

TO: MICHAEL S. LEBRUN *MSL*
GENERAL MANAGER

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

DATE: JUNE 19, 2013

**AGENDA ITEM
E-1
JUNE 26, 2013**

**SERVICE REQUEST
JIM O. MILLER PARK**

ITEM

Consider request for water, sewer and solid waste service (Intent-to-Serve Letter) for Jim O. Miller Park, a proposed park on Carrillo Street and Tefft Street [RECOMMEND CONSIDER INTENT TO SERVE LETTER AND APPROVE, DENY OR CONTINUE].

BACKGROUND

Your Board considered this item on June 12 and directed staff to continue the item to today's meeting. Staff has been informed by the County (property owner) and Olde Towne Nipomo Association (OTNA) that meetings are planned and ongoing to resolve the status of OTNA in regards to this application.

No action is expected on this item today (with the exception of a further continuance). At today's meeting Staff will provide your Board with most current information and take any additional direction from your Board on this matter. The remainder of this staff report is excerpted from the June 12 staff report and pertains to the service application.

The District received an application for water, sewer and solid waste service for proposed Jim O. Miller Park, APN 092-142-034, located on Carrillo Street and Tefft Street, on March 14, 2013 from Olde Towne Nipomo Association. The parcel is not currently served with District water, sewer and solid waste service.

The project will be required to obtain water, sewer and solid waste service in compliance with current District standards. Any existing well(s) on the property will not be utilized to provide domestic water service to any part of the project.

Water demand for the project is estimated by the landscape architect to be 2.34 acre-feet per year and sewer demand is estimated at 20 gallons per day. Commercial projects that submit a landscape plan consistent with best management practices are exempt from District Code Chapter 3.05, Water Service Limitations (annual allocation limits). The District accounts for increased water demand resulting from commercial growth by reducing the water allocation reservation for residential projects by 5%. The applicant will be required to submit an irrigation plan, a plant material layout plan, a plant material list, and a hardscape plan, if there are any water features (such as fountains and swimming pools) included in the project, to the District for review and approval prior to issuance of the Will-Serve letter for the project.

FISCAL IMPACT

Water and sewer capacity fees will be based on the domestic meter size and irrigation meter size as shown on the District approved improvement plans for the final County approved project as well as CAL FIRE's fire service requirements. Assuming one (1) 1-inch domestic meter, one (1) 1-inch irrigation meter, and one (1) 1.5-inch fire connection, as well as one (1) sewer connection based on the domestic water meter size, the estimated fee deposit for the project is \$52,355 based on the current District fee schedule. In addition, pursuant to an agreement between the County of San Luis Obispo and the District, as part of the County's Tefft Street Enhancement Project, the District installed a sewer lateral for the property. Pursuant to District Resolution 2004-918 and the Agreement, the cost of construction and installation of the lateral in the amount of \$3657.55 is due when the property connects to the District's system.

RECOMMENDATION

Staff requests the Board provide staff with direction to approve, deny or continue the application. If the Board desires to approve the project, then staff should be directed to issue an Intent-to-Serve letter for the project with the following conditions:

- *The Project shall obtain solid waste, sewer and water service.*
- *The project shall be served by a single one (1) inch meter and backflow assembly for indoor use.*
- *A separate one (1) irrigation meter and backflow assembly shall be provided for the project. Irrigation meter capacity charges are applicable.*
- *The project shall be served by a single appropriately sized fire service and backflow assembly as required by CAL FIRE of SLO County. CAL FIRE of SLO County must approve the development plans prior to District approval. Fire service capacity charges will be applicable.*
- *Record a restriction, subject to District approval, on the property prohibiting the use of well(s) to provide water service to any parcel within the Project.*
- *Properly abandon any existing groundwater wells and provide documentation to District.*
- *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.*
- *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.*
- *An irrigation plan, a plant material layout plan, a plant material list (if not included in the plant material layout plan), and a hardscape plan, if there are any water features (such as*

fountains and swimming pools) included in the project, shall be submitted for review and approval 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.*
- *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*
- *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.*
- *This letter is void if land use is other than commercial use as defined by 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.*

ATTACHMENTS

- A. Application
- B. Proposed Site Plan

JUNE 26, 2013

ITEM E-1

ATTACHMENT A



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:
RECEIVED
JAN 1 2013

RECEIVED

APR 1 2013

INTENT-TO-SERVE APPLICATION

NIPOMO COMMUNITY SERVICES DISTRICT

NO FEES TAKEN,
ACCEPTED AS IS

NIPOMO COMMUNITY SERVICES DISTRICT
w/ Fee Accepted for processing
M. J. Brown

M. J. Brown

1. This is an application for: Sewer and Water Service Water Service Only
2. SLO County Planning Department/Tract or Development No.: N/A
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: CARRILLO & TEEFT
5. Assessor's Parcel Number (APN) of lot(s) to be served: 90-141-006
6. Owner Name: SAN LUIS OBISPO COUNTY
7. Mailing Address: _____
8. Email: _____
9. Phone: _____ FAX: _____
10. Agent's Information (Architect or Engineer):
Name: OLDE TOWNE NIPOMO ASSOCIATION
Address: 330-H W. TEEFT ST. NIPOMO CA. 93444
Email: KKUBIAK@AOL.COM
Phone: 929-1241 FAX: 929-3267

