DANA RESERVE

WATER SUPPLY ASSESSMENT

Prepared by Rick G Sweet and RRM Design Group
Date: 6-23-2020 (Revised 12-14-2021)
Prepared for N.K.T. Nipomo Properties L.L.C.

ENGINEER OF RECORD:

DATE: 12/14/2021

Contents

<u>Appendices</u>

1. INTRODUCTION

This Water Supply Assessment (W.S.A.) was prepared for the proposed Dana Reserve Specific Plan (D.R.S.P.) project (hereinafter referred to as The Project), which is located within the County of San Luis Obispo, pursuant to the requirements of Section 10910 et al.. of the State Water Code, as amended by Senate Bill No. 610, Chapter 643 (2001). The Nipomo Community Service District (N.C.S.D.) is the local water purveyor and is the proposed water supplier. This Water Supply Assessment (W.S.A.) analyzes the N.C.S.D.'s ability to serve The Project.

1.1 Background

Senate Bill No. 610, effective January 1, 2002, requires a city or county, which determines that a project (as defined in Water Code§ 10912) is subject to the California Environmental Quality Act (C.E.Q.A.), to identify any public water system that may supply water for the project and to request those public water systems to prepare a specified water supply assessment.

The assessment is required to include an identification of existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and water received in prior years pursuant to those entitlements, rights, and contracts. The assessment must be approved by the governing body of the public water system supplying water to the project. If the projected water demand associated with the project was included as part of the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in the water supply assessment.

The Project property is within the N.C.S.D. Urban Water Management Plan area and within the Sphere of Influence (S.O.I.) as determined by the San Luis Obispo Local Agency Formation Commission (LAFCo). Reference latest LAFCo Municipal Service Review (M.S.R.).

The bill requires the city or county, if it is not able to identify any public water system that may supply water for the project, to prepare the water supply assessment after a prescribed consultation. If the public water system concludes that water supplies are, or will be, insufficient, plans for acquiring additional water supplies are required to be submitted to the city or county. The city or county must include the water supply assessment in any environmental document prepared for the project pursuant to the act. It also requires the city or county to determine whether project water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses.
The project will be reviewed by an Environmental Impact Report.

As defined under Section 10912 of the Water Code, a "project" includes the following:

a. A proposed residential development of more than 500 dwelling units.
b. A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
c. A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
d. A proposed hotel or motel, or both, having more than 500 rooms.

e. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
f. A mixed-use project that includes one or more of the projects specified in this subdivision.
g. A project that would demand an amount of water equivalent to, or greater than the amount of water required by a 500-dwelling unit project.

The Project is a master-planned neighborhood development comprised of a mix of uses and meets the definition of a "project" under Section 10912 of the Water Code.

2. PROJECT LOCATION AND DESCRIPTION

The proposed Dana Reserve Specific Plan is in the southern portion of San Luis Obispo County, California. This property is located immediately north of the Urban Reserve Line of the Nipomo Community Service District, and within the District's LAFCo Approved Sphere of Influence. It is bounded by Willow Road and Cherokee Place to the north, existing residential ranchettes to the south and west, and U.S. Highway 101 to the east. The property is less than a mile north of Tefft Street, a primary commercial corridor servicing the community, and just south of the new Willow Road interchange. Nipomo Regional Park is within 1,500 feet of the property's southwest corner.

The Project encompasses three parcels totaling approximately 288+/- acres and is undeveloped. It includes the +/- 275-acre western portion of the property, formerly referred to as Cañada Ranch, as well as two additional +/- 6.5-acre properties to the north that will provide access to Willow Road.

The development areas are listed in Table 2-1.

TABLE 2.1
DANA RESERVE LAND USE

HOUSING DEVELOPMENT NEIGHBORHOOD TOTALS ON GROSS SITE

LAND USE TOTALS

NBD	PRODUCT TYPE	LAND USE	LAND USE ACRES	% OF GROSS SITE	UNIT COUNT
1	MULTI-FAMILY	DR-MF	8.7	3.0%	173
2	MULTI-FAMILY	DR-MF	10.5	3.6%	210
3	CLUSTER	DR-SF2	16.9	5.9%	124
4	4,000,5000 SF LOT	DR-SF1	11.4	4.0%	72
5	4,000-5,000 SF LOT	DR-SF1	17.2	6.0%	104
6	4,000-5,000 SF LOT	DR-SF1	18.6	6.5%	114
7	4,500-8,700 SF LOT	DR-SF1	28.9	10.0%	157
8	5,000-8,600 SF LOT	DR-SF1	16.8	5.8%	62
9	4,500 SF - 10,000 SF LOT	DR-SF1	39.7	13.8%	198
SUBTOTAL:	-		168.7	58.6%	1,214
10	AFFORDABLE (6% MIN. REQ'D)	DR-MF	4.3	1.4%	75 MIN (72.84 REQ'D)
N/A	INTERNAL NEIGHBORHOOD ROADS[1]	-	-	-	-
N/A	POCKET PARKS (PARK)[1]	-	-	-	
N/A	PUBLIC RECREATION	DR-REC	11	3.8%	-
N/A	PRIMARY ROADS	-	21.9	7.6%	-
N/A	PARK AND RIDE[2]	-	-	-	-
N/A	RESIDENTIAL RURAL[3]	RR	10	3.5%	-
	TOTAL:	215.9		75%	1,289

