

DANA RESERVE

Our Team:

Nick Tompkins: Managing Partner

Vic Montgomery: RRM

Laurie Tamura: Urban Planning Concepts

Robert Camacho: RRM, Engineering

Rick Sweet: Consulting Civil Engineer

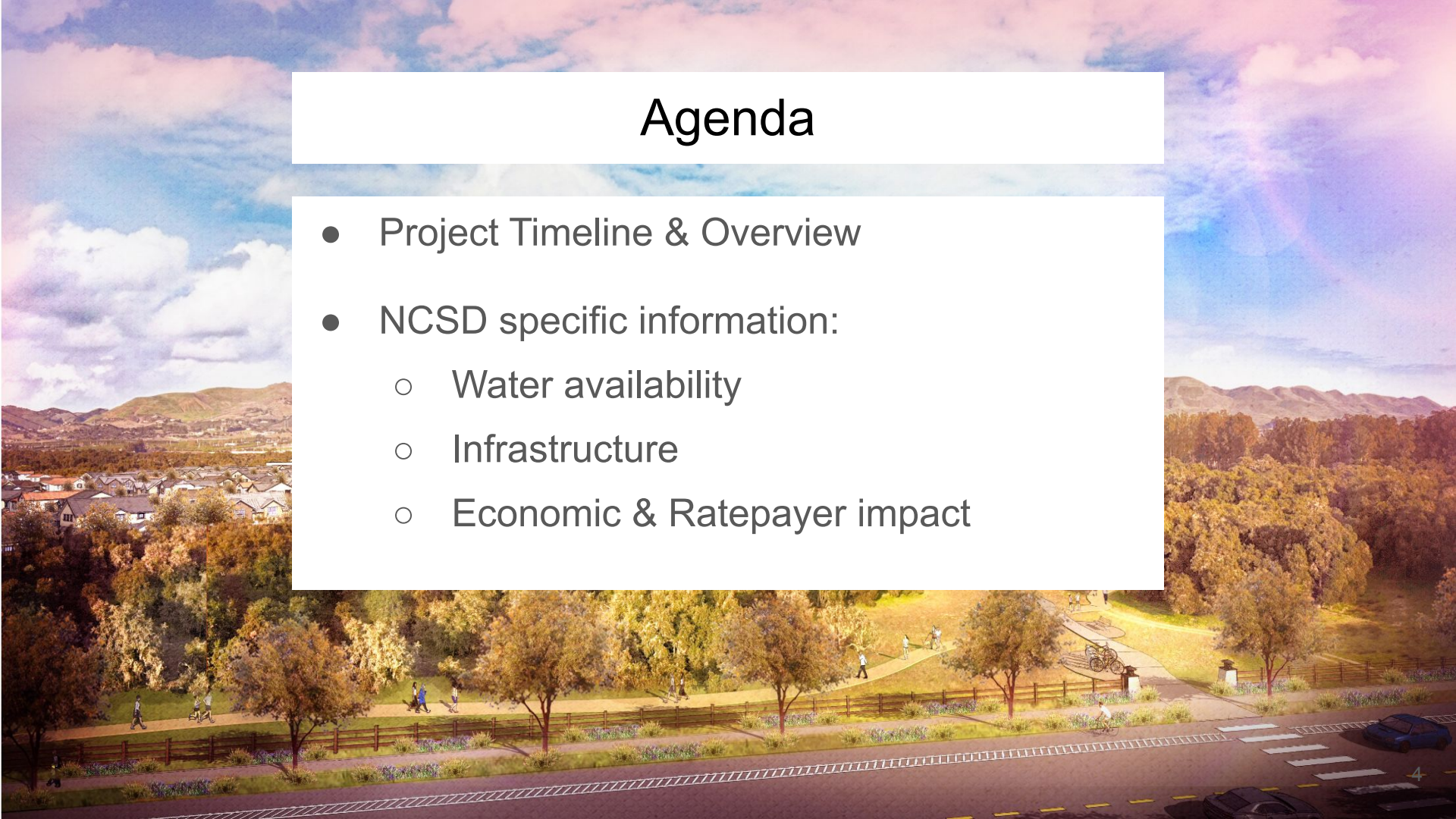
Andrew Fogg: Cox Castle, Legal Counsel

Essential Questions:

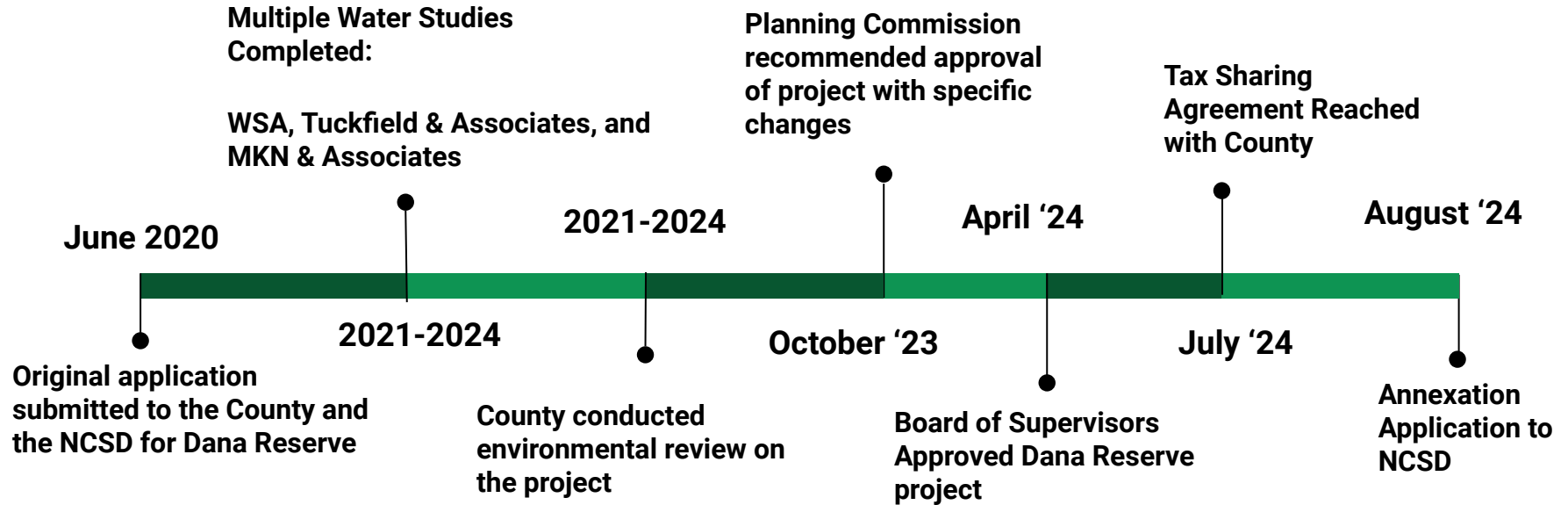
1. Is there **sufficient water** to serve this project?
2. How will this project **impact the District financially**?
3. How will this project **impact existing rate payers financially**?

Agenda

- Project Timeline & Overview
- NCSD specific information:
 - Water availability
 - Infrastructure
 - Economic & Ratepayer impact



Application Timeline



Dana Reserve is a new proposed, **master-planned community** in Nipomo that will offer a **range of housing types and prices** in 10 neighborhoods. It will offer **walkable and bikeable living** with **native plant pocket parks**, a **large oak woodland** passive park, and fun **commercial offerings** to meet daily needs.





DANA RESERVE

Conceptual Master Plan

GROSS ACREAGE SUMMARY:		NET DEVELOPED AREAS		% OF NET SITE
UNDEVELOPED SITE ACRES =	65.56 ACRES-22.8%	HOUSING DEVELOPMENT =	171.8 ACRES =	77.2%
DEVELOPED SITE ACRES =	222.44 ACRES-77.2%	PARKS/RECREATION =	6.34 ACRES =	2.8%
GROSS ACREAGE OF SITE =	288 ACRES	PUBLIC COLLECTORS =	22.0 ACRES =	10.1%
		COMMERCIAL =	22.3 ACRES =	10.1%
		DEVELOPED ACREAGE OF SITE =	222.44 ACRES	

