

TO: MICHAEL S. LEBRUN *MSL*  
GENERAL MANAGER

FROM: PETER V. SEVCIK, P.E.  
DIRECTOR OF ENGINEERING  
AND OPERATIONS

DATE: OCTOBER 16, 2014

**AGENDA ITEM  
E-1  
OCTOBER 22, 2014**

**SERVICE REQUEST –  
BLACKLAKE RESORT LODGE, BUNGALOWS,  
AND RETIREMENT VILLAGE**

**ITEM**

Consider request for water, sewer and solid waste service (Intent-to-Serve Letter) for Blacklake Resort Lodge, Bungalows, and Retirement Village, a residential/commercial development on APN's 091-411-026, 091-411-006, 091-441-026, 091-442-028, and 091-411-019 [RECOMMEND CONSIDER INTENT TO SERVE LETTER AND APPROVE].

**BACKGROUND**

The District received an application for water, sewer and solid waste service for the Blacklake Resort Lodge, Bungalows, and Retirement Village (Project) on August 26, 2014. The developer is Blacklake LLC and they are represented by Kirk Consulting, their agent.

A project description and water use summary prepared by the developer's agent is included as Attachment A. The overall project will include approximately 93 single family residential units (golf bungalows), 119 hotel suites, 11 time share units, and 52 retirement village units. As indicated by the applicant, the numbers provided in the Intent-to-Serve applications are approximate and subject to change upon final design and County approval. The project will result in the reconfiguration and subdivision of five (5) existing parcels as indicated in the table below:

| APN         | Parcel Size<br>in Acres | Zoning     | New Parcels | Development Description                                                                 |
|-------------|-------------------------|------------|-------------|-----------------------------------------------------------------------------------------|
| 091-411-026 | 131.77                  | Recreation | 120         | 67 Single Family Units,<br>Clubhouse, 11 Time<br>Share Units and 52<br>Retirement Units |
| 091-411-006 | 4.48                    | Recreation | 2           | 119 Hotel Suites                                                                        |
| 091-441-026 | 6.57                    | Recreation | 13          | 13 Single Family Units                                                                  |
| 091-442-028 | 1.52                    | Recreation | 6           | 6 Single Family Units                                                                   |
| 091-411-019 | 29.98                   | Recreation | 7           | 7 Single Family Units                                                                   |

Attachment B, prepared by the developer's architect, Arris Studios Architects, provides the proposed overall site plan for the project as well as the proposed site plan for each of the existing parcels.

The existing parcels are part of the Blacklake Golf Course. The developer indicates that the project will result in an overall water savings on the existing parcels through a reduction in existing golf course turf areas, improvements to the existing golf course irrigation system, and

additional reuse of treated wastewater on the golf course. Even more significant, from both the standpoint of the overall health of the groundwater basin as well as a policy standpoint, is that the developer intends to connect the project to the District's water and sewer systems. Water demand for the project will be tracked against the District's 500 AFY supplemental water project allocation that has been reserved for new development within the District's existing boundaries. Wastewater generated by the project will be conveyed to the District's Blacklake Wastewater Treatment and Reclamation Facility and treated effluent will be discharged to the golf course.

Attachment C is a summary of the estimated water demand for the project that was prepared by the developer's engineer. All parcels, existing and planned, will be required to obtain water, sewer and solid waste service in compliance with current District standards. Any existing well(s) on the properties will not be utilized to provide domestic water service to any part of the project.

The project will impact the District's existing water distribution, wastewater collection and wastewater treatment facilities. The District will need to undertake, and the developer will need to fund, an evaluation of the project impacts on the District's water distribution system, Blacklake wastewater collection system and Blacklake Wastewater Treatment and Reclamation Facility. Subsequently, the developer will need to develop an infrastructure phasing plan that will ensure that the necessary infrastructure is constructed prior to initiation of water and sewer service to the new project. Attachment D, prepared by the developer's engineer, Above Grade Engineering, provides a conceptual utility plan for potential new water distribution and wastewater collection lines for the project.

Attachment E includes copies of the five (5) Intent-to-Serve applications.

Regarding the District's 500 AFY supplemental water project allocation that has been reserved for new development within the District's existing boundaries, to date, the District has allocated approximately 50 AFY for new development. District staff will be developing a formal program to track water allocation for new development against the 500 AFY supplemental water project reservation to ensure that the District does not over allocate or under allocate water for new development in the future.

### **FISCAL IMPACT**

Water capacity fees will be based on the domestic meter size and irrigation meter size requested for the final County approved project as well as CAL FIRE's fire service requirements. Assuming 145 @ 1 inch domestic water meters, 1 @ 2 inch domestic water meter, 1 @ 3 inch domestic water meter upgraded from an existing 2 inch water meter, 2 @ 1 inch irrigation meters, 1 @ 4 inch fire service, and 2 @ 6 inch fire services, the estimated water capacity fee deposit for the project is \$3,252,659 based on the current District fee schedule. Assuming the Board adopts the revised capacity charges in accordance with the recently approved Water Rate Study, the estimated water capacity fee deposit for the project will be \$1,829,920.

Sewer connection charges for the project will need to be developed based on the impact of the project on the District's Blacklake wastewater collection system and Blacklake Wastewater Treatment and Reclamation Facility as identified by the District's evaluation of the existing sewer infrastructure.

**RECOMMENDATION**

Staff recommends that the Board approve the Applicant's request for an Intent-to-Serve letter for the project with the following conditions:

**ALL PARCELS - APN's 091-411-026, 091-411-006, 091-441-026, 091-442-028, and 091-411-019**

- Project shall obtain solid waste, sewer and water service for all parcels.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on all parcels prohibiting the use of well(s) to provide domestic water service to any parcel within the Project.
- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit to cover all District costs of processing development application.
- Provide all development related information required for District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure.
- Fund District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure to identify improvements required to serve the project
- Develop infrastructure phasing plan for new water distribution system and wastewater collection system improvements, subject to District approval, and construct necessary infrastructure prior to initiation of water and sewer service to the project.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water and sewer improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water and sewer laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water and sewer improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name prior to issuance of Will-Serve letter.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Sewer connection fees for the project will be developed by the District as part of the evaluation of the impact of the project.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.

- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.
- Construct the improvements required and submit the following:
  - Reproducible "As Builts" - A mylar copy and digital format disk (AutoCAD) which includes engineer, developer, tract number and water and sewer improvements
  - Offer of Dedication
  - Engineer's Certification
  - Summary of all water and sewer improvement costs
  - Copy of recorded Covenants, Conditions, and Restrictions (CC&R's), acceptable to the District, that include provisions for maintenance of common areas and formation of property owners' association that is responsible for payment of all costs related to common parcel irrigation meters.
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.
- Intent-to-Serve letters shall automatically terminate on the first to occur:
  - Failure of the Applicant to provide District with written verification that County application for the Project has been deemed complete within two hundred forty (240) calendar days of the date the Intent-to-Serve Letter is issued; or
  - Three (3) years, from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
    - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
    - Applicant provides proof of reasonable due diligence in processing the Project.
    - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- The District reserves the right to revoke this "Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

**ADDITIONAL CONDITIONS FOR APN 091-411-026**

- Each new single family parcel and retirement village parcel shall be served by a single one (1) inch meter and backflow assembly for indoor use and fire sprinkler service, if approved by CAL FIRE of SLO County.
- A separate one (1) irrigation meter shall be provided for any new common lot parcel. Irrigation meter capacity charges are applicable.
- The clubhouse and time share parcel shall be served by a single appropriately sized meter and backflow assembly for indoor use. Domestic meter capacity charges will be applicable.

