

**SAN LUIS OBISPO COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
WATER RESOURCES ADVISORY COMMITTEE**

Notice of Special Meeting

UC Cooperative Extension Auditorium
2156 Sierra Way
San Luis Obispo

Wednesday, October 16, 2002
1:30 p.m.

1. Introductions
2. Public Comments and Items of Interest (Christine Ferrara)
3. Approval of September Meeting Notes (Steve Sinton)
4. Potential impacts of proposed Woodlands project on regional water issues
(Jay Johnson)¹

(WRAC to assemble comments to submit to County Planning Commission)
5. Member Agency list for distribution/discussion (Staff Report)²

Footnotes:

1) *Excerpts from Planning Commission Report/Meeting of September 26, 2002.*

2) *Due to time limitation staff report is to be distributed in the meeting.*

Purpose of the Committee:

To advise the County Board of Supervisors concerning all policy decisions relating to the water resources of the SLO County Flood Control & Water Conservation District. To recommend to the Board specific water resource programs. To recommend methods of financing water resource programs.

Excerpts from WRAC By-Laws dated 1998

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WATER RESOURCES ADVISORY COMMITTEE**

**Meeting Notes
October 2, 2002**

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1. Public Comments: Mike Winn suggested Woodlands development project to be reviewed by WRAC.
 2. Approval of September meeting notes: The September meeting notes were approved as submitted.
 3. Resource Management System 2002 Update: John Hand reported Staff's recommendations on the level of severity for water deficiency, on the scale of 1-3, and 3 being most severe, as follows:

Paso Robles Groundwater Basin (GWB) - No severity level.

Santa Maria Groundwater Basin: Determination is pending review of DWR's recent report.

Los Osos Groundwater basin: No severity level.

North Coast Ground water Basin: Remains at level 3 in the absence of further information.

San Luis Obispo Groundwater Basin: Level 2 due to uncertainties (Biddle Ranch Road was considered to be southern boundary of this basin for the purpose of planning).

Cuyama Groundwater Basin: There has been excessive pumping in this region and the level of severity remains 3.

Gary Henderson pointed out a possible blind spot in the San Luis Obispo GWB beyond Biddle Ranch Road with respect to Planning Department's designation of level of severity. There was general discussion regarding the need for further examination of this issue to make sure the basin is adequately covered. It was passed unanimously.

Audience pointed out that there are certain areas in Paso Robles GWB where water surface has declined. Christine Ferrara explained that further study in this basin is planned and it will go to board on October 8th. Report is due by 2004.

4. Status Report:

Christine Ferrara reported on 1) Nipomo GWB study in connection with DWR report. 2) Paso Robles GWB study with due consideration of Nacimiento water project. 3) WRAC membership - composition and make up of member organizations. Steve suggested a list of members to be distributed and a core member organizations be suggested to board and other interested parties to receive the notices.

Christine Ferrara introduced Aleji Davar, new member of County staff, responsible for Hydraulic Planning, who will assume the role of secretary for the WRAC.

Paavo Ogren reported on lease of excess State Water. The former interested party who had requested to remain unidentified, wanted the water for a power plant cooling tower in San Joaquin Valley. Lately they pulled out of discussions because of State's recent requirement of for cooling towers to be cooled by air and not water for new plants. Staff pursues avenues as reported in the staff report distributed by agenda. In response to audience question Paavo explained a lease is contemplated, not sale of entitlement.

Aleji Davar reported that November and December meeting is planned to take place in Ag. Building. Due to the fact that the first Wednesday of January 2003 is New Year's Day, it was proposed the meeting to be shifted to January 8th. Steve, in conferring with audience, approved.

5. Christine Ferrara provided copies of WRAC priority list (draft) to audience for review and comment. This will be agenized at a later meeting.

Steve will not be available for meeting in November. Christine Mulholland to cover as vice chair.

A special meeting was scheduled for Wednesday October 16th at 1:30 pm to discuss Woodland proposed project in Nipomo area, and assemble comments to submit to County Planning Commission. Location and agenda to be distributed via e-mail by Christine and Aleji.