HOUSING DEVELOPMENT NEIGHBORHOOD TOTALS ON GROSS SITE

LAND USE TOTALS	PRODUCT TYPE	LAND USE	ACRES	% OF GROSS SITE	UNIT COUNT
1	MULTI-FAMILY	SR-WF	8.7	3.0%	173
2	MULTI-FAMILY	SR-WF	16.3	5.7%	710
3	3,000-5,000 SF LOT	SR-SF2	15.3	5.3%	124
4	4,000-10,000 SF LOT	SR-SF1	11.4	4.0%	72
5	4,000-10,000 SF LOT	SR-SF1	17.2	6.0%	104
6	4,000-10,000 SF LOT	SR-SF1	18.9	6.5%	114
7	4,000-10,000 SF LOT	SR-SF1	28.9	10.0%	157
8	4,000-10,000 SF LOT	SR-SF1	16.8	5.8%	87
9	4,000-10,000 SF LOT	SR-SF1	27.9	9.7%	153
SUBTOTAL			185.3	64.4%	1,214
10A	AFFORDABLE	SR-WF	3.5	1.2%	84 MIN
10B	AFFORDABLE	SR-WF	3.5	1.2%	72 MIN
AFFORDABLE SUBTOTAL			7.0	2.4%	156 MIN
N/A	INTERNAL NEIGHBORHOOD ROADS	-	-	-	-
N/A	PICKET PARS (PARK)	SR-REC	6.34	2.2%	-
N/A	RECREATION	-	-	-	-
N/A	PRIMARY ROADS	-	27	9.4%	-
N/A	PARK AND RIDE	-	-	-	-
N/A	RECREATIONAL WOODLAND	RR	18	6.3%	-
	TOTAL		210.14	73%	1,370

*** ALL STATISTICS ARE APPROXIMATE**

COMMERCIAL TOTALS ON GROSS SITE

LAND USE TOTALS	LAND USE	LAND USE ACRES	% OF GROSS SITE
FLEX COMMERCIAL	SR-FC	17.3	6.0%
VILLAGE COMMERCIAL	SR-VC	4.4	1.5%
TOTAL		21.7	7.5%

OPEN SPACE ON GROSS SITE

LAND USE TOTALS	LAND USE	LAND USE ACRES	% OF GROSS SITE
OPEN SPACES	SR-OS	55.56	19.3%
TOTAL		55.56	19.3%

GROSS TOTAL ACREAGE OF SITE = 288 ACRES

*** ALL STATISTICS ARE APPROXIMATE**

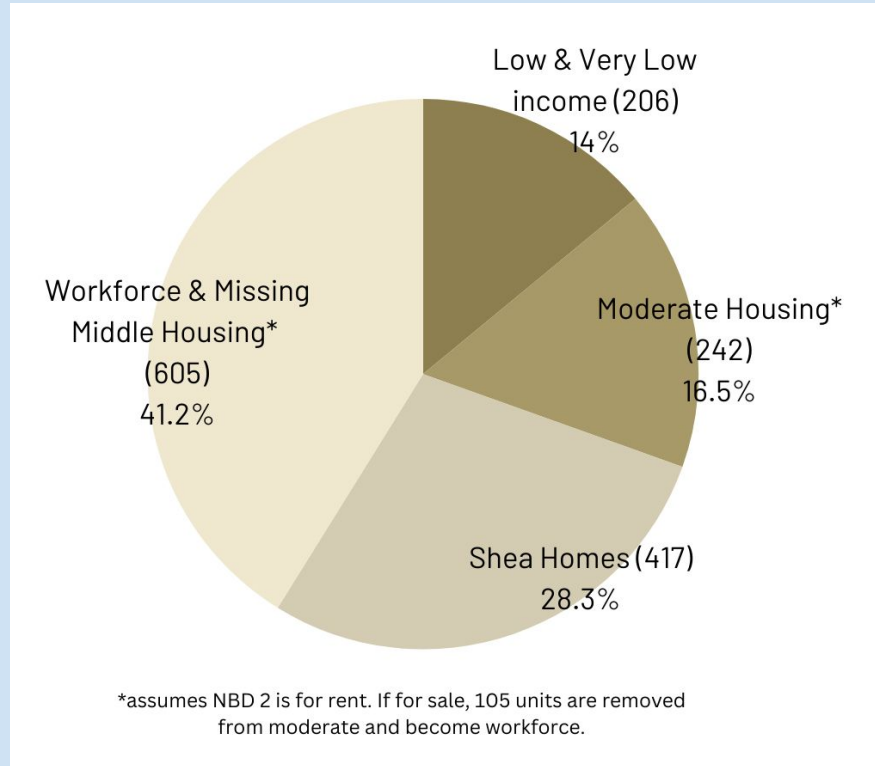
- MAP FEATURES**
- Primary Entry Feature
 - Secondary Entry Feature
 - 8' deep Storm Water Basin
 - Shallow 2 foot deep Storm Water Basin
 - Lots Requiring Single Story Architecture
 - Traffic Signal Controlled Intersection
 - Bus Pullout / Transit Stop Locations
 - Equestrian Trail Head
 - Equestrian Trail (3.3 miles)
 - Pedestrian Trail (0.8 miles)