- A separate one (1) inch irrigation meter shall be provided for the clubhouse and time share parcel. Irrigation meter capacity charges will be applicable.
- A single separate appropriately sized fire service and backflow assembly as required by CAL FIRE of SLO County shall be provided for the clubhouse and time share parcel. CAL FIRE of SLO County must approve the development plans prior to District approval. Fire service capacity charges will be applicable.
- This letter is void if land use is other than residential use as defined by the District for single family and retirement village parcels and commercial use for clubhouse and time share parcel.

**ADDITIONAL CONDITIONS FOR APN 091-411-006**

- Each parcel shall be served by a single appropriately sized meter and backflow assembly for indoor use. Domestic meter capacity charges will be applicable.
- A separate one (1) inch irrigation meter shall be provided for each parcel. Irrigation meter capacity charges will be applicable.
- A single separate appropriately sized fire service and backflow assembly as required by CAL FIRE of SLO County shall be provided for each parcel. CAL FIRE of SLO County must approve the development plans prior to District approval. Fire service capacity charges will be applicable.
- This letter is void if land use is other than commercial use as defined by the District.

**ADDITIONAL CONDITIONS FOR APN's 091-441-026, 091-442-028, and 091-411-019**

- Each new parcel shall be served by a single one (1) inch meter and backflow assembly for indoor use and fire sprinkler service, if approved by CAL FIRE of SLO County.
- A separate one (1) irrigation meter shall be provided for any new common lot parcels. Irrigation meter capacity charges are applicable.
- This letter is void if land use is other than residential use as defined by the District.

**ATTACHMENTS**

- A. Project Description and District Water Demand
- B. Site Plan
- C. Overall Project Water Demand
- D. Conceptual Utility Plan
- E. Intent-to-Serve Applications

October 22, 2014

ITEM E-1

ATTACHMENT A

**Blacklake LLC. or Assignee**  
**Nipomo Community Services District**  
**Intent to Serve Project Description**

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Blacklake LLC will be submitting an application to the County of San Luis Obispo for a Land Use Ordinance Amendment, Tract Map, and Conditional Use Permit. The overall project is a request to amend the Blacklake Specific Plan to allow the addition of overnight transient uses (Resort / Hotel / Time Share), additional small lot single family residences (Golf Bungalows), and attached and/or detached small footprint retirement village. The plans are still in their preliminary stages however it can be assumed that the project will include approximately 93 residential units, 130-140 hotel suites, including 10-15 time share suites, and 52 retirement village units. The numbers provided in the Intent to Serve request are tentative/approximate and will likely be modified upon final design and County approval.

It should be noted that since a Land Use Ordinance Amendment is being requested, the application(s) will not follow the typically County process. The County may not accept or process the Tentative Tract Map and CUP applications until the Land Use Ordinance Amendment has been approved. A Land Use Ordinance Amendment can take upwards of 1.5-2 years to gain approval. It is our understanding that so long as we are showing progress on the Land Use Ordinance Amendment application our Intent to Serve request will remain active and valid.

Wallace Group prepared a preliminary water analysis for the project. Their water use factors vary from those that are typically used by the NCSD. The water use factor of .15 afy/unit used for the residences is based on the water use factors measured at the San Luis Bay Estates for similarly sized lots and houses. The water use factor is lower than the typically NCSD factor due to the fact that there will be limited to no outdoor landscaping. San Luis Bay Inn and the Avila Village Inn water use factors were used for the water use assumptions for the resort. The resort/hotel will be similar to those facilities therefore the use of that water factor is reasonable to utilize. A water use factor of .10 afy /unit was used for the retirement village as these will be very small likely single or double occupancy units, similar to a hotel use/occupancy.

Although the project will result in an overall water savings on the site through a reduction in turf areas, improvements to the existing irrigation system, additional re-use of wastewater, etc the applicant is intending to purchase Supplemental Water to serve the additional uses.

Below is a listing of the various uses and estimated water requirements based on Assessor Parcel Numbers (APNs):

APN 091-411-026

New Net Water Use:

67 Golf Bungalows: 67 units x .15 afy = 10.05 AF

11 Time Share Suites: 11 units x .10 afy = 1.1 AF

52 Retirement Village: 52 units x .10 afy = 5.2 AF

(Water use factors derived from Water Use Summary prepared by Wallace Group)

**Water Usage Imported from NCSD: 16.35 AFY**

APN 091-411-006

New Net Water Use:

119 Hotel Suites: 119 units x .10 afy = 11.9 AF

(Water use factors derived from Water Use Summary prepared by Wallace Group)

**Water Usage Imported from NCSD: 11.9 AFY**

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APN 091-441-026

New Net Water Use:

13 Golf Bungalows: 13 units x .15 afy = 1.95 AF

(Water use factors derived from Water Use Summary prepared by Wallace Group)

**Water Usage Imported from NCSD: 1.95 AFY**

APN 091-442-028

New Net Water Use:

6 Golf Bungalows: 6 units x .15 afy = 0.9 AF

(Water use factors derived from Water Use Summary prepared by Wallace Group)

**Water Usage Imported from NCSD: 0.9 AFY**

APN 091-411-019

New Net Water Use:

7 Golf Bungalows: 7 units x .15 afy = 1.05 AF

(Water use factors derived from Water Use Summary prepared by Wallace Group)