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 type="checkbox"/> Commercial	<input type="checkbox"/> Mixed Use (Commercial and Residential)

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

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

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:

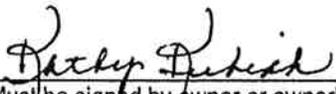
Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect. **Please note:** All commercial projects are required to use low water use irrigation systems and water conservation best management practices.

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

Date 1-10-2013 Signed 
(Must be signed by owner or owner's agent)
Print Name KATHY RUBIAK

WATER DEMAND CERTIFICATION

Supplement to Intent-to-Serve/Will Serve Application

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	0.28	=	_____
Number of Duplexes/Secondary Units	_____ X	0.28	=	_____
Number of Single Family Units with:				
Parcel less than 12,768 sq. ft.	_____ X	0.40	=	_____
Parcel between 12,769 and 25,536 sq. ft.	_____ X	0.68	=	_____
Parcel greater than 25,536 sq. ft.	_____ X	0.82	=	_____
Total demand all dwelling units including irrigation			=	_____

Park site: Total size of site: 74,817 s.f. (1.72 acres) Annual water demand: 2.32 acre feet/year

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:

- 0.28 AFY per Multi-Family Dwelling Unit;
- 0.28 AFY per Dwelling Unit for duplexes and Secondary Dwellings;
- 0.40 AFY per Single Family Dwelling Unit located on a parcel size of twelve thousand seven hundred sixty-eight (12,768) square feet or less;
- 0.68 AFY per Single Family Dwelling Unit located on a parcel size between twelve thousand seven hundred sixty-nine (12,769) and twenty-five thousand five hundred thirty-six (25,536) square feet.
- 0.82 AFY per Single Family Dwelling Unit located on a parcel size that exceeds twenty-five thousand five hundred thirty-six (25,536) square feet.
- Secondary Units – Total water demand for primary and secondary unit shall not exceed 110% of the limitations established for the primary unit.

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

Signed  Date January 11, 2013
Must be signed by project engineer/architect

Title Landscape Architect License Number CLA #2737

Project APN# 090-141-006 (e.g. Tract Number, Parcel Map #, APN)

APPLICATION FEES AND CHARGES
 Effective July 1, 2012

PROJECT SIZE/TYPE	TOTAL AMOUNT DUE**	NON-REFUNDABLE AMOUNT DUE AT TIME OF SUBMITTING APPLICATION PURSUANT TO A & B(1) BELOW	BALANCE DUE PURSUANT TO B(2) BELOW
Residential <3 units	\$1,038.89	\$1,038.89	\$0.00
Residential 4-20 units	\$1,427.02	\$356.76	\$1,070.26
Residential > 20 units	\$1,680.12	\$420.03	\$1,260.09
Commercial <1 acre	\$1,427.02	\$356.76	\$1,070.26
Commercial 1-3 acres	\$1,680.41	\$420.03	\$1,260.09
Commercial > 3 acres	\$2,321.35	\$580.34	\$1,741.01
Mixed Use with less than 3 Dwelling Units	\$1,680.12	\$420.03	\$1,260.09
Mixed Use with four or more Dwelling Units	\$2,321.35	\$580.34	\$1,741.01
*Outside Consulting and Legal fees will be billed to the Applicant at direct rate.			

Timing of Fee

A. For residential projects with less than three (3) units the Application Fee is due and payable with the application for service.

B. For residential units that exceed three (3) units and all commercial projects and mixed use projects, the Application fee is due and payable as follows:

1. Twenty-five percent (25%) as a non-refundable deposit with the application for service.
2. The remainder of the Application Fee, plus charges for District consultants in processing the application, is due and payable prior to the District issuing a "Will-Serve Letter" or entering into a Plan Check and Inspection Agreement, whichever occurs first.

**Commencing on July 1, 2008 and each year thereafter the Application Fees shall be adjusted by a Consumer Price Index formula.

JUNE 26, 2013

ITEM E-1

ATTACHMENT B



MEMORANDUM

TO: Peter Sevcik – Nipomo Community Services District
FROM: Karyl Vierra
DATE: 5/23/13
RE: Projected Water Use-Jim Miller Park, Nipomo

Park site elements are a gazebo, covered 'train depot', caboose, veteran's memorial, group picnic area with BBQ, lawn with picnic tables and parking.