*** ALL STATISTICS ARE APPROXIMATE**

COMMERCIAL TOTALS ON GROSS SITE

LAND USE TOTALS

	LAND USE	LAND USE ACRES	% OF GROSS SITE
FLEX COMMERCIAL	DR-FC	17.9	6.2%
VILLAGE COMMERCIAL	DR-VC	4.4	1.5%
TOTAL:	22.3		7.7%

OPEN SPACE ON GROSS SITE

LAND USE TOTALS

	LAND USE	LAND USE ACRES	% OF GROSS SITE
OPEN SPACE	DR-OS	49.8	17.3%
TOTAL:	49.8		17.3%

GROSS TOTAL ACREAGE OF SITE = 288 ACRES

* ALL STATISTICS ARE APPROXIMATE

3. URBAN WATER MANAGEMENT PLAN APPLICABILITY

Water Code Section 10910(c)(1) requires a determination of whether a project was included as part of the most recently adopted Urban Water Management Plan (U.W.M.P.). The N.C.S.D.'s most recently adopted U.W.M.P. was adopted on December 8, 2021, and provides a description of the service area, demographics, multi-source water supply, treatment, and conveyance/distribution facilities. The U.W.M.P. also includes historical and future water demand to serve the buildout of N.C.S.D. service areas and is generally consistent with the Future service areas / General plan buildout, which includes The Project. See Appendix 2, which shows the Project is within the District's LAFCo approved S.O.I. The U.W.M.P. identifies the project area known as "Dana Reserve" as "Annexations Under Review" and includes service to the Dana Reserve within Table 4-2 entitled, "Retail: Demands for Potable and Raw Water-Projected." Water service to the Dana Reserve is included in the evaluation of all water supply scenarios included within the U.W.M.P.

The Nipomo Community Services District 2020 Urban Water Management Plan (U.W.M.P.) includes policies related to present water demand and overall projected water demand. The U.W.M.P. also addresses water conservation, water resource availability, multi-source water supply, and recycled water.

The City of Santa Maria 2020 U.W.M.P. is referenced in section 5.2.1. of this report to illustrate the substantial water resources available to the City of Santa Maria to fulfill the terms of the agreement in support of the Nipomo Supplemental Water Project (N.W.S.P.).

4. WATER SUPPLY

Water Code Section 10910(b) requires the identification of the public water system that may serve the Project. The Nipomo Community Services District, formed in 1965, provides sewer, water, solid waste, and some street lighting, drainage, and landscape maintenance services and is the proposed water supplier for The Project.

4.1 Nipomo Supplemental Water Project

Before July 2015, groundwater was the sole source of water supply to the Nipomo Mesa. In 1999 a lawsuit was filed, which resulted in adjudication of the groundwater basin. All urban water purveyors and many landowners entered into a *Stipulated Agreement* to create a physical solution to sustain the groundwater basin. The Stipulated Agreement created the "Nipomo Mesa Management Area" (N.M.M.A.), which is an administrative management sub-area of the Santa Maria Groundwater Basin, to comply with the terms of the Stipulated Agreement.

The terms required preparation of a monitoring plan, preparation of an annual report on the conditions of the groundwater within the N.M.M.A., and the construction of a Supplemental Water Project by the N.C.S.D. to import water from the City of Santa Maria. The work consisted of a 24-inch diameter interconnect with the City of Santa Maria Water Distribution system under the Santa Maria River, a flow meter and flow control station, a pump station with a water storage tank,

chloramination system, and related power, back-up power, controls and instrumentation systems, a pressure reducing station, and chloramination systems at five (5) existing N.C.S.D. production wells.

In July 2015, the first water was delivered to the N.C.S.D. via the purchase agreement between the N.C.S.D. and the City of Santa Maria, which is governed by the "Wholesale Water Supply Agreement" dated May 7, 2013. The agreement contains a minimum annual delivery volume of 2,500 acre-feet (A.F.Y.).

