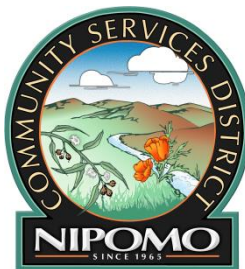


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10/23/2024

To: Rob Fitzroy, SLO LAFCO Executive Officer

From: Ray Dienzo, General Manager, Nipomo Community Services District

Memorandum: SLO LAFCO Inquiry Related to the Dana Reserve Project from September 19, 2024 meeting

A LAFCO Commissioner inquired whether the proposed annexation of the Dana Reserve complies with LAFCO policy 2.3.2, which encourages “the agency,” (NCSD in this case), to provide LAFCO with a build-out estimate and the methodology by which it was prepared.

District Response to Inquiry Related to LAFCO Policy 2.3.2

In December 2021, the District adopted the 2020 Urban Water Management Plan (UWMP) update, as required by the Water Code, after a public process. As part of the UWMP, the District conducted an inventory of potential build out under the County's General Plan that included every undeveloped parcel in the District's current service area to ensure adequate water was available to serve these parcels in the future. In addition, the UWMP also assumed that parcels currently within the District's service area that are currently served by private wells are would be connected. There have been no General Plan Amendments (GPA) within the District since the UWMP was completed, and at the time of this report, there are no GPAs proposed within the District boundaries.

As shown in Table 3-3: *Land Uses Not Currently Served by the District* from the UWMP below, there are a total of 259 parcels, representing 646 gross acres, that are not currently served or are undeveloped within the District's current service area. This Table helps the UWMP to project water use based on the County General Plan's Land Use categories.

Table 3-3: Land Uses Not Currently Served by the District			
Land Use Category	Number of Parcels	Gross Land Acres	Percent of Total
Agriculture	1	6	1%
Commercial Retail	52	40	6%
Commercial Retail / Office Professional	2	10	2%
Commercial Retail / Residential Multi Family	2	12	2%
Commercial Service	5	19	3%
Commercial Service / Commercial Retail	2	9	1%
Office Professional	10	3	0%
Public Facility	1	1	0%
Recreation	4	9	1%
Residential Multi Family	14	9	1%
Residential Rural	69	431	67%
Residential Suburban	37	52	8%
Residential Single Family	60	43	7%
Total	259	646	100%

For the Board’s information, the parcels discussed in *Table 3-3* that are not currently being served by the District or are undeveloped within the District’s current service area are shown on Exhibit A to this response - *Existing Water Users within the District’s Current Service Area*.

UWMP *Table 4-2: Retail: Demands for Potable Water - Projected* summarizes future water demand, including potential future infill development based on the County’s allowable development by land use type. The UWMP determined that the District’s water supply to serve the existing service area, including potential future infill development, was available and adequate, even after multiple dry years. As required by the Water Code, the District’s UWMP analysis extends through 2045. In *Table 4-2* the “use type” annexations under review” accounts for the proposed Dana Reserve annexation. The water demand for the Dana Reserve project is thus included in the analysis of water availability in the UWMP, along with the General Plan buildout of the undeveloped or unserved parcels. There was no challenge raised to the District’s adoption of the UWMP, and there has been no evidence presented during the consideration of the Dana Reserve project that indicates the District’s evaluation of water availability was incorrect. The UWMP was the basis for the Water Supply Assessment prepared for the Project and incorporated into the EIR, as provided for under the Water Code.





Table 4-2: Retail: Demands for Potable Water - Projected					
Use Type	Projected Water Use (AF)				
	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
Landscape	265	273	282	290	299
Other	7	7	7	7	8
Agricultural Irrigation	18	18	19	20	20
Losses	190	196	202	208	214
District Subtotal (AF)	2,118	2,186	2,253	2,320	2,388
Annexations Under Review	176	352	352	352	352
Subtotal (AF)	2,294	2,538	2,605	2,672	2,740
Sales to Other Agencies	833	833	833	833	833
TOTAL (AF)	3,127	3,371	3,438	3,505	3,573
NOTES: District subtotal demand includes existing District demand and future infill development (parcels with reserved District capacity, parcels currently served by private wells, and development of vacant parcels). It was assumed that infill development would occur from 2025 through 2045 within the existing service area					

The District has analyzed and appropriately planned for development inside its boundaries, pursuant to the County's General Plan, consistent with LAFCO policy 2.3.2.

Attachment:

Exhibit A – NCSD Existing Users Map Within the District's Current Service Area

Legend

-  DistrictParcels
-  Parcels with NCSD Reserved Water (78)
-  Parcels on Private Wells (58)
-  Vacant Parcels (122)