Estimate each toilet/urinal flush and sink use combined will use 1.1 gallons of water

Estimated Park Restroom Use:

Group picnic/BBQ: 70 people with one use each, 10 days/year = 770 gallons

Special Events: 200 people with .33 use, 26 days/year = 1,887 gallons

Weekday Use: 8 people with .33 use, 265 days/year = 769 gallons

Week end Use: 50 people with .50 use, 100 days/year = 2,750 gallons

Restroom Total of 6,176 gallons = 0.02 AFY

Landscape Water Use: WELO ETWU = 755,468 gallons = 2.32 AFY (see attached)

Firma Consultants Incorporated

David W. Foote ASLA

187 Tank Farm Road Suite 23C

San Luis Obispo, CA 93401

(805)781-9800 • fax (805)781-9803

Jim Miller Park

Table 1: annual (Nipomo, CA)

To Calculate MAWA- Maximum Applied Water Allowance	
ETo (annual)	52.1
LA	39,805
SLA	0
MAWA (gallons/year)	900,047
MAWA (inches per sq. ft)	36.27
MAWA (inches per DAY)	0.10

ETo is not adjusted for seasonal rainfall
 $MAWA = (Eto)(0.62)[(0.7xLA)+(0.3xSLA)]$

Table 2a: annual (Nipomo, CA)

To Calculate ETWU- Estimated Total Water Use	
Eto (annual)	52.1
PFxHA (see table 2b)	18,944
HA (see table 2b)	39,805
IE (see Table 3)	0.81
SLA	0
ETWU (gallons/season)	755,468
ETWU (inches per sq. ft.)	30.45
ETWU (per DAY)	0.08

2.32 acre feet / year

ETo is not adjusted for seasonal rainfall
 $ETWU = (Eto)(0.62)[((PFxHA)/IE)+SLA]$

Table 2b

To Determine Plant Factor with Mutiple Hydro Zones				
H.Z	Water Use Type	P.F.**	H.A (s.f.)	Weighted P.F.
1	High (Turf)	0.7	17,505	12,254
2	Low (Grndcvr)	0.3	22300	6690
3				0
4				0
5				0
6				0
Totals			39,805	18,944

**Plant Factor from WUCOLS, August 2000

Note to preparer: Water Use type can be LOW(0-3), MEDIUM(.4-.6), HIGH(.7-.9).
 SLA weighted PF to be separate sum from all other hydrozones (see Table 2b SLA).

ETWU IS LESS THAN MAWA

Note to Preparer: select < or > after doing calculations. If ETWU>MAWA, redesign system

Water Conservation Notes

1. Plants and irrigation shall be selected to conserve water. The following shall be used to determine the water needs of the plants:

1. Irrigation system to be a fully automatic underground system utilizing either low pressure spray heads, bubbler, or drip emitters, or a combination thereof. Irrigation systems shall be designed to provide the minimum amount of water for proper and compatible areas.

2. Plant materials proposed are selected for their compatibility to climate and site conditions, resistance to wind, and drought tolerance.

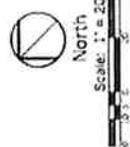
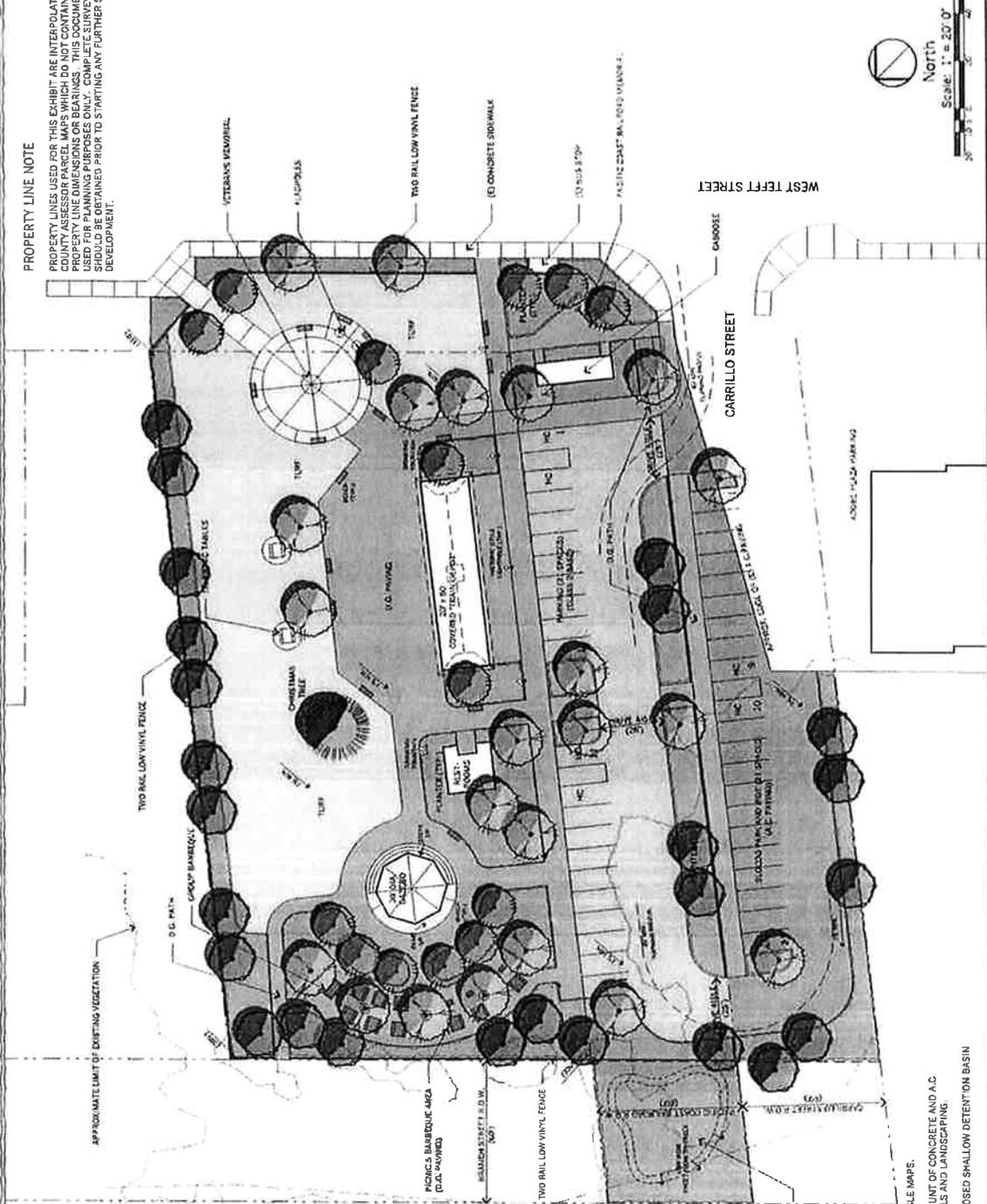
3. All plants shall be mulched with a 2" minimum layer of organic mulch throughout.

4. Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similar water needs.

5. Water needs of plant materials proposed have been worked through the University of California Cooperative Extension (UCCE) and the University of California Cooperative Extension February 1992. All plant materials proposed are selected for low to moderate water needs in this climate.

PROPERTY LINE NOTE

PROPERTY LINES USED FOR THIS EXHIBIT ARE INTERPOLATED FROM COUNTY ASSESSOR PARCEL MAPS WHICH DO NOT CONTAIN COMPLETE PROPERTY LINE DIMENSIONS OR BEARINGS. THIS DOCUMENT IS TO BE USED AS A GUIDE ONLY. DIMENSIONS AND BEARINGS SHOULD BE OBTAINED PRIOR TO STARTING ANY FURTHER SITE DEVELOPMENT.



CONCEPTUAL GRADING NOTES

1. EXISTING ELEVATIONS SHOWN WERE ESTIMATED FROM GOOGLE MAPS.
2. ON-SITE PERCOLATION IS ENHANCED BY USING LIMITED AMOUNT OF CONCRETE AND A.C. PAVING COMBINED WITH USE OF PREVIOUS PAVING MATERIALS AND LANDSCAPING.
3. SITE TO FLOW OVERLAND FROM EAST TO WEST TO THE PROPOSED SHALLOW DETENTION BASIN AT WESTERN CORNER OF SITE.



Jerad Hurley, AIA,
Architect

Conceptual Site & Drainage Plan
Jim Miller Park Nipomo, CA

TO: BOARD OF DIRECTORS *MSL*
FROM: MICHAEL S. LEBRUN
GENERAL MANAGER
DATE: JUNE 21, 2013

AGENDA ITEM
E-2
JUNE 26, 2013

**CONSIDER GRANT REQUEST FROM NIPOMO CHAMBER OF
COMMERCE IN AMOUNT OF \$10,230 FOR SOLID WASTE REMOVAL
IN NIPOMO COMMUNITY COMMON AREAS**

ITEM

Nipomo Chamber of Commerce is requesting grant funds in the amount of \$10,230 to provide clean up of solid waste in the Nipomo area [RECOMMEND CONSIDER REQUEST FOR GRANT FUNDS IN AMOUNT OF \$10,230].

BACKGROUND

The Nipomo Chamber of Commerce is requesting grant funds to continue a successful program for cleaning up litter within the Nipomo Community.

Chamber President Mr. Rudy Stowell has provided the attached proposal and will present the proposal and answer questions from your Board.

FISCAL IMPACT

This Chamber administered program is costing \$1,705 monthly. Funds to support solid waste services may be allocated from the District solid waste fund. The solid waste franchise income is approximately \$11,000 monthly.

STRATEGIC PLAN

Strategic Plan Goal 7.A.2 – Provide additional solid waste services
Strategic Plan Goal 7.A.3 – Communicate with customers

RECOMMENDATION

Receive presentation, consider grant request. Should your Board desire to approve grant request, direct staff to execute a Grant Agreement with Nipomo Chamber of Commerce for not to exceed \$10,230.