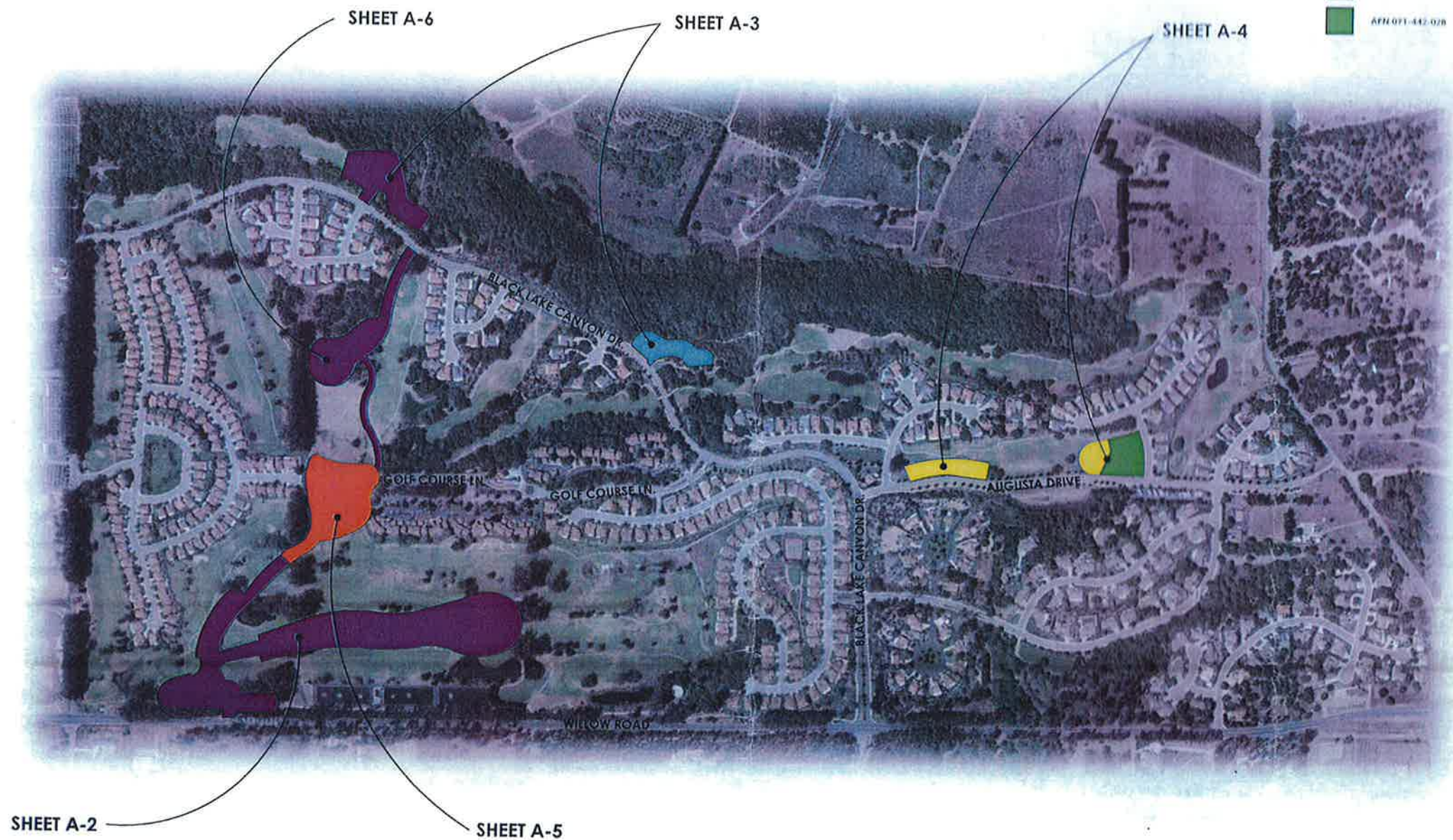
**Water Usage Imported from NCSD: 1.05 AFY**



October 22, 2014

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ATTACHMENT B



OVERALL SITE PLAN





SITE PLAN - NEW LOTS WITH NEW ENTRANCE OFF OF WILLOW ROAD

APN 091-411-026





SITE PLAN - NEW LOTS AT HOLE 6

APN 091-411-026



SITE PLAN - REMOVE EXISTING HOLE

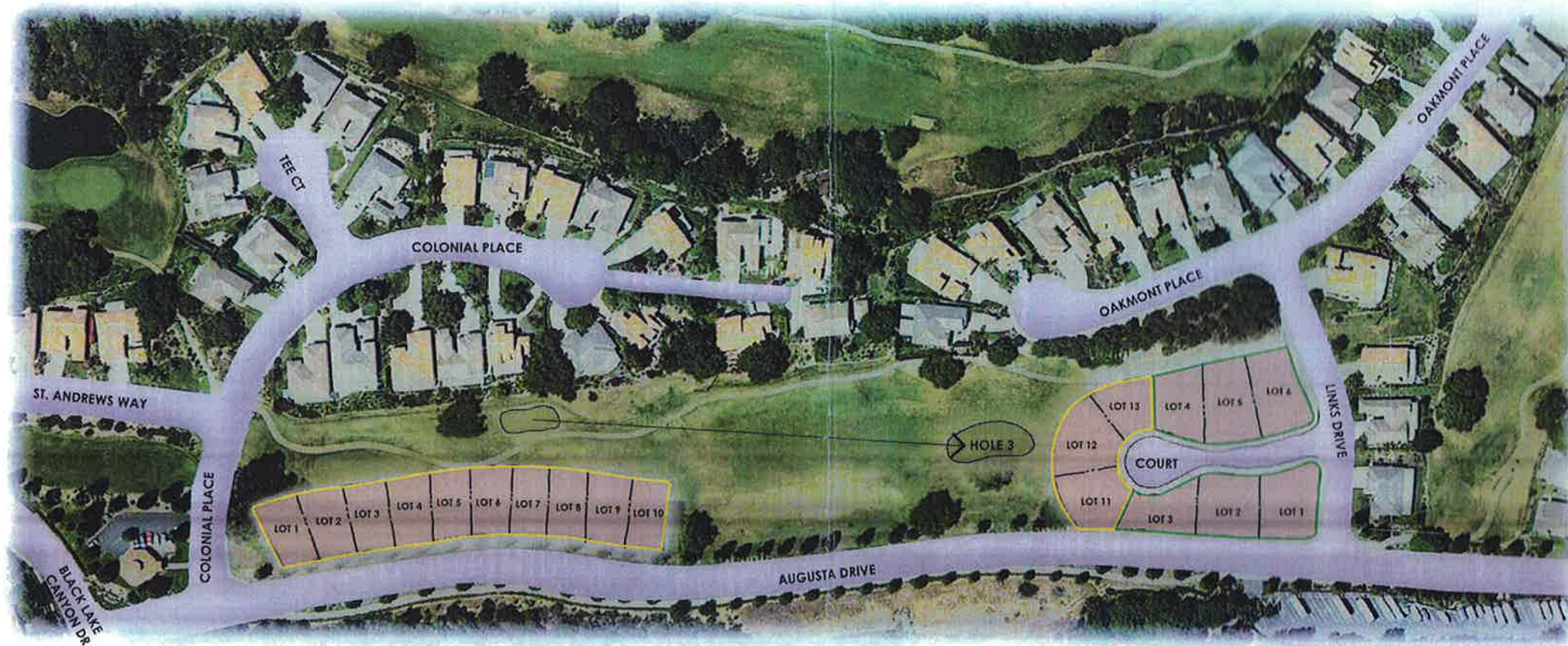
APN 091-411-019



**BLACKLAKE**  
BLACKLAKE  
NIPOMO, CALIFORNIA

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**SITE PLAN - NEW LOTS AT HOLE 3**