Water from the Nipomo Supplemental Water Project (N.S.W.P.) is distributed to water purveyors within the N.M.M.A per the "Supplemental Water Management and Groundwater Replenishment Agreement". The Stipulated Agreement requires a minimum import of 2,500 acre-feet/year (A.F.Y.) from the City of Santa Maria. In addition, the N.C.S.D. reserved an additional 500 AFY of supply water for infill development within the N.C.S.D. boundaries. The Wholesale Water Supply Agreement also contains a provision that allows the District to request an additional 3200 AFY of water for development.

The N.C.S.D. 2020 U.W.M.P. states**, "Based on the existing infrastructure of the N.S.W.P. and contractual obligations, between the District and the City, this water supply source is considered 100% reliable and is available during normal, single, and multiple dry year conditions."** Under an agreed to minimum delivery schedule**,** the N.C.S.D. is presently required to take deliveries of N.W.S.P. Beginning in the 2025-26 fiscal year, and throughout the remainder of the agreement with the City of Santa Maria, the N.C.S.D. is required to import a minimum of 2,500 AFY. A portion of the 2,500 AFY is distributed to other water purveyors within the N.M.M.A. The table below illustrates the quantity of the 2,500 AFY of N.W.S.P. water available to each water purveyor in the N.M.M.A. in the 2025-26 F.Y.

Table 4.1
NIPOMO SUPPLEMENTAL WATER PROJECT
TOTAL WATER AVAILABLE
PER PURVEYOR (2025-2026)

Purveyor	Contracted Delivery (A.F.Y.)	Additional Capacity (A.F.Y.)	Total (A.F.Y.)
NCSD	**1,668**	**500**	**2,168**
GSWC	208		208
Rural Water (G.S.W.C.)	208		208
Woodlands Mutual	416		416
Total	2,500	500	3,000

Note: This document only evaluates supply and demand for the N.C.S.D. and does not evaluate supply and demand for other water purveyors within the N.M.M.A.

4.2 Recycled Water Supply:

Currently N.C.S.D. operates two wastewater treatment facilities (W.W.T.F.) within the water service area. Southland W.W.T.F. collects and treats wastewater from much of the Nipomo Community Services District and discharges treated effluent back into the Santa Maria Groundwater Basin via percolation ponds. The percolation rates into the groundwater from these ponds are discussed in section 4.3 below.

The Blacklake W.W.T.F. is planned to be decommissioned in 2024. Once this plant is decommissioned, sewer from the Blacklake Sewer Service Area will be pumped to the Southland W.W.T.F. for treatment and disposal. Currently, the Blacklake W.W.T.F. treats wastewater through secondary treatment methods and discharges wastewater to the water hazards at Blacklake Golf Course. Water is extracted from the water hazards as necessary to irrigate the rough areas of 3 holes of the golf course adjacent to the W.W.T.F. Blacklake W.W.T.F. operates under Reclamation Orders from Regional Water Quality Control Board. N.C.S.D. does not provide recycled water to any other users.

Proposed recycled water line: As part of the future development, there have been discussions about using recycled water for irrigation of the parks and streetscapes within The Project. To accomplish this option, and in cooperation with N.C.S.D., a new **recycled water line** would be installed. The recycled waterline could also provide recycled water for irrigation to the Nipomo High School sports fields and the Nipomo Regional Park.

The proposed alignment of the recycled waterline is preliminarily planned from the Southland W.W.T.F. crossing under U.S. Highway 101 at Southland Street, traveling northerly (2.5 miles) under Oakglen Avenue, and then crossing underneath State Route 101 immediately north of Nipomo High School to serve The Project.

The Project would contribute funding to this future recycled waterline project except for any pumping, additional wastewater treatment at the Southland W.W.T.F., and the crossings under 101. Utilizing existing water use for landscaping at Nipomo High School, the Nipomo Regional Park, and projected recycled water use for The Project, see Table 7-1, produces the following recycled water quantities that would offset current and future water use:

TABLE 4.2
RECYCLED WATER QUANTITIES

Location	Recycle Water (A.F.Y.)
Nipomo High School	43
Nipomo Regional Park	92
The Project (Public and Commercial Landscaping)	37.8
Total	**172.8 AFY**

If the District determines that the Recycled Waterline is not cost-effective, the District may utilize the funds provided by the Project to enhance the N.S.W.P.