Scale: 1" = 200' (24x36 sheet)
 0 100 200 400
 1:400 (12x18 sheet)

irm design group
 PC Recommended - April 2024

HOUSING LADDER





Dana Reserve will also offer **\$3.2MM in down payment assistance** for qualified first-time homebuyers

Neighborhood Center



Village Center



South County Satellite Campus



**DANA
RESERVE**

ARCHITECTURAL VIGNETTE: 08. Arrival - Frontage Entry Monument



CUESTA COLLEGE

Water Availability

Question Posed: Is there
sufficient water to serve
this project?

Beginning July 2025, the District must take and pay for 2500 AFY from Santa Maria.

Water Availability:

“Based on the analysis of the District’s projected demands and water supply, there is sufficient resources to serve future demands during multiple dry years” (UWMP, page 7-7).



Nipomo Community Services District



2020 Urban Water Management Plan

Final December 2021

Prepared for:
Nipomo Community Services District
P.O. Box 326
Nipomo, CA 93444

Prepared by:
MKN & Associates, Inc.
530 Paulding Circle., Ste. B
Arroyo Grande, CA 93420



Looking to the future

In the fifth dry year of five successive dry years, in 2045, NCSD's water supply will exceed water demand by 415AF.

The water demands include:



**DANA
RESERVE**

Build out of **all parcels**
within current NCSD
boundary

Every ADU possible
within current boundary

Complete build out of
the **Dana Reserve**

Water Demand in Nipomo

Table 4-3 summarizes projected water demands through 2045.

Table 4-3: Retail: Total Water Demands (AF)						
	2020	2025	2030	2035	2040	2045
District Retail Water Demand	2,048	2,118	2,186	2,253	2,320	2,388
Annexations Under Review	0	176	352	352	352	352
District Wholesale Water Demand	0	833	833	833	833	833
Total Water Demand (AF)	2,048	3,127	3,371	3,438	3,505	3,573

NCSD 2020 Urban Water Management Plan

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Water Supply in Nipomo

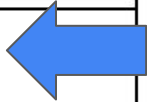

Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison

		2025	2030	2035	2040	2045
Fifth year (NMMA Stage 5)	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
	District (Existing and Infill)	2,118	2,186	2,253	2,320	2,388
	Annexations Under Review	176	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

NCSD 2020 Urban Water Management Plan; Table 7-4



Page 7-6

TABLE 9.1
Adjustments to Supply and Demand Illustrating
Groundwater Use Reduction and
Increased Water Demand from Possible ADUs

Water Demand	AFY
Increase form original Project, detailed Table 8.A.1	25 
Total from Table 7-4 of UWMP	3,573
Revised including revised Project water demand	3,598
Water Supply	
Minimum groundwater supply	1,013
NSWP	3,000
Total supply	4,013
Surplus Water	415 AFY 

Return Flows

TABLE 4.3.2
Summary of Return Flows
Sources and Losses

Wastewater Source	Wastewater Quantity	Return Flow Available (13% loss)
Dana Reserve	244.40 AFY	213 AFY 
Combined Southland and Blacklake W.W.T.F	593.0 AFY	516 AFY
Total	837.4 AFY	729 AFY 

WSA, pg 13.

