
From: Timothy Myer <foxyrph@gmail.com>
Sent: Friday, August 23, 2024 10:16 AM
To: Info
Subject: Dana Reserve NCSD Hearing
Attachments: Document_2024-08-23_100233.pdf

Please provide the attached letter to each director of the NCSD Board of Directors with the agenda for the meeting of August 28, 2024. Also, please make this letter part of the public record for that meeting. Thank you.

Timothy Myer
NCSO Customer
Nipomo, CA

August 21, 2024

Board of Directors, Nipomo Community Service District
info@ncsd.ca.gov

RE: Please Approve the Annexation of the Dana Reserve Property into the NCSO District

Dear NCSO Board of Directors,

I have lived in Nipomo for 31 years and I am now fortunate to live in the Blacklake community of 555 residences in Nipomo, CA. Knowing the advantages of a thoughtfully planned development, I fully support the Dana Reserve development (DR) and its necessary annexation into the NCSO service district.

Please do not be swayed by the opponents of the DR who are trying to obstruct and delay this great project by various tactics, including intimidating the NCSO directors. These opponents do NOT represent the real voice of the community.

The County Planning Commission and the County Board of Supervisors have already determined that the Dana Reserve is an appropriate, well-planned development which will help meet the County's housing needs, including the area's state-mandated Regional Housing Needs Allocation. The Dana Reserve, which is immediately adjacent to the NCSO's service boundaries and is in the NCSO's sphere of influence, should be annexed to the service area so that the existing NCSO customers will receive the multiple benefits of this annexation. Some of these benefits are discussed below.

The Dana Reserve Will Pay for Water and Sewer Infrastructure that is already needed without the DR and that Current Ratepayers Will Have to Pay for if the DR property is not annexed.

The developer will pay \$40 million in fees and additional funds to the NCSO. These monies will help pay for upgrades to the NCSO infrastructure (pipelines, wastewater treatment, water tanks, etc.) beyond what is needed to service the DR, such as:

- A second water storage tank (1 M gallons), for fire flow, equalization and emergency storage, at the Foothill tank site (fn 1);
- A second water storage tank (500,000 gallons), for operational and redundancy storage, at the Joshua Road Pump Station (fn 1).

The district's existing tank storage is not adequate to meet current needs, and these additional tanks have already been required by state law for some time. (fn 1) However,

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without the additional funds provided by the DR, the district lacks the funds to install them, or the other infrastructure improvement that are needed for the existing use. The new additional tanks, as well as various other improvements paid for by the DR, will correct these deficiencies as well as any upgrades required for the DR (fn 1). Without the DR's injection of funds, the current ratepayers will eventually have to cover the cost of the existing infrastructure deficiencies.

The Dana Reserve Will Lower Water and Sewer Rates for Existing NCS D Customers.

The DR will also lower the water and sewer rates for existing NCS D customers. Water rates will be lowered because DR customers will use only use the higher priced supplemental water that the NCS D is obligated (via a court adjudication) to purchase from Santa Maria, and not the lower-cost blended water (ground water and supplemental water) that existing customers will continue to use. Upon the DR build-out, the average residential water bill will decrease by \$2.52/mo (fn 2). Also, because most of the costs for the wastewater treatment are fixed, the addition of the DR customers to the district's wastewater customers will lower the average residential sewer rates by \$18.13/mo, for a total average monthly bill reduction of \$20.65. (fn 2) This is without factoring in the rate increases that current NCS D customers will eventually have to bear if they, instead of the Dana Reserve, have to pay to correct existing infrastructure deficiencies.

Please approve the annexation without further delay.

Thank you for your consideration and for your public service.


Timothy Myer

Fn 1 – Dana Reserve Development Water and Wastewater Service Evaluation prepared by
MKN & Associates for the NCS D – March 30, 2022
https://ncsd.ca.gov/wp-content/uploads/2023/08/Revised-Dana-Reserve-Evaluation_2022.03.30.pdf

Fn 2 – Dana Reserve Project Impact Study – Impact on Water and Sewer Rates prepared by
Tuckfield & Associates for the NCS D – May 17, 2022
<https://ncsd.ca.gov/wp-content/uploads/2022/07/220517-NCS D-Dana-Reserve-Rate-Final-Report.pdf>