Chairman adjourned the meeting at 3:00 pm.

Submitted by

Aleji Davar, Division of Utilities, PWD, County of San Luis Obispo

Proposed Woodlands Project

(FROM Planning Commission MEETING ON September 26, 2002)

PROJECT HISTORY

Prior to 1994 the subject property was known as the Flintkote property and its land use category was industrial. When the applicant took ownership of the property, they participated in the South County Area plan update process seeking a change in the land use category from industrial to recreation to allow for a mixed use project that focused on the jobs/housing balance on the Nipomo Mesa. The Board of Supervisors amended the South County Area Plan in April 1994 allowing the applicant to request a specific plan for the development of the site. On December 15, 1998, the Board of Supervisors certified the Woodlands EIR and adopted the Woodlands Specific Plan. The Specific Plan and EIR are intended to provide the framework for orderly development of the Woodlands property consistent with the San Luis Obispo County general plan. A Supplement to the Specific Plan EIR was certified on January 8, 2002, to amend the Growth Management Ordinance to allow for the implementation of the Woodlands Specific Plan within a 10-15 year time period. This development plan and vesting tentative map application are the first of many discretionary permits that will be required to implement the specific plan.

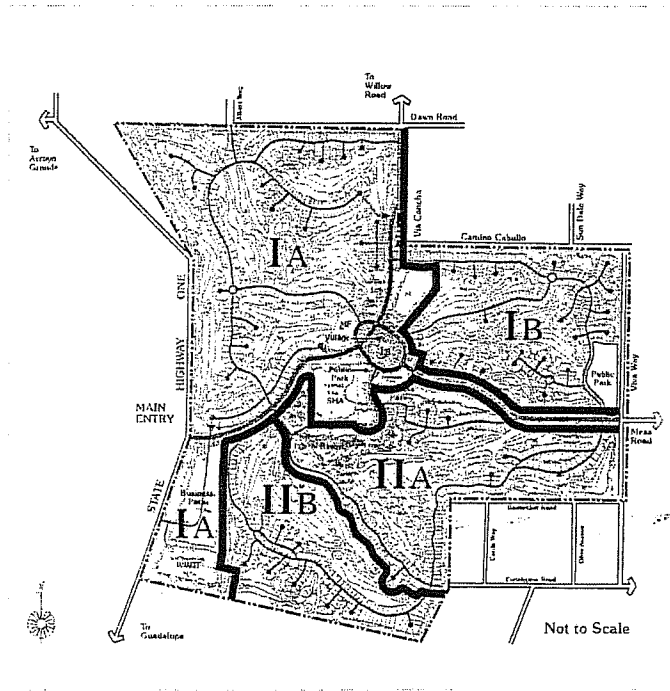
PROJECT OVERVIEW

The Woodlands is a 957-acre, mixed-use project located on the Nipomo Mesa west of the community of Nipomo on the east side of Highway One. The Specific Plan includes the following types of development: residential, commercial, resort, business park, golf courses, open space, trails, and a public park. The residential component of the project ranges in density types from single family residential lots of up to one acre to multi-family residential development at 20 units per acre. The maximum number of allowed dwelling units is 1,320. Approximately 62 acres of commercial uses are proposed, consisting of about 12 acres of commercial retail uses in a village center; a 28-acre resort hotel (up to 500 rooms), conference facilities and a restaurant; and about 22 acres for a 20-lot business park. The Specific Plan designated approximately 587 acres for parks, buffers and open space, including the following: approximately 300 acres designated for two and one-half golf courses, a 10-acre public park, 27 acres of neighborhood play areas and open spaces between residential lots, 11 acres to be set aside for Monarch Butterfly over-wintering, 76 acres designated for open space buffers along the perimeter of the site, and 93 acres to remain in natural condition. A network of pedestrian, bicycle and equestrian trails is also included under the proposed project.