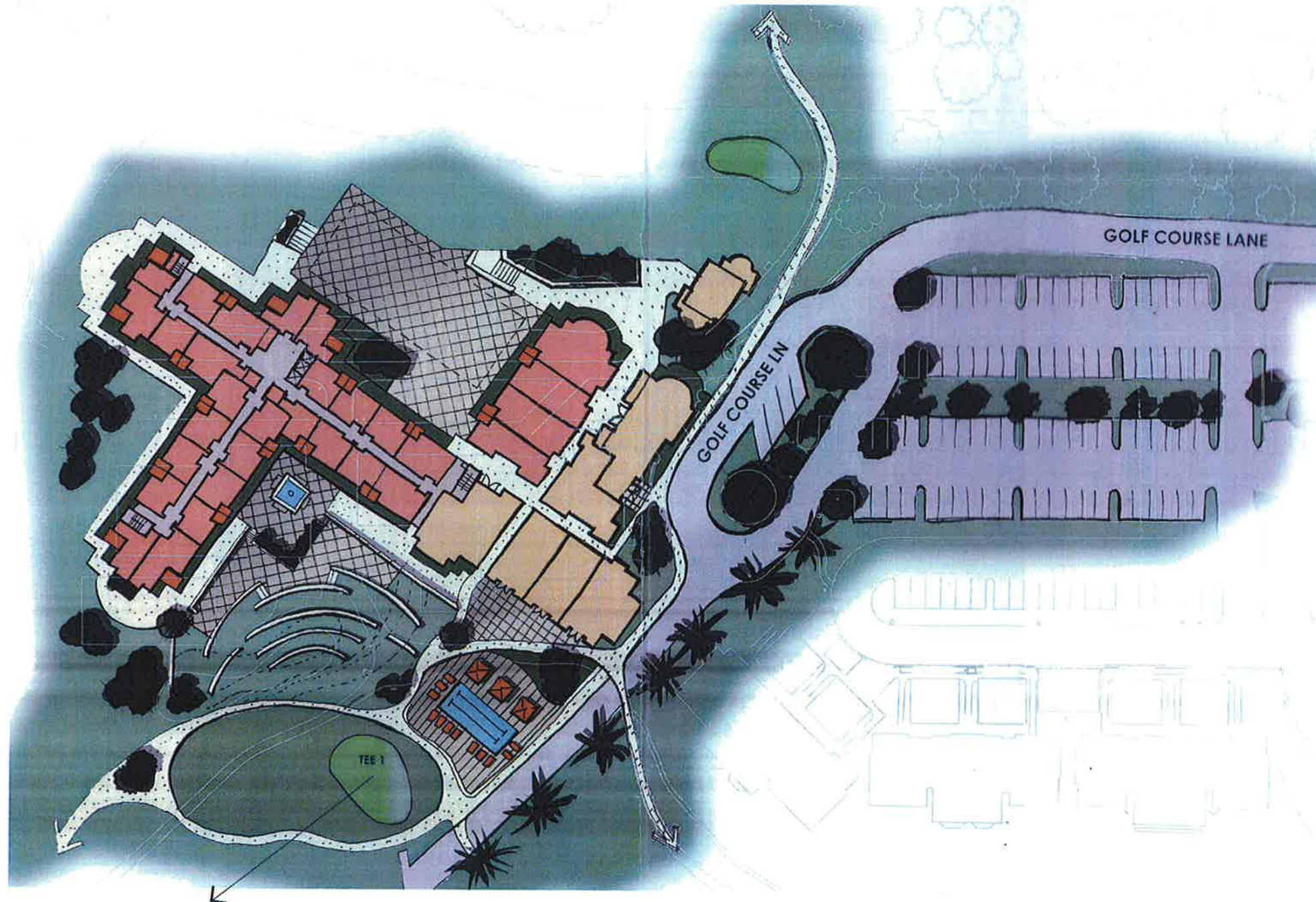
- APN 091-441-026
- APN 091-442-028



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BLACKLAKE  
NIPOMO, CALIFORNIA

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SITE PLAN - HOTEL



APN 091-411-006



**BLACKLAKE**  
BLACKLAKE  
NIPOMO, CALIFORNIA

Project No. 2014  
10/1/14  
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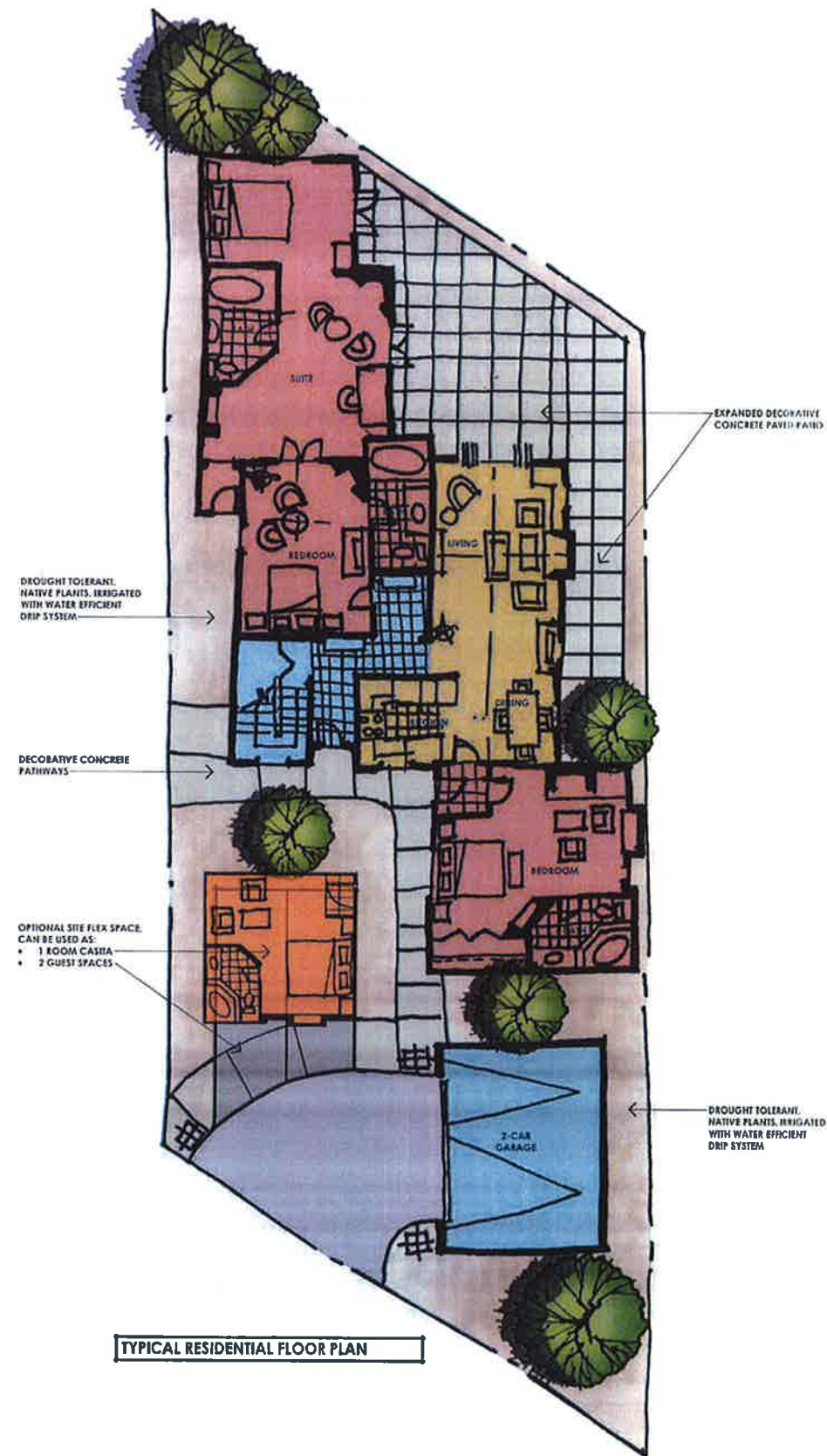
TO BLACK LAKE  
CANYON ROAD