4.3 Return Flows

Wastewater recharged into the underlying groundwater basin is referred to as "return flows." The N.M.M.A. 11th Annual Report identifies present Wastewater Discharge and Reuse quantities in the N.M.M.A. The Annual Report identifies 2018 wastewater flows to the Southland W.W.T.F. at 585.66 AFY. Accounting for losses due to solids removal and evaporation from the settling ponds, the amount identified for infiltration back into the groundwater basin was 512 AFY. The 512 AFY represents a thirteen percent (13%) loss from the original influent value of 585.66 AFY. Wastewater flows from The

Project will be conveyed to the Southland W.W.T.F. and consist of the following projected quantities:

TABLE 4.3
WASTEWATER FLOWS FROM THE DANA RESERVE

Residential	197.5AFY
Commercial	37.4 A.F.Y.
Park	5.5 A.F.Y.
Total	**240.50 AFY**

Adding the 240.5+/- AFY flow to the existing flow to the Southland WWTF 585.66 AFY results in projected total inflow to the Southland W.W.T.F. of 826.2 AFY. Reducing this total inflow number by the thirteen percent (13%) in losses results in **projecting total inflow to the basin (return flows) for a recharge of approximately 719 AFY.**

4.4 Water Use Reduction:

As required in the Stipulated Agreement, the N.C.S.D. has dramatically reduced overall water demand and significantly reduced its reliance on groundwater through the importation of N.S.W.P. water. The Stage IV water severity condition that the N.M.M.A. is presently in requires that groundwater deliveries be reduced by fifty percent from average production in 2009 through 2013 of 2,533.4 AFY or 1,266.7 AFY.

The Water Production Summary Table (shown below) shows that from 2009 to 2019, the N.C.S.D. reduced its pumping demand on the groundwater basin from **2,560 AFY to 901 AFY**, a sixty-five percent (65%) reduction in groundwater production. The 901 AFY of groundwater production is significantly lower than the requested 1,266.7 AFY production level requested under the Stage IV water severity condition. The Water Production Summary, table below, illustrates both the reduction in total water demand and the reduction in groundwater production since 2009.

TABLE 4.4
NIPOMO COMMUNITY SERVICES DISTRICT
WATER PRODUCTION SUMMARY

Production Values from NMMA Annual Report	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Groundwater (AF/Y)	2560	2370	2488	2572	2646	2224	1626	1078	999	1,003	901
Supplemental Water (AF/Y)	0	0	0	0	0	0	321	759	941	959	967
Total Water Produced AF/Y)	2560	2370	2488	2572	2646	2224	1947	1837	1940	1,962	1868
Number of accounts (Mgr's Report)							4325	4368	4402	4434	4441
Annual Use per Account (Acre-Foot per Account)							0.45	0.42	0.44	0.44	0.42
Avg Use per Account 2015-19 (AF per Account)											0.43

From the "Water Production Summary Table" above, the average annual water use per meter for the last five years is 0.43 AFY per meter. The N.C.S.D. assigns projected meter use for each water meter based on average water use for the period from 2009 through 2013. The N.C.S.D. Monthly Manager's Reports cite this average use per water meter as 0.53 AFY as established by District Resolution 2015-

1372. The amount of water determined to meet the water demands of infill development (500 AFY) was established in the March 2009 EIR for the N.S.W.P.

The table below summarizes the use per water meter values and clearly illustrates the reduced use per water meter that the N.C.S.D. has achieved.

TABLE 4.5
NIPOMO COMMUNITY SERVICES DISTRICT
WATER USE PER METER

Period	Water Use Per Meter (A.F.Y.)
Average 2009 through 2013	0.53
Average for years 2015 through 2019	0.43

4.5 Total Water Supply

To maintain the operation of N.C.S.D.'s well field, a minimum of 600 AFY should be pumped from the groundwater basin. The Stage IV water severity condition that the N.M.M.A. is presently in requests that groundwater deliveries be reduced by fifty percent from average production in 2009 through 2013 of 2,533.4 AFY or 1,266.7 AFY.

The groundwater available combined with the N.S.W.P. water available, Table 4.1, identifies the total N.S.W.P. water available to the N.C.S.D. The table below specifies the total water production given N.S.W.P. water and a range in groundwater production given minimum groundwater production (600 AFY) and the fifty percent reduction (1,267 AFY).

TABLE 4.6
NIPOMO COMMUNITY SERVICE DISTRICT
TOTAL WATER SUPPLY

Water Source	Min. Groundwater	Fifty Percent G.W.
Supplemental Water Project	2,168 AFY	2,168 AFY
Groundwater	600 AFY	1,267 AFY
Total	**2,768 AFY**	**3,435 AFY**

5 WATER RESOURCE AVAILABILITY AND RELIABILITY

5.1 Water Resource Availability

The January 2020 District Manager's Report indicates that there are 403.7 acre-feet of the 500 AF to be allocated. Table 4.4 above illustrates the reduction in water use per water meter. Comparison of these values, as noted in the calculations below, are utilized to project the total N.C.S.D. water demand, including infill.

