



# NIPOMO COMMUNITY SERVICES DISTRICT

148 SOUTH WILSON STREET  
POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326  
(805) 929-1133 FAX (805) 929-1932  
Website: nipomocsd.ca.gov

Office use only:  
Date and Time  
Complete  
Application and  
fees received:

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## ANNEXATION APPLICATION

1. Property Owner:

2. Mailing Address:

Email:

Phone:

FAX:

Cell:

Work:

3. Agent's Information (Architect or Engineer):

Name:

Address:

Email:

Phone:

FAX:

Project

Assessor's Parcel Number(s):

4. Location:

- Text/Legal Description

- Provide Map (attachments: of a scale that all notes can be easily read)

5. General Description of Project

6. Services Requested from NCSD (types and number of connections)

Water

Sewer

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6. Services Requested from NCSD [types and number of connections] (continued)  
Other (lighting, landscaping, drainage, etc.)

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*Note: Solid Waste is a mandatory service.*

7. Current Zoning: (include map if more than one zone applies.)

8. Identify any proposed or pending zone changes on the property to be annexed:

9. Maximum number of units based on current zoning:

Maximum number of units based on proposed zoning:

Maximum number of units based on greatest potential zoning:

10. Proposed number of residential units: (Describe phased construction plan, if applicable):  
10

11. If non-residential use, provide information as to number of plumbing fixtures, flows, loading, intended use, etc. (Describe phased construction plan if applicable):

12. ***Water Demand Certification (Developer's engineer must complete the attached Water Demand Certification)***

13. Total acreage of proposed project

14. Total acreage of proposed annexation

15. If total acreage to be annexed differs from the acreage to be developed, explain the difference:

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16. Status of water resources available on proposed annexation acreage:

Quantity - pumping log(s) and date(s): \_\_\_\_\_

Quality - quality test(s) and date(s): \_\_\_\_\_

To the best of your knowledge, which of the following more accurately describes your situation?

- The parcel overlies a large and reliable supply of water.
- The parcel does not overlie a large and reliable supply of water.

Is there any existing or threatened litigation regarding the property? Y / N  
If Yes, attach explanation

Other information:

Water resources to be offered in dedication to NCSD:

17. Description of existing and proposed wastewater disposal system:

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18. Reason proponents are requesting annexation:

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19. If the annexation involves creation of an "open space" parcel, submit a description of how the open space parcel will be managed, including any plans to dedicate and funding method for sustaining the intended use:

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20. Who do you anticipate will provide the following services?

Lighting

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Drainage

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Landscaping

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21. District Annexation Policy (Section III. D) requires proposed annexations provide “identified” benefits to the current and future residents and property owners of the District. Please identify the benefits the proposed annexation represents for current and future District customers and property owners.

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Note:

In its effort to make a competent and informed annexation decision, NCSD may, at its sole discretion, request additional information from the proponent(s) for the annexation and/or revise this checklist as NCSD deems necessary.

By signing below, I certify that I am the Owner of said property, or am empowered to act on the Owner's behalf, and that I understand the information provided herein by me or my representatives is true to the best of my knowledge.

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SIGNATURE

DATE



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### WATER DEMAND CERTIFICATION SUPPLEMENT TO REQUEST FOR ANNEXATION

#### **Definitions**

(Please note – these definitions do NOT reconcile with standard SLO County Planning department definitions)

**Multi-family dwelling unit** – means a building or portion thereof designed and used as a residence for three or more families living independently of each other under a common roof, including apartment houses, apartment hotels and flats, but not including automobile courts, or boardinghouses.

**Two-family dwelling units (duplex)** – means a building with a common roof containing not more than two kitchens, designed and/or used to house not more than two families living independently of each other.

**Single-family dwelling unit** – means a building designed for or used to house not more than one family.

**Secondary dwelling units** – means an attached or detached secondary residential dwelling unit on the same parcel as an existing single-family (primary) dwelling. A secondary unit provides for complete independent living facilities for one or more persons.

#### **Commercial Projects**

Commercial projects are exempt from Water Demand Certification; however, low water-use irrigation systems and water conservation best-management practices are required. The dwelling component of Mixed-Use projects (e.g. commercial and residential), are required to provide Water Demand Certification for the dwelling unit portion of the project.

#### **Non-Commercial Projects**

Water Demand Certification is required for all non-commercial projects and for the dwelling units of Mixed-Use. Certification must be signed by a licensed Engineer/Architect.

- - - Go to next page for demand calculation and certification - - -

**Demand Calculation (for new dwelling units only)**

Total project water demand (dwelling units including irrigation), by District standard, is as follows:

Number of Multi-family Units	_____	X	0.18	=	_____
Number of Duplexes/Secondary Units	_____	X	0.30	=	_____
Number of Single Family Units with:					
Parcel less than 4,500 sq. ft.	_____	X	0.30	=	_____
Parcel between 4,500 and 10,000 sq. ft.	_____	X	0.45	=	_____
Parcel greater than 10,000 sq. ft.	_____	X	0.55	=	_____
Total demand all dwelling units including irrigation				=	_____

**Certification**

I the undersigned do here by certify:

Project design incorporates low water use landscape and landscape irrigation systems.

The design maximum total water demand, including landscaping does not exceed the following:

- 0.18 AFY per Multi-Family Dwelling Unit;
- 0.3 AFY per Dwelling Unit for duplexes and Secondary Dwellings;
- 0.3 AFY per Single Family Dwelling Unit located on a parcel size of four thousand five hundred (4,500) square feet or less;
- 0.45 AFY per Single Family Dwelling Unit located on a parcel size between four thousand five hundred (4,500) and ten thousand (10,000) square feet.
- 0.55 AFY per Single Family Dwelling Unit located on a parcel size that exceeds ten thousand (10,000) square feet.
- 0.85 AFY for the entire parcel when a secondary home is being added.

Note: "AFY" = acre-foot per year  
 Parcel size is net area

Signed \_\_\_\_\_ Date \_\_\_\_\_  
 Must be signed by project engineer/architect

Title \_\_\_\_\_ License Number \_\_\_\_\_

Project \_\_\_\_\_ (e.g. Tract Number, Parcel Map #, APN)