Santa Maria Water Reliability- SM UWMP 2020

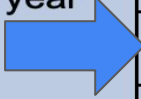
Table 7-1: Supply Reliability for the City of Santa Maria for Year 2040

Source	Normal Water Year	Single-Dry Water Year (1977)	Multiple-Dry Water Years (1930-1934)				
			Year 1	Year 2	Year 3	Year 4	Year 5
Imported Water from SWP	10,118	1,960	4,633	4,336	1,782	7,603	2,079
Twitchell Yield⁽¹⁾	14,300	14,300	14,300	14,300	14,300	14,300	14,300
Groundwater⁽⁴⁾	5,100	5,100	5,100	5,100	5,100	5,100	5,100
Return flows from SWP water^(2,3)	6,577	5,516	6,577	5,864	5,112	4,028	3,701
Total	36,095	26,876	30,610	29,600	26,294	31,031	25,180

Notes:

1. Granted under the Stipulation; subject to adjustments that could be ordered by the Court.
2. Return flows are based on five-year rolling average of imported water. Single-dry year impacts will not affect availability of return flows for previous five-year average.
3. Multiple-dry year reliability of return flows considers the previous five-year rolling average of SWP imports. These projections assume five years of normal water years before the beginning of the multiple-dry year period.
4. Groundwater supplies are based on prescriptive rights in Santa Maria Groundwater Basin as defined in the Judgement. Pursuant to the Court's Phase 5 Statement of Decision, the City has been assigned 5,100 AF/YR of prescriptive right.

Multiple Dry Years Supply and Demand Comparison Santa Maria

Submittal Table 5.2.2 Retail: Multiple Dry Years Supply and Demand Comparison						
		2025*	2030*	2035*	2040*	2045* (Opt)
Fifth year 	Supply totals	25,735	25,396	25,058	24,720	24,382
	Demand totals	15,026	17,247	17,869	18,490	18,716
	Difference	10,709	8,149	7,189	6,230	5,666

WSA, 2024

Financial Impact to District

Question Posed: How will
this project impact the
District financially?

NCSD Fees & Infrastructure

Total of ~\$45MM in payments to NCSD.

All water & sewer improvements necessary to serve Dana Reserve will either be installed by the DR or will be paid for by the project fees.

Of this, ~\$23MM to **fund state-mandated sewer plant upgrades, replace old lines, add redundancy** to existing systems, & provide **increased fire flows** to all NCSD customers (existing & new)

NCSD Fees & Infrastructure

\$4.5MM Infrastructure Enhancement Payment

will be paid to the District before development begins. This payment will not be credited against future connection fees.

~\$4.6MM Phase 1 Deposit

Project will prepay 100% of the connection costs associated with 170 homes within Dana Reserve. Funds will be immediately available to district.

Total: ~\$9.1MM paid before first house served.

Financial Impact to Existing Rate Payers

Question Posed: How will this project impact existing rate payers financially?

Looking to the future:

- 1.** 2500AF will be delivered from Santa Maria starting July 2025 (increase from 1133AF in 2023*)

~35% increase in operating costs to NCSD due to increased water deliveries
- 2.** State-mandated and other critical infrastructure improvements needed over time

Tuckfield & Associates

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Email ctuckfield@tuckfieldassociates.com

Tuckfield Study

“The Study is intended to provide an estimate of the changes in the District’s rates and customer bills that may occur with connecting the DRP at its build-out...”
(1).

Table 3
Water Financial Plan

Description	Rate Study	With Dana	
	FY 25-26	Reserve	Difference
Proposed Revenue Increase (January 1)	8.9%	0.0%	
Revenue			
Revenues from Existing Water Rates [1]	\$5,847,949	\$7,307,820	\$1,459,871
Total Additional Water Sales Revenue [2]	3,001,743	3,432,462	430,719
Miscellaneous Income	165,500	165,500	-
Transfer from Property Tax Fund	731,504	731,504	-
Interest Income [3]	46,203	54,916	8,713
Total Revenues	\$9,792,899	\$11,692,202	\$1,899,303
Revenue Requirements			
O&M and Capital Outlay	\$4,134,389	\$4,134,389	\$0
Replacement Transfer to Fund 805	707,000	973,200	266,200
Supplemental Water Purchases [4]	4,509,668	4,509,668	0
Supplemental Water O&M	491,814	618,338	126,524
Supplemental Water Overhead	73,772	92,751	18,979
Supplemental Water Replacement	149,439	149,439	0
2013 COPs Debt Service	530,200	530,200	0
2013A Revenue Refunding Bonds Debt Service	221,300	221,300	0
Total Revenue Requirements	\$10,817,582	\$11,229,285	\$411,703
Net Funds Available	(\$1,024,683)	\$462,917	
Available Reserves			
Beginning available reserves [5]	\$5,260,133	\$5,260,133	
Additions (reductions)	(1,024,683)	462,917	
Ending available reserves	\$4,235,450	\$5,723,050	
Target Reserves [6]	\$4,134,400	\$4,134,000	
Above (below) Target	\$101,050	\$1,589,050	
Debt Service Coverage			
Net Revenues [7]	\$1,212,003	\$2,967,141	
Annual Debt Service	\$751,500	\$751,500	
Coverage [8]	161%	395%	