Projected Water Required to Supply Water for Complete Infill of District Boundaries

Present Water Use + (Remaining water from 500 AF) x (present use/adopted use) =

1,900 AF + (403.7 AF) x (0.43 AF per account/0.53 AF per account) = 2,227.5 AFY or approximately 2,230 AFY

Total Unallocated Water

The difference between the amount of water available and the amount of water required to service total "infill" within the District boundaries is water presently unallocated and available to the N.C.S.D. for allocation to projects outside of present N.C.S.D. boundaries. Since there is a range in potential demand numbers and potential water available, there is a range of values for unallocated water.

The highest amount of unallocated water is a result of the difference between the highest available water and the lowest water demand. The smallest amount of unallocated water is the difference between the lowest water available value and the highest infill water demand value. This range is represented below:

TABLE 5.1
UNALLOCATED WATER
RANGE OF VALUES

	Lowest Water Available (AF/Y)	Highest Water Available (AF/Y)
Water Available	2,768	3,435
Water Demand Including Infill	2,230	2,230
Water Available to Serve Project	538	1,205

5.2 Water Reliability

The N.C.S.D. relies on N.S.W.P. water and groundwater as its two primary water sources. The N.C.S.D. 2020 U.W.M.P. identifies water demand of the "The Project" as the original baseline water requirements, without updated demands for projected Accessory Dwelling Units's (ADU's) of 21.4 AFY, as 352 AFY. Table 7.4 from the U.W.M.P. illustrates the most severe water supply scenario of multiple dry years. The table illustrates that in the year 2045 and in the fifth successive year of drought, the water supply exceeds the water demand by 440 AF.

5.2.1 Nipomo Supplemental Water Project

The N.C.S.D. 2020 U.W.M.P. states, "Based on the existing infrastructure of the N.S.W.P. and contractual obligations, between the District and the City, this water supply source is considered 100% reliable and is available during normal, single, and multiple dry year conditions."

Table 5.2 below, Table 7.5 of the City of Santa Maria 2020 U.W.M.P., identifies the amount of water available in 2045 under the most extreme water supply condition as 25,180 AF. The water demand identified in this table, inclusive of water sales to the N.C.S.D., is 18,716 AF. Table 5.2, see below, is Table 7.5 from the City of Santa Maria U.W.M.P., and identifies water demand and water supply for multiple dry years. **This table clearly illustrates that the water supply available to the City of Santa Maria, under the worst-case scenario, exceeds the projected water demand by 6464 AF or thirty-five percent.**

TABLE 5.2
CITY OF SANTA MARIA PROJECTED
DEMAND AND SUPPLY IN MULTIPLE DRY YEARS
(WORST CASE SCENARIO)

Table 7-5: Comparison of Projected Supply and Demand for Multiple-Dry Years

		2020	2025	2030	2035	2040	2045
First year	Supply totals	28,715	29,189	29,662	30,136	30,610	31,084
	Demand totals	13,244	15,026	17,247	17,869	18,490	18,716
Second year	Supply totals	30,220	29,605	28,989	28,374	27,758	27,143
	Demand totals	13,244	15,026	17,247	17,869	18,490	18,716
Third year	Supply totals	27,921	27,169	26,417	25,665	24,913	24,161
	Demand totals	13,244	15,026	17,247	17,869	18,490	18,716
Fourth year	Supply totals	30,131	30,126	30,121	30,116	30,111	30,106
	Demand totals	13,244	15,026	17,247	17,869	18,490	18,716
Fifth year	Supply totals	25,180	25,180	25,180	25,180	25,180	25,180
	Demand totals	13,244	15,026	17,247	17,869	18,490	18,716
	NOTES: Units of volume in acre-feet Revisions to fifth year demand values per email with City of S.M., Director of Utilities						

5.2.2 Groundwater Reliability

As referenced in prior sections of this report, the Stipulated Agreement established physical solutions to ensure the viability of the groundwater basin. The physical solution is addressed more fully in various sections of the report. A significant factor in the physical solution is the N.W.S.P. which replaces groundwater with imported water. Portions of the N.W.S.P. are completed and approximately 900 AFY is presently being delivered to the N.C.S.D. The N.W.S.P. will be improved to deliver the 2,500 AFY by 2025-26 FY as required by contract between the City of Santa Maria and the N.C.S.D.

Additional basin management measures include:

1. Development of a groundwater monitoring plan. The N.M.M.A. technical group has adopted and implemented a groundwater monitoring program

2. Preparation of an annual report by the Technical Group of the N.M.M.A. That shall include the following:

   a. Summarize the results of the groundwater monitoring program.
   b. Changes in groundwater supplies.
   c. Identify threats to groundwater supplies.
   d. Tabulation of management area water use as identified below:
      i. Imported water availability and use
      ii. Return flow availability and use
      iii. Groundwater availability and use

   In April of 2021, the N.M.M.A. filed the latest annual report entitled," Nipomo Mesa Management Area, 13th Annual Report, Calendar Year 2020."