ATTACHMENT

- A. June 11, 2013, Nipomo Chamber of Commerce Grant Request

JUNE 26, 2013

ITEM E-2

ATTACHMENT A



June 11, 2013

Nipomo Community Services District
148 South Wilson Street
Nipomo, CA 93444

RE: GRANT REQUEST

Last year NCS D awarded a grant to the Nipomo Chamber of Commerce to initiate a solid waste clean-up of the District. The Chamber subsequently contracted with Achievement House, who employs developmentally challenged adults, to conduct the work needed. This effort has been an absolutely unqualified success. Achievement House has removed over two hundred fifty bags of solid waste, eradicated several dumping sites and has been able to respond to areas quickly as needed. The Chamber has received many phone calls and emails in support of how much better the town appears. The Achievement House crews get thumbs-up from passing motorists and have even been brought water and snacks by complete strangers. There is a renewed sense of civic pride in Nipomo.

We have been making grant requests on a quarterly basis, but would like this time to request half a year of funding that would cover the May – October period this year. The work has been costing on average \$1550 per month. With our 10% administration fee we are requesting a grant of \$10,230.

Sincerely,

Rudy Stowell
President 2013
Nipomo Chamber of Commerce

TO: MICHAEL S. LEBRUN
GENERAL MANAGER

M.S.L.

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

P.V.S.

DATE: JUNE 19, 2013

AGENDA ITEM
E-3
JUNE 26, 2013

HILLSIDE TERRACE APARTMENT PROJECT ITS EXTENSION

ITEM

Consider request by developer of Hillside Terrace Apartment Project, APN 092-577-002, 530 Hill Street, Nipomo for Intent-to-Serve Letter Extension [RECOMMEND CONSIDER REQUEST AND DIRECT STAFF].

BACKGROUND

The District received a request from the developer of the Hillside Terrace Apartments for an extension of the Intent-to-Serve letter for the project. A copy of the request is attached.

The Hillside Terrace Apartment Project, APN 092-577-002, 530 Hill Street, Nipomo, is a proposed twenty (20) unit multi-family development. Attachment B is a location map. The project is being developed by Bill Kengel, Mesa Dunes Investments Inc. The District originally issued an Intent-to-Serve letter for the project on September 9, 2009, that was subsequently revised and reissued on January 27, 2010, Attachment C. The current Intent-to-Serve Letter is active and expires on September 9, 2013. In accordance with the District's Water Allocation Ordinance, a total of 6.6 acre-feet per year (20 X .33) was allocated for the project in Water Years 2008-09 and 2009-10.

Attachment D is a flowchart that summarizes the District's development procedure. The project is currently at Step 2. District review of the improvement plans is pending re-submittal by the developer.

While the developer has not recently met with District staff, District staff's understanding of one the complicating factors, as of the last design provided to the District, is that water service for fire protection for the project and sewer service to the project is to be via future Blume Street. However, neither the District nor Mr. Kengel owns the water and sewer infrastructure in future Blume Street. The future Blume Street and the related underground infrastructure were installed as part of Tract 2689 but have not been offered for dedication to the District or accepted by the District. The District cannot provide service via infrastructure that has not been dedicated to or accepted by the District. The District can provide water service via existing water system infrastructure located in Hill Street and sewer service is available at the intersection of Blume Street and Hill Street.

An applicant has two options when an Intent-to-Serve letter is set to expire. The first is to apply for a new ITS and the second is to apply for a variance to extend the expiration date further than District policy would otherwise allow.

The project proponent is scheduled to address your Board and provide input as to his preferred option.

FISCAL IMPACT

Development of this staff report did use previously budgeted staff time.

RECOMMENDATION

Staff requests your Honorable Board provide staff with direction to regarding the developer's request.

ATTACHMENTS

- A. ITS Extension Request
- B. Location Map
- C. Current ITS Letter Revised January 27, 2010
- D. District Development Procedure Flowchart

JUNE 26, 2013

ITEM E-3

ATTACHMENT A

PLEASE FIND ATTACHED:

6/12/2013

- 1) A letter dated 1/12/2010 extending an Intent-to-Serve dated 1/27/2010 to 9/8/2013. Such ITS allows water/sewer service to 20 apartment units planned for parcel II of Co 06-0225 (530 Hill St.) and demands such service be perfected prior to 9/8/2013.
- 2) A letter dated 10/5/2012 indicating owner of 691 W. Tefft (Tr. 2689) must make offer of dedication of any degree of ownership of water and sewer mains as well as pay associated District fees prior to allowance of use of such mains to serve 20 apartment units referenced above.
- 3) A letter of calculation dated 1/5/2012 indicating fees to be paid District by owner of Tr 2689 to be \$702,560.
- 4) A copy of District General Ledger Account #2199-B6, indicating a PCI Agreement signed 11/24/2008 in favor of Kengel, Co 06-0225 and revealing a continuous involvement in construction of water and sewer mains referenced above.