Wastewater Financial Plan

Includes Fund 130, Fund 135, Fund, 710, and Fund 810

Description	Rate Study	With Dana	
	FY 2024-25	Reserve	Difference
Proposed Rate Increase (July 1)	3.8%	0.0%	
Revenues			
Sewer Revenues, Existing Rates [1]	\$2,257,600	\$3,060,200	\$802,600
Total Additional Sewer Rate Revenue	454,400	492,400	38,000
Interest Earnings [2]	24,000	28,000	4,000
Miscellaneous Revenues	500	500	0
Total Revenues	\$2,736,500	\$3,581,100	\$844,600
Revenue Requirements			
Operation and Maintenance Expense	\$1,824,500	\$1,864,000	\$39,500
Replacement Capital	395,000	739,900	344,900
Capital Outlay	33,200	33,200	0
Existing Debt Service [3]	596,800	596,800	0
Total Revenue Requirements	\$2,849,500	\$3,233,900	\$384,400
Net Funds Available Before Capital	(\$113,000)	\$347,200	\$460,200
Wastewater Capital			
Capital Sources of Funds			
Replacement Capital	\$395,000	\$739,900	\$344,900
Capacity Charges [4]	58,000	58,000	0
Total Uses of Funds	\$453,000	\$797,900	\$344,900
Capital Uses of Funds			
Capital Improvement Plan	\$763,846	\$763,846	\$0
Total Uses of Funds	\$763,846	\$763,846	\$0
Net Capital Spending	(\$310,846)	\$34,054	\$344,900
Net Funds Available After Capital	(\$423,846)	\$381,254	\$805,100
Available Reserves (including capital funds)			
FY beginning available cash [5]	\$2,641,181	\$2,641,181	
Additions (reductions)	(\$423,846)	\$381,254	
FY ending available reserves	\$2,217,335	\$3,022,435	
Target Reserves [6]	\$2,250,000	\$2,250,000	
Above (below) Target	(\$32,665)	\$772,435	
Debt Service Coverage			
Net Revenues [7]	\$936,800	\$1,741,900	
Annual Debt Service [8]	\$596,800	\$596,800	
Coverage	157%	292%	

Without the Dana Reserve:

WATER:

- Assumed **8.9% rate increase** in FY 25-26
- Total **reserves decrease by 19.48%** (\$1,024,683) in fiscal year

WASTEWATER:

- Assumed **3.8% rate increase** in FY 25-26
- Total **reserves decrease by 16%** (\$423,846) in fiscal year

- Once available reserves are depleted, rates will need to increase to cover all new supplemental water costs
- Critical improvements remain on horizon

With the Dana Reserve:

WATER:

- Assumed **0% rate increase** in FY 25-26
- Total **reserves increase by 8.8%** (\$462,917) in fiscal year
- **Debt service coverage is improved** substantially

WASTEWATER:

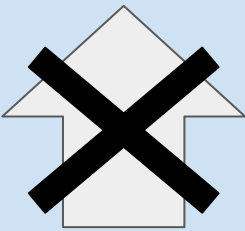
- Assumed **0% rate increase** in FY 25-26
- Total **reserves increase by 14.43%** (\$381,254) in fiscal year
- **Debt service coverage is improved** substantially.