PHASING AND PROJECT DEVELOPMENT

The phasing for the Woodlands will occur in four phases, beginning in the northwest quadrant of the property and moving clockwise ending in the southern end of the site (Please refer to the Phasing Map). Within each phase, the applicant may choose to develop the project in subunits, which are identified as "pods" on the Phasing Map and as sub-phases on the tree removal and mass grading exhibit. The subunits are likely correspond to final map recordings. The scheduling of construction will not only be influenced by the applicant's financing, ability to prepare plans, and

schedule construction, but also by the county's ability to review plans and any limiting factors identified in mitigation measures (for example, the mass grading cannot occur faster than Air Pollution Control District thresholds for dust generation will allow).



Phasing Map

The primary infrastructure stage includes: construction of the primary access at Highway One and a site construction compound; development of an on-site water source for construction activities, tree removal, mass grading and the construction of the wastewater treatment facility and primary utility installation. Details of development within each phase will be addressed with the corresponding Development Plan approval.

Water Supply

On-site wells will be used to provide water to the Woodlands project. Woodlands is proposing to be an overlying water user. The right to pump and beneficially use groundwater is an overlying right of the landowner that is equal to all other overlying users. To assure that the Woodlands will not appropriate water, Specific Plan Section 5.1.2, standard A-19 states:

The sole water supply for all parcels and development (other than reclaimed water for irrigation) shall be the Woodlands Mutual Water Company. The Woodlands Mutual Water Company shall not be a water appropriator. The articles of incorporation and bylaws of the Woodlands Mutual Water Company shall be amended so that it neither owns or sells water but merely stores, treat and delivers water of individual overlying parcel owners within the specific plan area as their agent. Each parcel shall be sold with its water rights intact.

The water from the on-site wells will be delivered to storage tanks located near the central portion

of the site. From the storage tanks, water will be delivered to the owners through an underground delivery system. The preliminary master water plan has been reviewed by County Public Works and County Environmental Health and it has been determined that an adequate system can be achieved with final system design.

Stock Requirements - All subdivisions, using a community water system are required to assure, to the county Health Department, that operable water facilities from an approved community water source exists and is immediately available for connection to the parcels created prior to the filing of the final map. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works and the county Health Department. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.

Additionally, for subdivisions for residential development of more than 500 units, section 66473.7 of the Government Code requires a water supply verification be done. The determination and verification whether a sufficient water supply is available for this tract is done through a separate hearing, which has been advertised as the next item on the agenda. The following condition of approval is required with the tentative map:

Verification of a sufficient water supply under Government Code section 66473.7 is required prior to final map approval.

AGENCY REVIEW: The agency responses to the project referrals are attached to the EIR Addendum. Where necessary, conditions of approval have been added or mitigation measures have been modified to reflect agency requirements.

Proposed Woodlands Project

(From Planning Commission MEETING ON September 26, 2002)

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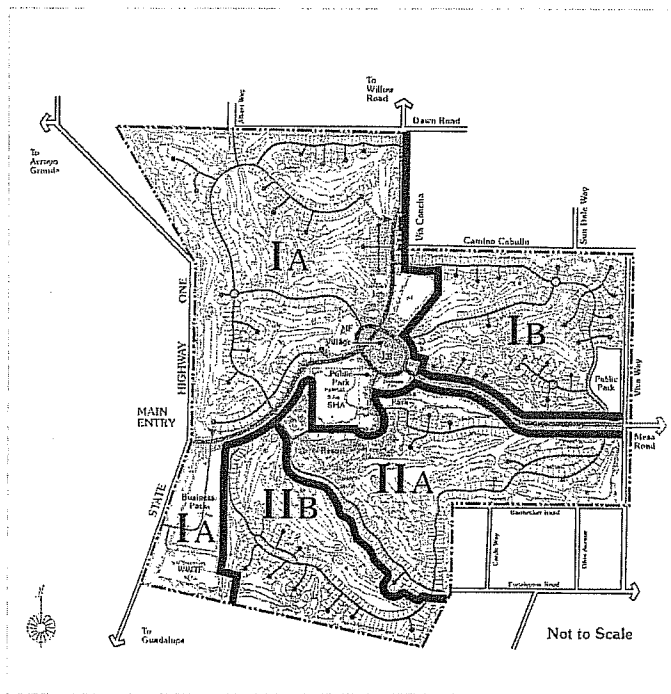
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