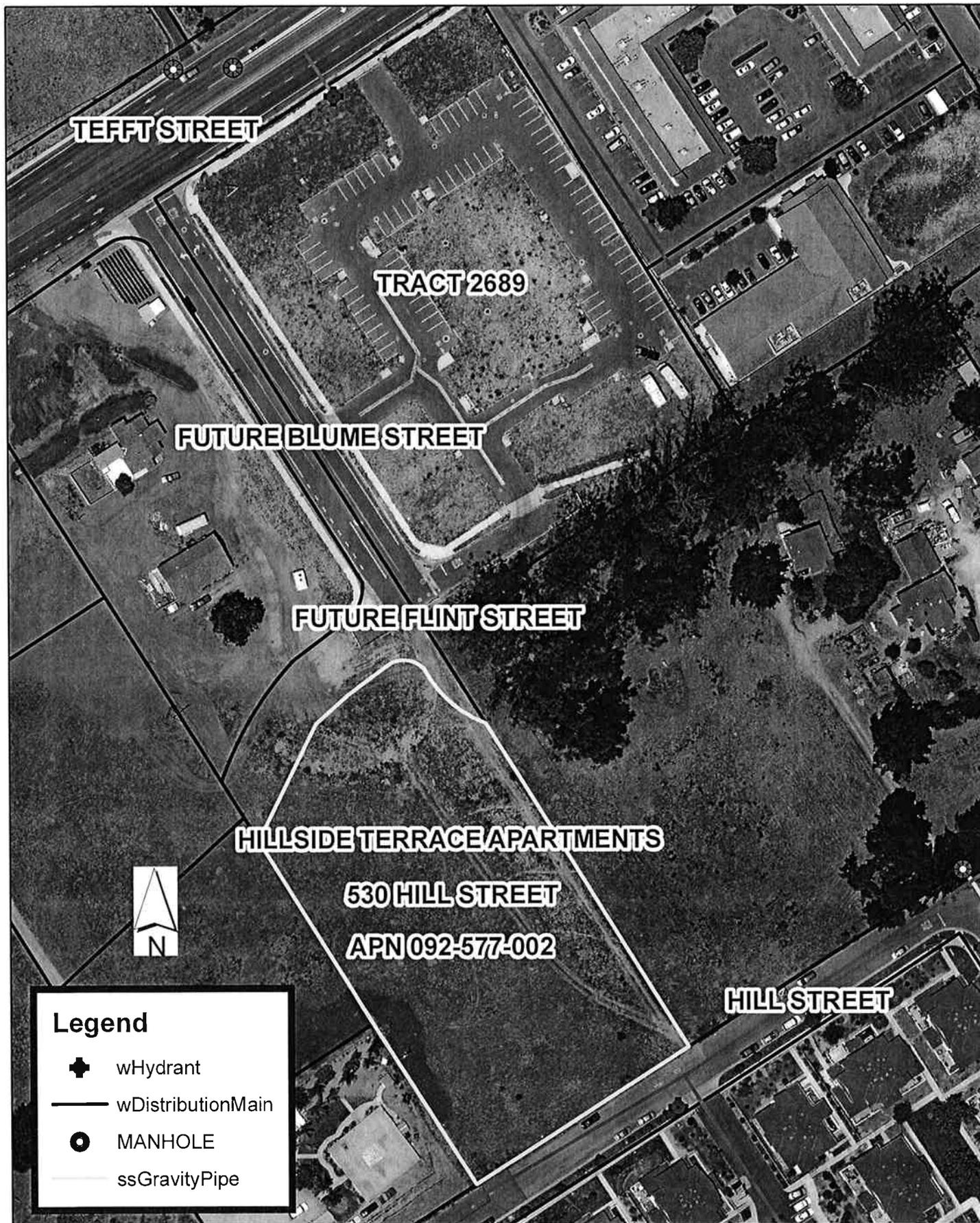
Discussion: Data will be presented at a later meeting of Board (planned now for 6/26/2013), indicating construction and ownership of water and sewer mains in Tefft, Blume and Flint streets was accomplished as a joint venture pursuant to a Road Construction Agreement recorded and running with the land in perpetuity. Point will be made that current owner of Tr 2689 is willing to make offer of any and all ownership of water and sewer mains that may be in his possession and located within the existing or proposed public right-of-way, but is unable to make payment of \$702,560. Applicant Kengel believes it to be unreasonable for District to withhold service to his private project at 530 Hill St. pending payment of \$702,560 by unrelated owner of Tr 2689 at some unknown time. Though one extension of time has already been granted, Kengel pleads of Board to allow additional extension of time of maximum possible length such as to come to reasonable resolution of this unusual problem. Thank you, Bill Kengel