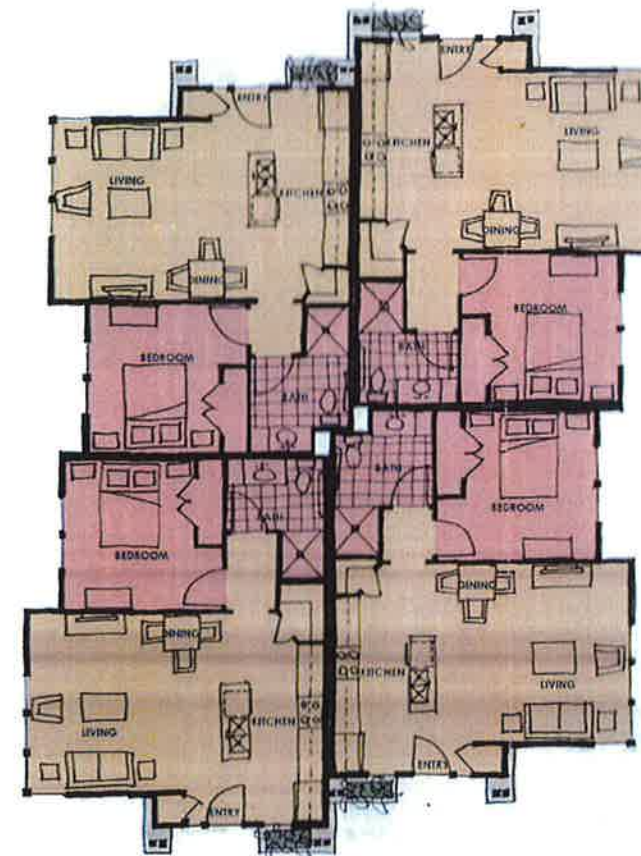
SITE PLAN - SENIOR HOUSING

APN 091-411-026





TYPICAL RESIDENTIAL FLOOR PLAN



TYPICAL SENIOR HOUSING FLOOR PLAN

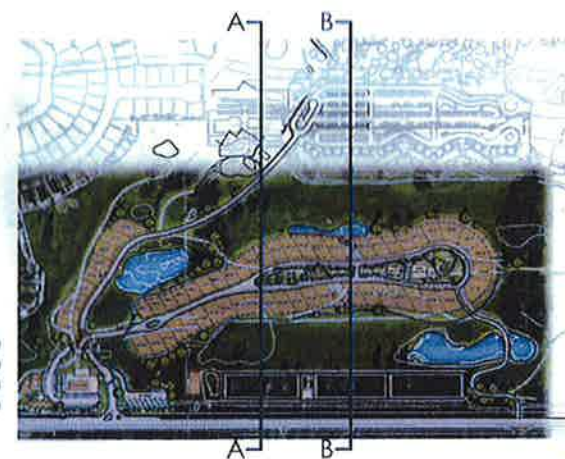




SITE SECTION - B



SITE SECTION - A



KEY MAP



**BLACKLAKE**  
BLACKLAKE  
NIPOMO, CALIFORNIA

A-8

October 22, 2014

ITEM E-1

ATTACHMENT C



**Blacklake Resort Lodge, Bungalows, Retirement and Recreation Facilities**  
**Existing vs. Proposed Water Utilization**

8/19/2014

**Existing Resort - Turf, Landscape and Domestic Water Uses**

| Source                                      | Annual Consumption AFY               |
|---------------------------------------------|--------------------------------------|
| Wells (400 to 500 AF Annually)              | 400 Approximate, varies year to year |
| NCSD Treated Waste Water Currently Utilized | 50                                   |
| NCSD Domestic Water (Metered)               | 8.5                                  |
| <b>Total</b>                                | <b>458.5</b>                         |

**Proposed Water Savings Due to Resort Modifications (Changes in Turf)**

| Modification                              | AC and AFY | Rate ft/yr or % | AFY         |
|-------------------------------------------|------------|-----------------|-------------|
| Reduced Turf Area (AC)                    | 23         | 2.6             | 59.8        |
| Improved Irrigation System (AFY)          | 458.5      | 0.05            | 22.9        |
| Conversion of Turf to Vines/Orchards (AC) | 15         | 1               | 15.0        |
| Increase in Pond Area (AC)                | 1.5        | 1.87            | -2.8        |
| <b>Total</b>                              |            |                 | <b>94.9</b> |

**Proposed New Development Water Usage Imported from NCSD**

| Unit Type                      | Unit Quantity | Rate ft/yr | AFY         |
|--------------------------------|---------------|------------|-------------|
| Golf Bungalows (Single Family) | 93            | 0.15       | 14.0        |
| Hotel Suites and Facilities    | 130           | 0.1        | 13.0        |
| Retirement Village             | 52            | 0.1        | 5.2         |
| <b>Total</b>                   |               |            | <b>32.2</b> |

**Resulting Additional Waste Water Recharge from New Development**

| Unit Type                      | Water Usage AFY | Recharge Rate % | AFY         |
|--------------------------------|-----------------|-----------------|-------------|
| Golf Bungalows (Single Family) | 13.95           | 80%             | 11.2        |
| Hotel Suites & Facilities      | 13              | 80%             | 10.4        |
| Retirement Village             | 5.2             | 80%             | 4.2         |
| <b>Total</b>                   |                 |                 | <b>25.7</b> |

**Projected Water Savings**

| Item                                     | AFY          |
|------------------------------------------|--------------|
| Resort Modifications (Reduction in Turf) | 94.9         |
| Waste Water Recharge From New Developmer | 25.7         |
| <b>Total Project "Savings"</b>           | <b>120.6</b> |



**Similar Facilities - Residential and Resort Water Use Data\***

| Source             | Total Actual Gallons | No. of Units | AF per Unit/Year |
|--------------------|----------------------|--------------|------------------|
| <b>Residential</b> |                      |              |                  |
| Pelican Point      | 3,714,871            | 117          | 0.09             |
| Skylark            | 2,374,320            | 65           | 0.11             |
| Mallard Green      | 2,326,447            | 53           | 0.13             |
| <b>Resort</b>      |                      |              |                  |
| San Luis Bay Inn   | 6,249,260            | 144          | 0.13             |
| Avila Village Inn  | 1,581,122            | 30           | 0.16             |