3. Severe Water Shortage Response Plan - Technical Group has developed a Severe Water Shortage Response plan that establishes criteria to define potentially severe and severe water conditions. The stipulating parties are coordinating efforts to implement voluntary conservation measures and adopt programs to increase the supply of Nipomo Supplemental Water. As noted throughout this report, the N.C.S.D. has significantly reduced its use of groundwater to 900 AFY in 2018.

4. New Urban Water Uses – New urban uses within the sphere of influence or service area are required to attempt to obtain water service from the local water supplier. The local public water supplier shall provide service on a reasonable and non-discriminatory basis. The N.C.S.D. has implemented an N.S.W.P. fee to be paid by each new water meter connection.

6. WATER USAGE

Current water use provided by N.C.S.D. includes single-family, multi-family, commercial (including institutional and industrial), landscape and irrigation customers. As reported in the 2020 Urban Water Management Plan, the total water demand for the N.C.S.D. in 2020 was 2050(+/-) A.F.

6.1 Water Conservation Program:

Section 4.4 of this report entitled "Water Use Reduction" provides considerable data illustrating the reduction in water use by the District. For the 2019 Calendar Year, the District pumped 901 AF of groundwater. As described earlier, the 901 AFY of groundwater production is a 64.4 percent reduction in pumping from the 2,533.4 AFY baseline groundwater production value. This significant reduction in groundwater pumping was accomplished by the implementation of water conservation strategies and the importation of N.S.W.P. water.

In 2009, Senate Bill X7-7 was passed requiring water agencies to reduce per capita water use by 25% by the year 2020. N.C.S.D. has complied with the Memorandum of Understanding (M.O.U.) regarding Urban Water Conservation, which was a negotiated agreement between water purveyors statewide and environmental organizations on how best to utilize the State's water resources by incorporating conservation into their water management practices. The N.C.S.D. has actively pursued the implementation of the water efficiency best management practices (B.M.P.s) prescribed in the Memorandum of Understanding M.O.U. The B.M.P.s have been developed *over* the years by water purveyors, environmental groups, and industry stakeholders.

These B.M.P.'s are identified in the District's 2020 Urban Water Management Plan as Demand Management Measures and include:

- A plumbing retrofit program requiring the installation of low flow fixtures before the sale of property
- Other - Customers must repair leaks, breaks, and malfunctions in a timely manner
- Landscape - Restrict or prohibit runoff from landscape irrigation
- Landscape - Limit landscape irrigation to specific times
- Pools and Spas - Require covers for pools and spas
- Prohibit use of potable water for washing hard surfaces
- Prohibit use of potable water for construction and dust control
- Conservation Pricing

Further reduction in groundwater pumping is reliant on the District's ability to import more N.S.W.P. water and demand reduction through continued conservation efforts. Increasing the amount of N.S.W.P. the District can deliver is dependent on two items:

- Completion of the infrastructure for the N.S.W.P. to deliver more than 1,000 AFY
- Revenues of substantial value to pay the City of Santa Maria for the wholesale water supply

7. ENTITLEMENTS/REGULATORY APPROVALS

Water Code Section 10910(d)(2) requires the identification of existing water supply entitlements, water rights, or water service contracts, federal, state, and local permits for construction of necessary infrastructure, and any regulatory approvals required to be able to deliver the water supply. The entitlements for N.C.S.D. are described above in the section describing water supply and water usage.

8. DANA RESERVE SPECIFIC PLAN PROJECT

The Dana Reserve Specific Plan is a master-planned neighborhood development comprised of a mix of uses. Table 8-1 was developed to project Dana Reserve Specific Plan's water demand using the water use factors from the U.W.M.P., City of Santa Barbara and/or San Luis Obispo County if there was not a direct water usage factor listed in the 2015 U.W.M.P. Using these water demand factors shows that the total estimated water use for the Dana Reserve Specific Plan would be 387 (+/-) A.F.Y.

It should be noted that the County of San Luis Obispo County has projected an estimated **153** Accessory Dwelling Units (A.D.U.) have the potential to be built with the development of this project. The calculated water demand as shown in table 8.1 estimates the water demand for the project to be 387 +/- A.F.Y. which includes a 10% contingency or 35.2 A.F.Y. This contingency will cover the projected water demand for 153 A.D.U.s assuming a conservative 0.14 ac-ft/year-unit water demand factor which is the same for a townhome.