JUNE 26, 2013

ITEM E-3

ATTACHMENT B

LOCATION MAP HILLSIDE TERRACE APARTMENTS



JUNE 26, 2013

ITEM E-3

ATTACHMENT C

NIPOMO COMMUNITY

BOARD MEMBERS

JAMES HARRISON, PRESIDENT
LARRY VIERHEILIG, VICE PRESIDENT
MICHAEL WINN, DIRECTOR
ED EBY, DIRECTOR
BILL NELSON, DIRECTOR



SERVICES DISTRICT

STAFF

MICHAEL LEBRUN, INTERIM GENERAL MANAGER
LISA BOGNUDA, ASSISTANT GENERAL MANAGER
JON SEITZ, GENERAL COUNSEL
PETER SEVCIK, P.E., DISTRICT ENGINEER

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

Originally Issued September 9, 2009

Revised January 27, 2010

Bill Kengel
Mesa Dunes Investments, Inc.
P.O. Box 267
Avila Beach, CA 93424

This is not a Will Serve letter

**SUBJECT: INTENT-TO-SERVE WATER AND SEWER SERVICE
CO 06-0225 PARCEL 2, PORTION OF APN 092-130-012
MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN NIPOMO, CA**

This is an Intent-to-Serve letter for District services including water and sewer service for a twenty (20) unit Apartment Complex to be constructed on Parcel 2 of CO 06-0225, Portion of APN 092-130-012, (the "Project"), is granted.

This Intent-to Serve-letter is limited to the Project as described above.

This Intent-to-Serve Letter shall be effective upon Owner's signature below.

The following conditions must be satisfied prior to the District issuing a Will Serve Letter:

GENERAL CONDITIONS

- This Project shall obtain solid waste, sewer and water service for all units, existing and planned.
- **REVISED CONDITION - Will-Serve letters for the Project will be issued in "phases" as follows:**
 - **No more than 10 units (5 acre-feet) prior to September 30, 2009;**
 - **No more than 20 units (5.91 acre-feet), cumulative, prior to September 30, 2010;**
- Project shall be located on a single parcel and water service for the entire Project shall be served by a single meter for indoor uses and a separate meter for landscape areas.
- On-site fire service (e.g. fire sprinklers) will require a dedicated service lateral. CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges will be applicable.
- Any existing well(s) on the parcel shall be properly abandoned in accordance with federal, state and local requirements. Prior to the District issuing a Will-Serve Letter, the owner shall provide

This is not a Will Serve letter

proof to the satisfaction of the District that all existing wells on the above referenced parcel (APN 092-130-012) have been abandoned.

- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development. The capacity charges are currently estimated at \$509,448 for a 6 inch water service, \$127,362 for a 6 inch fire service, \$81,510 for a 2 inch irrigation meter and \$ 223,867 for sewer service. Fees are subject to change by Board of Directors and will be based on actual meter sizes required to serve the project in accordance with District standards.
- Applicant shall provide the District with a copy of any changes to County conditions of Project approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit.
- Submit improvement plans in accordance with District Rules, Regulations, Standards and Specifications for review and approval.
Note: Easements required for water and sewer improvements must be offered to the District prior to final improvement plan approval.
- Make a non-refundable deposit ("Deposit") in an amount equal to the then calculated Fees for Connection (including Capacity Charges).
Note: Fees for Connections 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 will be deducted.
- A Will-Serve letter for the Project will be issued after improvements plans are approved and signed by the General Manager.

CONDITIONS TO SETTING WATER METERS

- Construct the improvements in accordance with the Plan Check and Inspection Agreement including the submission of the following for District approval:
 - Reproducible "As Builts" - A mylar copy and digital format disk (AutoCad) which includes engineer, developer, tract number and water improvements
 - Offer of Dedication
 - Engineer's Certification
 - A summary of all water and sewer improvement costs
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo and provided that the District has accepted improvements to be dedicated to the District, if applicable
- Proof that the Project is provided with solid waste removal services.

AUTOMATIC TERMINATION

- 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
 - Two (2) years. However, applicant shall be entitled to a one year extension upon proof of reasonable due diligence in processing the Project.

This "Intent-to-Serve" letter shall be subject to the current and future rules, regulations, fees, resolutions and ordinances of the Nipomo Community Services District. This "Intent-to-Serve" letter may be revoked as a result of conditions imposed upon the District by a Court or availability of

Bill Kengel
Parcel 2 of CO 06-0225
January 27, 2010

Nipomo Community Services District
Page 3 of 3

This is not a Will Serve letter

resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors for the protection of the health, safety, and welfare of the District. The District reserves the right to revoke this "Intent-to-Serve" letter at any time.

This Intent-to-Serve letter is void if land use is other than the construction of an Apartment Complex (the Project) located on a single parcel.

Please be aware, all dwellings in your development, existing and new, will be required to be connected to District water and sewer service. Water and sewer laterals serving one parcel and crossing subsequent parcel(s) prior to joining main-lines are not allowed unless they are within dedicated easements acceptable to the District.

