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# SERVICES DISTRICT

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## **Notice of Intent to Adopt a Mitigated Negative Declaration**

The Nipomo Community Services District (NCSD, or District) has completed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Foothill Water Tank Site Acquisition Project (project). The IS/MND found the project to have potential environmental impacts associated with aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, land use and planning, noise, tribal cultural resources, utilities and service systems, and mandatory findings of significance that would be less than significant with mitigation.

**Lead Agency:** Nipomo Community Services District (NCSD)  
148 South Wilson Street  
Nipomo, CA 93444

**Project Title:** Foothill Water Tank Site Acquisition Project

**Project Location:** The proposed Foothill Water Tank Site Acquisition Project (project) would be located on a small part of an approximately 470-acre parcel (Assessor's Parcel Number [APN] 090-031-003) in San Luis Obispo County east of the unincorporated community of Nipomo. The existing Foothill Water Tank Site is located north of the intersection of North Dana Foothill Road and East Tefft Street. The project proposes to acquire a total of 1.93 acres of land from the 470-acre parcel, a portion of which would be permanently acquired by the Nipomo Community Services District (NCSD) to accommodate expanded water storage facilities, and a portion of which would only be temporarily acquired through a temporary construction easement. As part of the proposed acquisition, the NCSD plans to also convert the existing 1.84-acre easement area where the existing tanks are located (Foothill Water Tank Site) to fee simple ownership. Together, the 1.84-acre NCSD Foothill Water Tank Site and the adjacent proposed 1.93-acre acquisition area comprise the project site, for a total project site area of 3.77 acres.

**Project Description:** The NCSD currently maintains four water storage tanks with a combined capacity of 3 million gallons, which are located on a 1.84-acre easement on Foothill Road (Foothill Water Tank Site). The NCSD proposes to acquire a 1.93-acre portion of the underlying 470-acre parcel directly southeast of the existing NCSD Foothill Water Tank Site to facilitate the future construction of facilities to maintain an additional 2 million gallons of potable water storage on-site per the recommendations in the MPU (project). A portion of the 1.93-acre acquisition site (1.01 acres) would be permanently acquired by the NCSD to facilitate the construction of these additional water storage facilities. The remainder of the acquisition area would be utilized for tank construction through a temporary construction easement, but fee ownership would remain with the current property owner. The project also proposes to permanently acquire and/or convert the existing 1.84-acre easement area where the existing tanks are located (Foothill Water Tank Site) to fee simple ownership by the NCSD. These additional water storage facilities would comply with the State minimum requirements for emergency water storage for both the existing and future customers of the NCSD service area. Project construction is anticipated to last approximately 3 years.

**Hazardous Waste Sites:** Based on a search of the DTSC EnviroStor database, SWRCB Geotracker database, and California Environmental Protection Agency (CalEPA) Cortese List website, there are no hazardous waste cleanup sites within 1 mile of the project site.

**Public Review:** A 30-day public review period for the IS/MND will commence on August 10, 2022 and will end on September 8, 2022 for interested individuals and public agencies to submit written comments on the document. Comments must be received no later than 4:30 p.m. on Thursday, September 8, 2022.

**Public Meeting:** The project and the IS/MND are anticipated to be considered for approval by the NCSB Board of Directors at its regular meeting on September 28, 2022 held at 9:00 a.m. This meeting date and time may change depending on the circumstances.

Written comments may be submitted to:

Peter Sevcik, Director of Engineering and Operations  
148 South Wilson Street Nipomo, CA 93444

Or by email at: [psevcik@ncsd.ca.gov](mailto:psevcik@ncsd.ca.gov)