\*Water use data compiled for similar residential and resort facilities

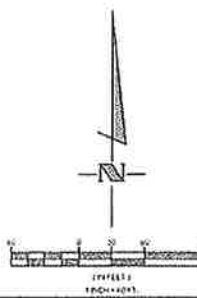
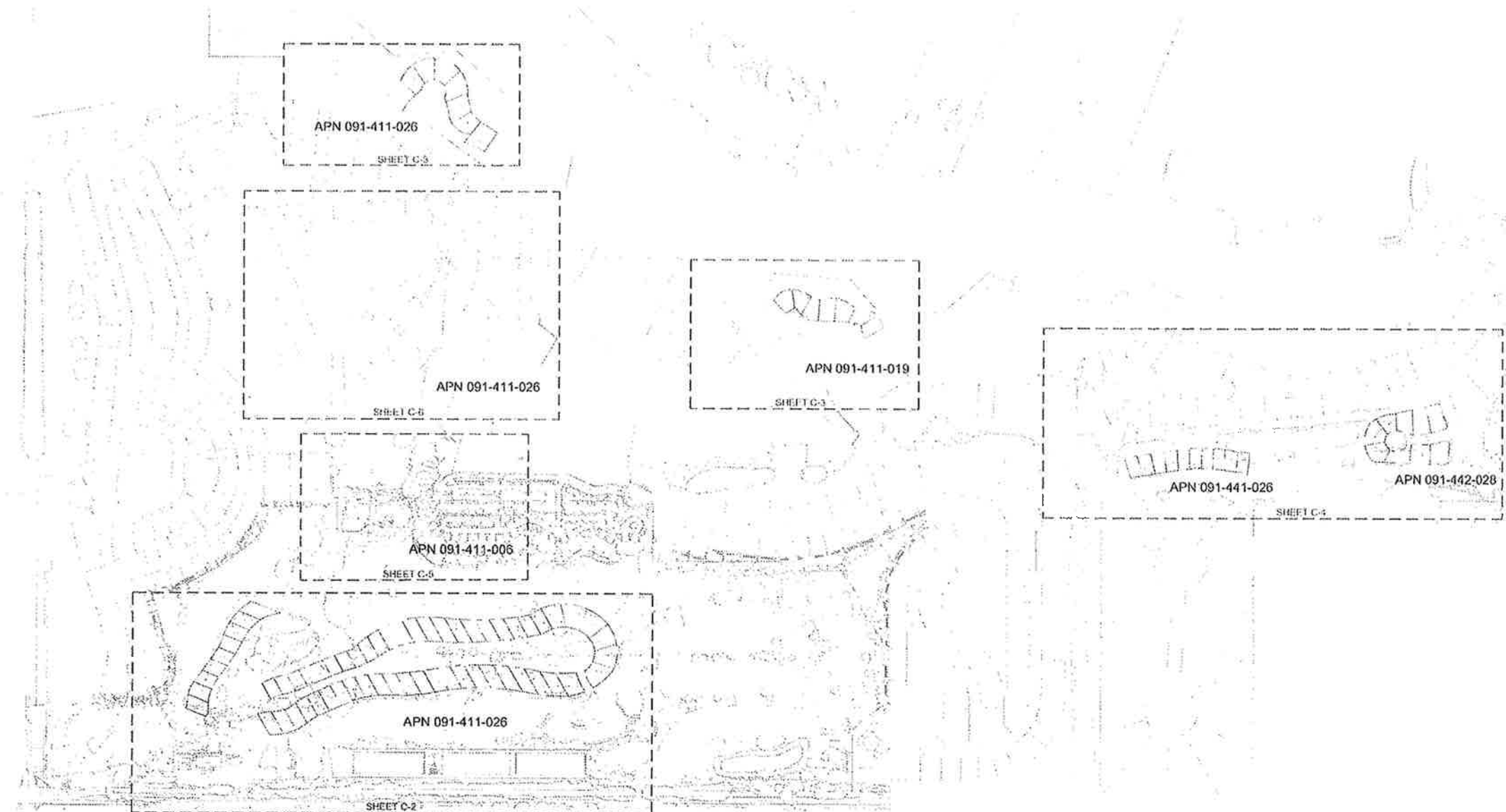
October 22, 2014

ITEM E-1

ATTACHMENT D



PROJECT NAME: Blacklake Development Nipomo, CA  
PROJECT NUMBER: 091-411-026  
DATE: August 26, 2014  
DRAWN BY: JBL  
CHECKED BY: JBL  
APPROVED BY: JBL



**ABOVE GRADE ENGINEERING**  
1304 Bristol Street  
Santa Ana, CA 92701  
Phone: (949) 540-0111  
Fax: (949) 540-0115  
www.abovegrade.com

**ENGINEER OF RECORD**  
  
DATE: \_\_\_\_\_

BLACKLAKE DEVELOPMENT  
NIPOMO, CA

CONCEPTUAL UTILITY PLAN

| NO. | REVISION | DATE |
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**DRAWN BY: JBL**  
**CHECKED BY: JBL**  
**APPROVED BY: JBL**

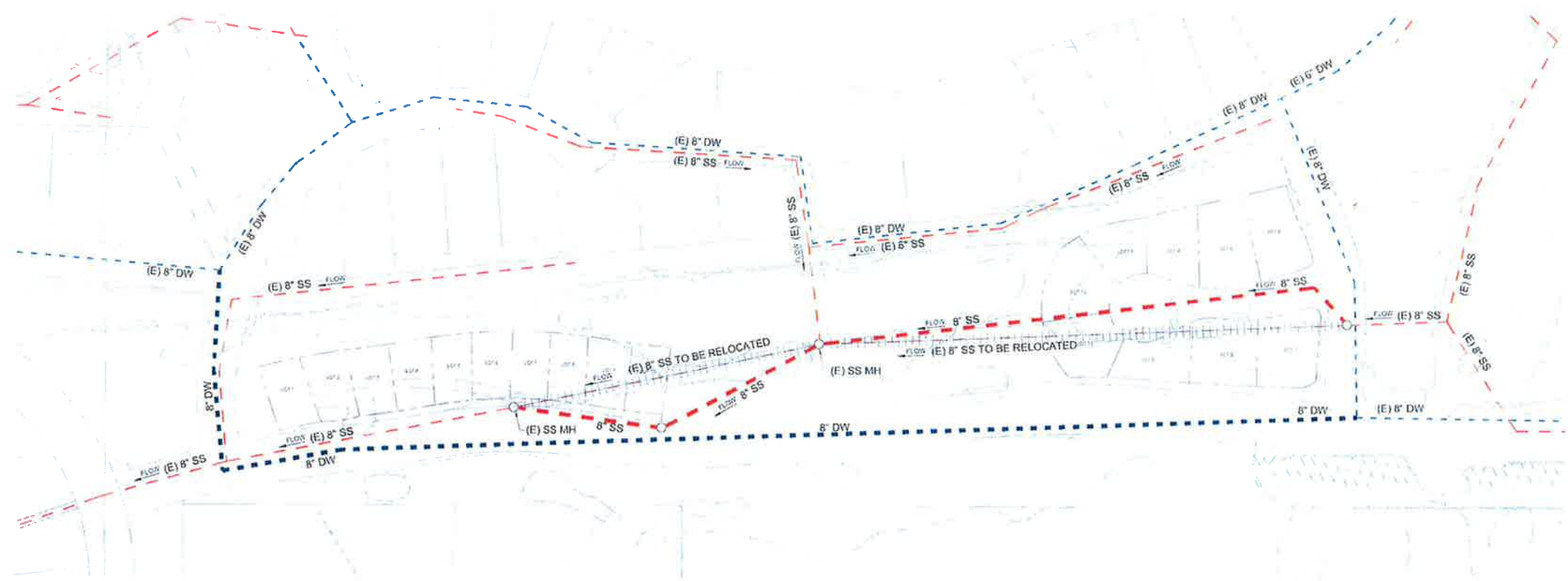
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DATE: AUGUST 26, 2014







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APN 091-441-026 & APN 091-442-028

- LEGEND:
- EXISTING (E) DOMESTIC WATER (DW)
  - EXISTING (E) SEWER (SS)
  - EXISTING (E) SEWER FORCE MAIN (SSFM)
  - DOMESTIC WATER (DW)
  - SEWER (SS)
  - SEWER FORCE MAIN (SSFM)
  - TO BE ABANDONED

**ABOVE GRADE ENGINEERING**  
1304 Bond Street  
San Luis Obispo, CA 93401  
phone: (805) 540-5118  
fax: (805) 540-5118  
www.abovegrade.com

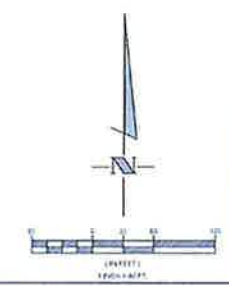
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NIPOMO, CA