153 units * 0.14 ac-ft/year-unit = 21.42 ac-ft

21.42 ac-ft < 35.2 ac-ft = ok

TABLE 8.1
DANA RESERVE SPECIFIC PLAN
WATER DEMAND

Type of Usage	Units	gal/unit-day	Acreage	Demand (A.F.Y.)
Residential				
Condominiums	173	114		22.14
Townhomes	210	129		30.24
Small Lot SFR (Lot size< 5,000 sq. ft.)	571	186		118.77
Medium Lot SFR (Lot size > 5,000 and < 7,000	260	300		87.36
Multifamily	75	129		10.84
Total Residential				**269.35**
Commercial + Daycare				
Commercial Bldg (1/3 parking, 1/3 bldg, 1/3 landscaping) source S.B. City Planning		0.136 AF per 1000 sq ft	7.65	45.36
Commercial Landscaping (1AF/Acre)		1 A.F./Acre	7.65	7.66
Parking		0	7.65	0
Total Commercial			**22.95**	**53.02**
Public		A.F./Acre		
Public Park		1	11	11
Neighborhood Parks		1	12	12
Streetscape/Parkways		1	6.5	6.5
Total Public				**29.5**
Grand Subtotal				
Residential				269.35
Commercial				53.02
Public				29.50
Subtotal				351.87
10% Contingency				35.18
Total				**387.01**

** Water usage factors used in the table above are derived from the following sources: 2020 N.C.S.D. Urban Water Management Plan (U.W.M.P.), The City of Santa Barbara and the County of S.L.O. were used if there wasn't a direct water usage factor listed in the 2015 U.W.M.P. for each land use designation. The water demand usage factors have been reduced by the mandated 20% as described in the 2020 U.W.M.P.*

Table 8-1 shows a summary of the project water demands under each land use area of the proposed site.

9. CONCLUSION

The annual water demand for The Project is approximately 387 AFY, see Table 8-1. It should be noted that available water to serve development outside of the present District boundaries ranges from 538 AFY to 1205 AFY, see Table 5.1. Assuming the unallocated water to serve areas outside the present N.C.S.D. boundary is **the very conservative value of 538 AFY per year**, then there is more than sufficient water available to meet or exceed the needs of The Project.

This conclusion does not include credits for return flows from this Project, potential development of recycled water as discussed in this document or future implementation of new state law requirements to reduce water use.

This conclusion was determined based on this Water Supply Assessment and supporting information in the N.C.S.D. records.

10. REFERENCES

Nipomo Community Services District 2020 Urban Water Management Plan. Final December 2021, prepared by MKN & Associates

City of Santa Maria 2020 U.W.M.P. Final June 2021, prepared by Provost and Pritchard

Nipomo Mesa Management Area, 13th annual report, calendar year 2020, prepared by N.M.M.A. Technical Group.

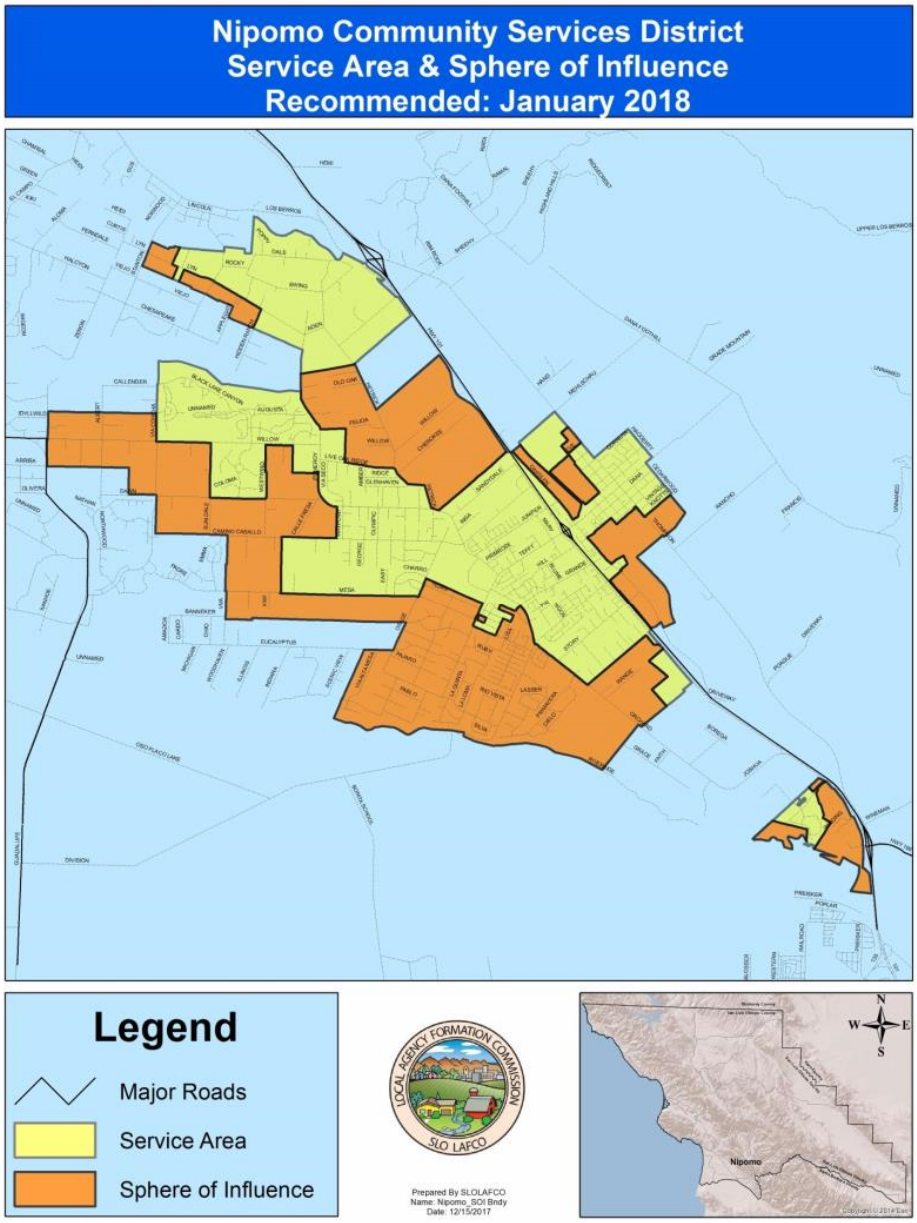
Nipomo Community Services District Resolution No, 2015-1372

