences and businesses within the Specific Plan Area would be required to comply with state and local waste reduction requirements. The County's 2016 EWP identifies goals to reduce methane emissions from solid waste disposal by achieving as close to zero waste as possible through increased diversion rates, methane capture and recovery, and other strategies (County of San Luis Obispo 2016). SB 1383 requires reduction of organic waste within landfills to reduce statewide GHG emissions. AB 341 requires recycling to be available to multi-family dwelling units and requires that businesses that generate 4 cubic yards (6,742 pounds) or more of solid waste per week implement recycling programs.

To meet the requirements of SB 1383, the San Luis Obispo County IWMA requires local waste providers to provide single-family residential homes with a compost/green waste bin. Owners of businesses and multi-family residential homes, including apartment complexes and condominiums with five or more units, are required to provide green waste services by participating in organics collections provided by local waste services or self-hauling organic waste to an approved facility, providing indoor recycling and compost bins, and providing public education. To meet the requirements of AB 341, the San Luis Obispo County IWMA provides recycling services with all garbage services in the county. Therefore, the project would comply with solid waste reduction goals included in SB 1383 and AB 341.

Per SB 1383, businesses that generate solid food waste would be required to comply with edible food recovery requirements to recover the maximum amount of edible food that would otherwise go to landfills. Compliance would be monitored through record keeping. Businesses are categorized as either Tier One or Tier Two. Tier One business, including supermarkets, grocery stores, food service distributors, and wholesale food markets, would be required to comply with these requirements by January 1, 2022. Tier Two businesses, including restaurants, hotels, health facilities, state agencies, local education agencies, and large venues and events, would be required to comply with these requirements by January 1, 2024. Since proposed buildout of the DRSP is estimated to begin in 2024, any commercial businesses that are developed within the DRSP and that fall into these categories would be required to comply with edible food recovery requirements.

Based on existing composting and recycling services provided by the San Luis Obispo County IWMA, the project would comply with the applicable state and local waste reduction goals. Therefore, based on required compliance with state and local construction, residential, and commercial solid waste reduction requirements potential impacts would be *less than significant*.

USS Impact 9 (Class III)
The project would comply with federal, state, and local solid waste reduction goals.
Mitigation Measures
Mitigation is not necessary.
Residual Impacts
Residual impacts related to compliance with waste reduction goals would be less than significant (Class III).

Off-Site Improvements

USS Impact 10: Off-site improvements would comply with federal, state, and local solid waste reduction goals. Impacts would be less than significant (Class III).

Construction and operation of off-site transportation and NCSD water and wastewater improvements would generate a limited amount of construction and operational solid waste. Solid waste generated by construction of off-site improvements would be required to divert 75% of construction waste in accordance with CALGreen requirements. In addition, operational components of proposed NCSD improvements would not result in organic waste that would be subject to SB 1383 reduction requirements. Any recyclable solid wastes would be subject to local recycling and/or reuse requirements. Based on required compliance with state and local waste reduction requirements, potential impacts would be *less than significant*.

USS Impact 10 (Class III)
Off-site improvements would comply with federal, state, and local solid waste reduction goals.
Mitigation Measures
Mitigation is not necessary.
Residual Impacts
Residual impacts related to compliance with waste reduction goals would be less than significant (Class III).

4.19.6 Cumulative Impacts

USS Impact 11: The project could result in a cumulatively considerable impact to utilities and service systems. Cumulative impacts would be less than significant with mitigation (Class II).

A cumulative development scenario for the project is provided in Chapter 3, *Environmental Setting*.

WATER

As discussed in USS Impact 2, there would be sufficient NCSD water supply available to serve existing service area demands, project water demands, and reasonably foreseeable future development demands during normal, single dry, and multiple dry year conditions to the year 2045 (MKN 2021). Other reasonably foreseeable future projects would be subject to environmental review to determine individual water demands and following buildout of the Specific Plan Area and the associated increase on water demand, the NCSD would continue to have a water surplus even during worst-case scenario multiple dry year conditions. Despite these projections, the specific timing of buildout of the DRSP is not currently known and the reliability of future water supply is uncertain due to the potential for prolonged periods of drought and increasing water demands due to population growth. Mitigation has been included that will require future DRSP developers to provide proof of water availability sufficient to meet the estimated water demand of proposed development based on the demand projections included in the Dana Reserve WSA prior to issuance of development permits for any project development phase. As later phases of development would not be allowed to proceed without reverification that adequate water exists at the time development is proposed, the project would mitigate its potential to contribute to a cumulatively considerable impact on water resources. Therefore, potential project impacts would be potentially cumulatively considerable, and cumulative impacts related to water supply would be *less than significant with mitigation*.

WASTEWATER

According to the Dana Reserve Water and Wastewater Evaluation, with installation of the third screw centrifugal pump, the peak hour flow design capacity of the Southland WWTF would be increased to 4.83 mgd, which would be capable of supporting projected wastewater flows from the proposed project and projected growth within the NCSD service area (MKN 2022). Other reasonably foreseeable future projects would be subject to environmental review to determine individual wastewater demands; however, based on installation of off-site wastewater system improvements, it is anticipated that there would be adequate capacity to treat future wastewater flows. Therefore, impacts would be less than cumulatively considerable and *less than significant*.

SOLID WASTE

Solid waste services within the community of Nipomo would be provided by South County Sanitary and solid waste would be disposed of at the Cold Canyon Landfill. The proposed project would generate solid waste during construction and operation; however, project-specific impacts would be less than significant based on required compliance with state and local solid waste reduction requirements, including CALGreen Sections 4.408 and 5.408, AB 1383, and AB 341. Other reasonably foreseeable future projects would be subject to environmental review to determine individual impacts related to solid waste generation. Based on required compliance with existing state and local solid waste reduction requirements, other reasonably foreseeable future projects are anticipated to comply with existing waste reduction goals. Therefore, impacts would be less than cumulatively considerable and *less than significant*.

USS Impact 11 (Class II)
The project could result in a cumulatively considerable impact to utilities and service systems.
Mitigation Measures
Implement Mitigation Measure USS/mm-3.1.

USS Impact 11 (Class II)
Residual Impacts
With implementation of Mitigation Measure USS/mm-3.1, residual cumulative impacts would be considered less than significant (Class II).

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