- Sewer bills will be ~30% less for current customers
- Additionally ~\$23MM in critical updates would be completed by project fees and would not need ratepayer funding

Source: Tuckfield, pages 3 & 8.

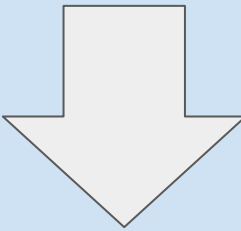
With the Dana Reserve:

Water Rate Impact

35% 

Completion of Dana Reserve can prevent this water bill increase

Sewer Rate Impact

30% 

Sewer bills after completion of Dana Reserve

	WITHOUT PROJECT	WITH PROJECT
WATER RATES		
SEWER RATES		
CRITICAL IMPROVEMENTS		
FINANCIAL POSITION/ RESERVES		

	WITHOUT PROJECT	WITH PROJECT
WATER RATES	35% Increase in cost borne by reserves & current rate payers	
SEWER RATES		
CRITICAL IMPROVEMENTS		
FINANCIAL POSITION/ RESERVES		

	WITHOUT PROJECT	WITH PROJECT
WATER RATES	35% Increase in cost borne by reserves & current rate payers	Expanded base can absorb new costs
SEWER RATES		
CRITICAL IMPROVEMENTS		
FINANCIAL POSITION/ RESERVES		

	WITHOUT PROJECT	WITH PROJECT
WATER RATES	35% Increase in cost borne by reserves & current rate payers	Expanded base can absorb new costs
SEWER RATES	Will remain generally flat	
CRITICAL IMPROVEMENTS		
FINANCIAL POSITION/ RESERVES		

	WITHOUT PROJECT	WITH PROJECT
WATER RATES	35% Increase in cost borne by reserves & current rate payers	Expanded base can absorb new costs
SEWER RATES	Will remain generally flat	Will decrease ~30%
CRITICAL IMPROVEMENTS		
FINANCIAL POSITION/ RESERVES		

	WITHOUT PROJECT	WITH PROJECT
WATER RATES	35% Increase in cost borne by reserves & current rate payers	Expanded base can absorb new costs
SEWER RATES	Will remain generally flat	Will decrease ~30%
CRITICAL IMPROVEMENTS	Not funded	
FINANCIAL POSITION/ RESERVES		

	WITHOUT PROJECT	WITH PROJECT
WATER RATES	35% Increase in cost borne by reserves & current rate payers	Expanded base can absorb new costs
SEWER RATES	Will remain generally flat	Will decrease ~30%
CRITICAL IMPROVEMENTS	Not funded	~\$23MM in critical improvements paid for by project fees
FINANCIAL POSITION/ RESERVES		

	WITHOUT PROJECT	WITH PROJECT
WATER RATES	35% Increase in cost borne by reserves & current rate payers	Expanded base can absorb new costs
SEWER RATES	Will remain generally flat	Will decrease ~30%
CRITICAL IMPROVEMENTS	Not funded	~\$23MM in critical improvements paid for by project fees
FINANCIAL POSITION/ RESERVES	Not improved; reserves decrease	

	WITHOUT PROJECT	WITH PROJECT
WATER RATES	35% Increase in cost borne by reserves & current rate payers	Expanded base can absorb new costs
SEWER RATES	Will remain generally flat	Will decrease ~30%
CRITICAL IMPROVEMENTS	Not funded	~\$23MM in critical improvements paid for by project fees
FINANCIAL POSITION/ RESERVES	Not improved; reserves decrease	Improved significantly

Essential Questions:

1. Is there **sufficient water** to serve this project?
2. How will this project **impact the District financially**?
3. How will this project **impact existing rate payers financially**?

There is **sufficient water** to serve this project.

With the project, **rates will be significantly lower for ratepayers** than they would without the project.

With the project, **District reserves and debt service coverage will improve substantially.**

With the project, new and existing ratepayers will benefit from **infrastructure upgrades** worth ~\$23MM.

DANA RESERVE



We are here today to ask the Board that they please:

- Accept the negotiated property tax exchange with the County of SLO
- Approve the annexation agreement
- Make required findings under CEQA
- And approve the LAFCO Plan for Services



Thank you!



Opportunity to respond to public comment

We would like to request the opportunity to respond to public comments at their conclusion.

**DANA
RESERVE**