Nipomo Mesa Management Area T.G. Well Management Plan

District Managers Report, N.C.S.D. meeting minutes

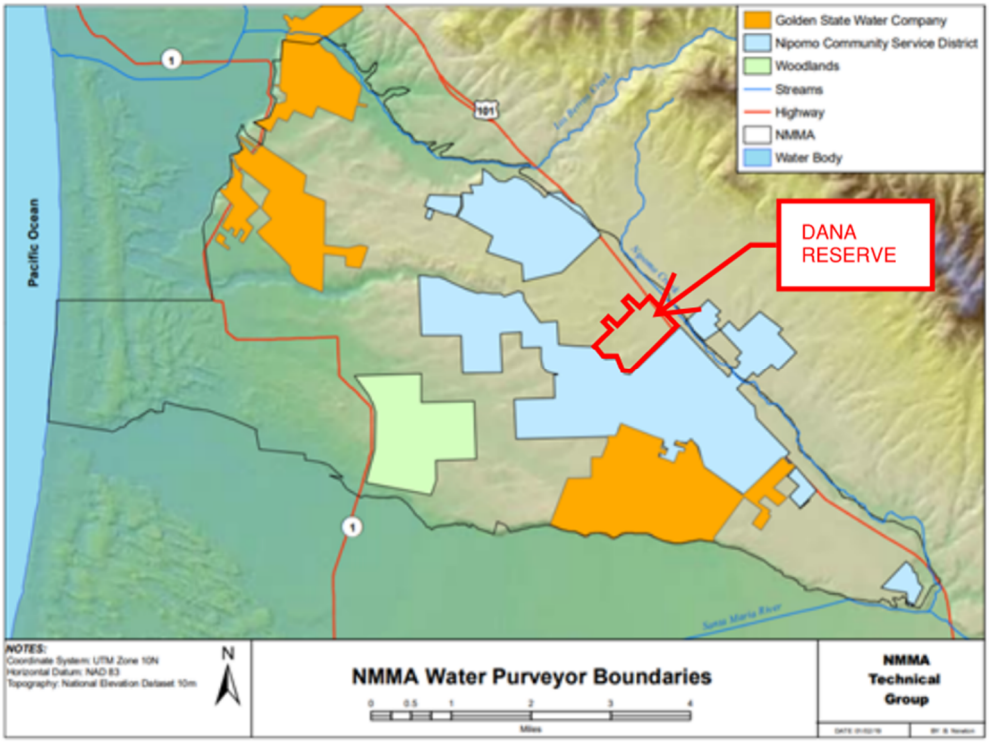
Appendix 1: N.C.S.D. Service Area and Sphere of Influence

Figure 1-1 – Recommended Sphere of Influence



Appendix 2: Dana Reserve Land Use Plan

Appendix 3: Dana Reserve location relative to N.C.S.D. Service Area and other local water suppliers



Community Location