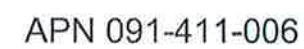
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DATE: AUG 27, 2014



C-4



EXISTING (E) DOMESTIC WATER (DW)  
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SEWER FORCE MAIN (SSFM)  
TO BE ABANDONED

1204 Broad Street  
San Jose, CA 95101  
phone: (408) 540-5112  
fax: (408) 540-5116  
A California Corporation  
Equal Opportunity Employer

ENGINEER OF RECORD



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BLACKLAKE DEVELOPMENT  
NIPOMO, CA

CONCEPTUAL UTILITY PLAN

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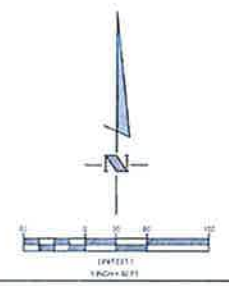
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APN 091-411-026

- LEGEND:**
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  - DOMESTIC WATER (DW)
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  - - - - - TO BE ABANDONED



**ABOVE GRADE ENGINEERING**  
1204 Broad Street  
San Luis Obispo, CA 93401  
phone: (805) 540-5115  
fax: (805) 540-5116  
www.abovegrade.com

REGISTERED PROFESSIONAL ENGINEER  
No. 12258  
Civil  
State of California

BLACKLAKE DEVELOPMENT  
NIPOMO, CA

CONCEPTUAL UTILITY PLAN

| NO. | REVISION | DATE |
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**C-6**  
DATE: AUGUST 26, 2014



October 22, 2014

ITEM E-1

ATTACHMENT E



# NIPOMO COMMUNITY SERVICES DISTRICT

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

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

## INTENT-TO-SERVE APPLICATION

1. This is an application for: ☒ Sewer and Water Service ☒ Water Service Only
2. SLO County Planning Department/Tract or Development No.: TBD
3. Attach a copy of SLO County application.  
**Note:** District Intent-to-Serve letters expire eight (8) months from date of issue, **unless** the project's County application is deemed complete.
4. Project location: Please see attached exhibits.
5. Assessor's Parcel Number (APN) of lot(s) to be served: APN 091-411-026
6. Owner Name: Blacklake LLC or Assignee
7. Mailing Address: c/o Kirk Consulting, 8830 Morro Rd., Atascadero, CA 93422
8. Email: jamie@kirk-consulting.net

9. Phone: 805-461-5765 FAX: 805-462-9466
10. Agent's Information (Architect or Engineer):  
Name: Jamie Kirk, Kirk Consulting - Owner's Agent  
Address: 8830 Morro Rd., Atascadero, CA 93422  
Email: jamie@kirk-consutling.net  
Phone: 805-461-5765 FAX: 805-462-9466

11. Type of Project: (check box) (see Page 3 for definitions)

|                                                                                                          |                                                                                                      |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Single-family dwelling units <u>67</u>                               | <input checked="" type="checkbox"/> Multi-family dwelling units <u>52</u> (Retirement Village Units) |
| <input checked="" type="checkbox"/> Commercial <u>11</u> Hotel Suites (Time Share)<br><u>1</u> Clubhouse | <input type="checkbox"/> Mixed Use (Commercial and Residential)                                      |

12. Total Number of Dwelling Units 119 Number of Low Income Units 0
13. Does this project require a sub-division? ☒ Yes ☐ No  
If yes, number of new lots created 120
14. Site Plan:

**For projects requiring Board approval, submit six (6) standard size (24" x 36") copies and one reduced copy (8½" x 11"). Board approval is needed for the following:**

- more than four dwelling units
- property requiring sub-divisions
- higher than currently permitted housing density
- commercial developments

**All other projects, submit three (3) standard size (24" x 36") and one reduced copy (8½" x 11").**

Show parcel layout, water and sewer laterals, and general off-site improvements, as applicable.

15. **Water Demand Certification:**

A completed Water Demand Certification, signed by project engineer/architect, must be included for all residential and the residential portion of mixed-use projects.

16. **Commercial Projects Service Demand Estimates:**

Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect. **Please note:** All commercial projects are required to use low water use irrigation systems and water conservation best management practices.

17. **Agreement:**

The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, indemnify, and hold the District and ~~District's agents, employees and consultants harmless from any and all claims,~~ demands, damages, costs, expenses (including attorney's fees) judgments or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities resulting from the negligence or willful misconduct of the District.

Nothing in the foregoing indemnity provision shall be construed to require Applicant to indemnify District against any responsibility or liability or contravention of Civil Code §2782

Application Processing Fee.....**See Attached Fee Schedule**

The District will only accept cashier's check or bank wire for the payment of Water Capacity, Sewer Capacity and other related development fees.

Date 8-19-14

Signed

  
(Must be signed by owner or owner's agent)

Print Name Jamie Kirk - Owner's Agent





# NIPOMO COMMUNITY SERVICES DISTRICT

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

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

## INTENT-TO-SERVE APPLICATION

1. This is an application for: X Sewer and Water Service X Water Service Only
2. SLO County Planning Department/Tract or Development No.: \_\_\_\_\_
3. Attach a copy of SLO County application.

**Note:** District Intent-to-Serve letters expire eight (8) months from date of issue, unless the project's County application is deemed complete.

4. Project location: Please see attached exhibits.
5. Assessor's Parcel Number (APN) of lot(s) to be served: APN 091-411-006
6. Owner Name: Blacklake LLC or Assignee
7. Mailing Address: c/o Kirk Consulting, 8830 Morro Rd., Atascadero, CA 93422
8. Email: jamie@kirk-consulting.net
9. Phone: 805-461-5765 FAX: 805-462-9466
10. Agent's Information (Architect or Engineer):  
Name: Jamie Kirk, Kirk Consulting - Owner's Agent  
Address: 8830 Morro Rd., Atascadero, CA 93422  
Email: jamie@kirk-consulting.net  
Phone: 805-461-5765 FAX: 805-462-9466
11. Type of Project: (check box) (see Page 3 for definitions)

|                                                                 |                                                                 |
|-----------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Single-family dwelling units           | <input type="checkbox"/> Multi-family dwelling units            |
| <input checked="" type="checkbox"/> Commercial 119 Hotel Suites | <input type="checkbox"/> Mixed Use (Commercial and Residential) |

12. Total Number of Dwelling Units 0 Number of Low Income Units 0

13. Does this project require a sub-division? ☒ Yes ☐ No  
If yes, number of new lots created 2

14. Site Plan:

**For projects requiring Board approval, submit six (6) standard size (24" x 36") copies and one reduced copy (8½" x 11"). Board approval is needed for the following:**

- more than four dwelling units
- property requiring sub-divisions
- higher than currently permitted housing density
- commercial developments

**All other projects**, submit three (3) standard size (24" x 36") and one reduced copy (8½" x 11").

Show parcel layout, water and sewer laterals, and general off-site improvements, as applicable.

15. **Water Demand Certification:**

A completed Water Demand Certification, signed by project engineer/architect, must be included for all residential and the residential portion of mixed-use projects.

16. **Commercial Projects Service Demand Estimates:**

Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect. **Please note:** All commercial projects are required to use low water use irrigation systems and water conservation best management practices.

17. **Agreement:**

The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, indemnify, and hold the District and District's agents, employees and consultants harmless from any and all claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities resulting from the negligence or willful misconduct of the District.

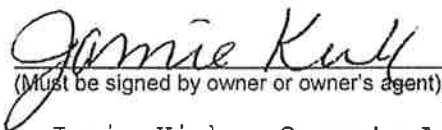
Nothing in the foregoing indemnity provision shall be construed to require Applicant to indemnify District against any responsibility or liability or contravention of Civil Code §2782

Application Processing Fee.....See Attached Fee Schedule

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Date 8-13-14

Signed

  
(Must be signed by owner or owner's agent)

Print Name

Jamie Kirk - Owner's Agent



# NIPOMO COMMUNITY SERVICES DISTRICT

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

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

## INTENT-TO-SERVE APPLICATION

1. This is an application for: X Sewer and Water Service X Water Service Only
2. SLO County Planning Department/Tract or Development No.: \_\_\_\_\_
3. Attach a copy of SLO County application.  
**Note:** District Intent-to-Serve letters expire eight (8) months from date of issue, unless the project's County application is deemed complete.
4. Project location: Please see attached exhibits.
5. Assessor's Parcel Number (APN) of lot(s) to be served: APN 091-441-026
6. Owner Name: Blacklake LLC or Assignee
7. Mailing Address: c/o Kirk Consulting, 8830 Morro Rd., Atascadero, CA 93422
8. Email: jamie@kirk-consulting.net

9. Phone: 805-461-5765 FAX: 805-462-9466

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

Name: Jamie Kirk, Kirk Consulting - Owner's Agent

Address: 8830 Morro Rd., Atascadero, CA 93422

Email: jamie@kirk-consulting.net

Phone: 805-461-5765 FAX: 805-462-9466

11. Type of Project: (check box) (see Page 3 for definitions)

|                                                                  |                                                                 |
|------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Single-family dwelling units | <input type="checkbox"/> Multi-family dwelling units            |
| <input type="checkbox"/> Commercial                              | <input type="checkbox"/> Mixed Use (Commercial and Residential) |

12. Total Number of Dwelling Units 13 Number of Low Income Units 0

13. Does this project require a sub-division? ☒ Yes ☐ No  
If yes, number of new lots created 13

14. Site Plan:

**For projects requiring Board approval, submit six (6) standard size (24" x 36") copies and one reduced copy (8½" x 11"). Board approval is needed for the following:**

- more than four dwelling units
- property requiring sub-divisions
- higher than currently permitted housing density
- commercial developments

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15. **Water Demand Certification:**

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16. **Commercial Projects Service Demand Estimates:**

Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect. **Please note:** All commercial projects are required to use low water use irrigation systems and water conservation best management practices.

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Nothing in the foregoing indemnity provision shall be construed to require Applicant to indemnify District against any responsibility or liability or contravention of Civil Code §2782

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Date 8-13-14

Signed

  
(Must be signed by owner or owner's agent)

Print Name

Jamie Kirk - Owner's Agent



# NIPOMO COMMUNITY SERVICES DISTRICT

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

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

## INTENT-TO-SERVE APPLICATION

1. This is an application for: X Sewer and Water Service X Water Service Only
2. SLO County Planning Department/Tract or Development No.: \_\_\_\_\_
3. Attach a copy of SLO County application.  
**Note:** District Intent-to-Serve letters expire eight (8) months from date of issue, unless the project's County application is deemed complete.
4. Project location: Please see attached exhibits.
5. Assessor's Parcel Number (APN) of lot(s) to be served: APN 091-442-028
6. Owner Name: Blacklake LLC or Assignee
7. Mailing Address: c/o Kirk Consulting, 8830 Morro Rd., Atascadero, CA 93422
8. Email: jamie@kirk-consulting.net

9. Phone: 805-461-5765 FAX: 805-462-9466

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

Name: Jamie Kirk, Kirk Consulting - Owner's Agent

Address: 8830 Morro Rd., Atascadero, CA 93422

Email: jamie@kirk-consutling.net

Phone: 805-461-5765 FAX: 805-462-9466

11. Type of Project: (check box) (see Page 3 for definitions)

|                                                                  |                                                                 |
|------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Single-family dwelling units | <input type="checkbox"/> Multi-family dwelling units            |
| <input type="checkbox"/> Commercial                              | <input type="checkbox"/> Mixed Use (Commercial and Residential) |

12. Total Number of Dwelling Units 6 Number of Low Income Units 0

13. Does this project require a sub-division? ☒ Yes ☐ No  
If yes, number of new lots created 6

14. Site Plan:

**For projects requiring Board approval, submit six (6) standard size (24" x 36") copies and one reduced copy (8½" x 11"). Board approval is needed for the following:**

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- higher than currently permitted housing density
- commercial developments

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Show parcel layout, water and sewer laterals, and general off-site improvements, as applicable.

15. Water Demand Certification:

A completed Water Demand Certification, signed by project engineer/architect, must be included for all residential and the residential portion of mixed-use projects.

16. Commercial Projects Service Demand Estimates:

Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect. **Please note:** All commercial projects are required to use low water use irrigation systems and water conservation best management practices.

17. Agreement:

The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, indemnify, and hold the District and ~~District's agents, employees and consultants harmless from any and all claims,~~ demands, damages, costs, expenses (including attorney's fees) judgments or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities resulting from the negligence or willful misconduct of the District.

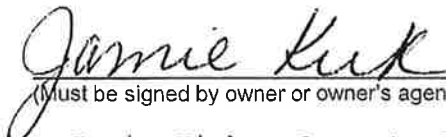
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Date 8-13-14

Signed

  
(Must be signed by owner or owner's agent)

Print Name Jamie Kirk - Owner's Agent





# NIPOMO COMMUNITY SERVICES DISTRICT

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(805) 929-1133 FAX (805) 929-1932  
Website: ncsd.ca.gov

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

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2. SLO County Planning Department/Tract or Development No.: \_\_\_\_\_
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4. Project location: Please see attached exhibits.
5. Assessor's Parcel Number (APN) of lot(s) to be served: APN 091-411-019
6. Owner Name: Blacklake LLC or Assignee
7. Mailing Address: c/o Kirk Consulting, 8830 Morro Rd., Atascadero, CA 93422
8. Email: jamie@kirk-consulting.net

9. Phone: 805-461-5765 FAX: 805-462-9466

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

Name: Jamie Kirk, Kirk Consulting - Owner's Agent

Address: 8830 Morro Rd., Atascadero, CA 93422

Email: jamie@kirk-consulting.net

Phone: 805-461-5765 FAX: 805-462-9466

11. Type of Project: (check box) (see Page 3 for definitions)

|                                                                  |                                                                 |
|------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Single-family dwelling units | <input type="checkbox"/> Multi-family dwelling units            |
| <input type="checkbox"/> Commercial                              | <input type="checkbox"/> Mixed Use (Commercial and Residential) |

12. Total Number of Dwelling Units   7   Number of Low Income Units   0  

13. Does this project require a sub-division? ☒ Yes ☐ No  
If yes, number of new lots created   7  

14. Site Plan:

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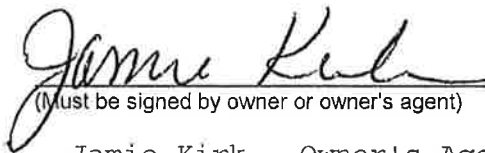
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Date 8-13-14

Signed

  
(Must be signed by owner or owner's agent)

Print Name Jamie Kirk - Owner's Agent