If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Michael LeBrun
Interim General Manager

I, William G. Kengel, have read the foregoing Intent-to-Serve Letter for solid waste, sewer and water service for Parcel 2 of CO 06-0225 and by my signature below, agree to the conditions contained herein.

Date: 1/29/10

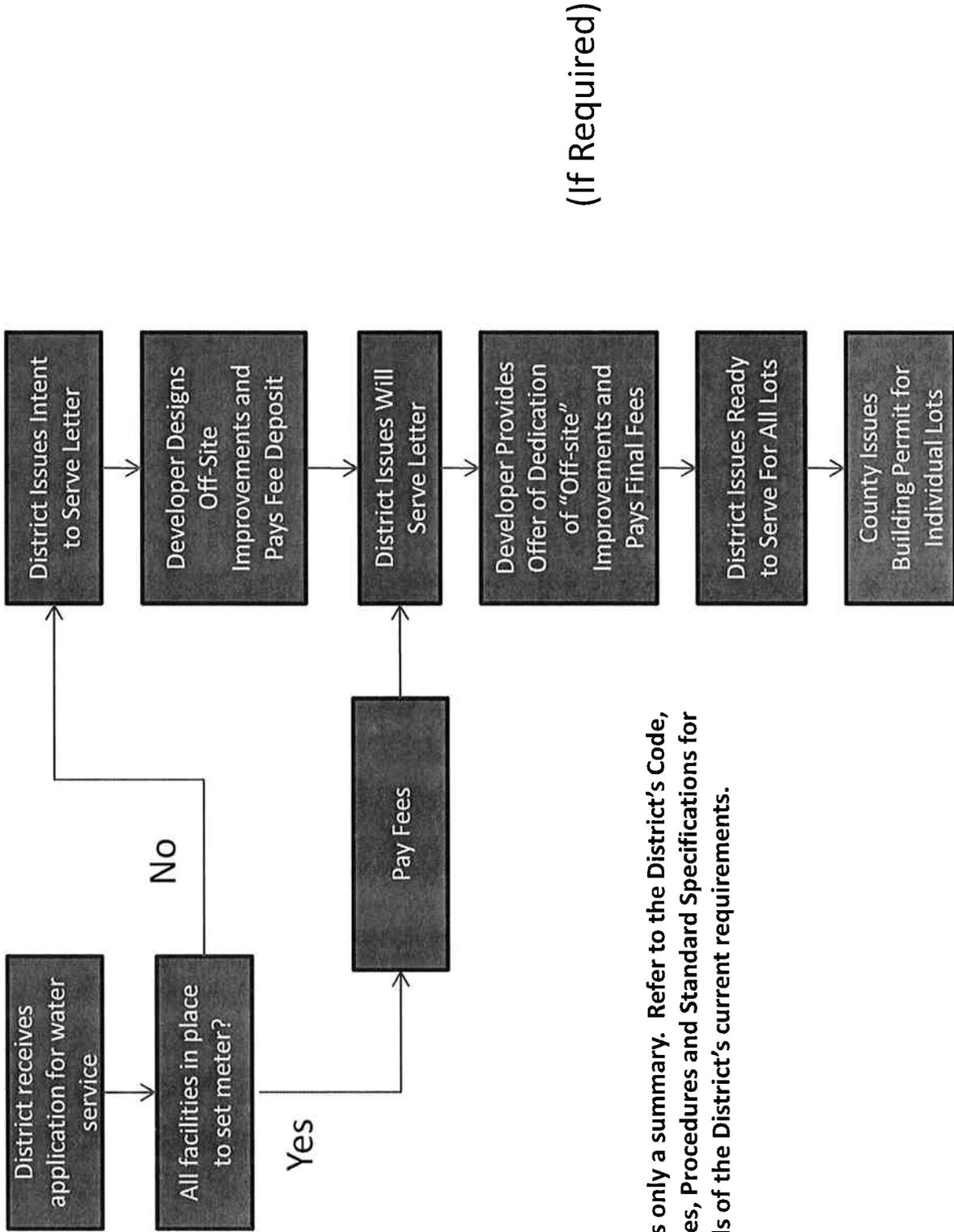
Owner: Mega Dunes Investments, Inc.
William G. Kengel
Print Name (Owner)
William G. Kengel

JUNE 26, 2013

ITEM E-3

ATTACHMENT D

NCSD STANDARD APPLICATION PROCESSING PROCEDURE



This is only a summary. Refer to the District's Code, Policies, Procedures and Standard Specifications for details of the District's current requirements.

TO: MICHAEL S. LEBRUN
GENERAL MANAGER

MGL

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

P.V.S.

AGENDA ITEM

E-4

JUNE 26, 2013

DATE: JUNE 19, 2013

**SERVICE REQUEST – 164 S. MALLAGH STREET
MULTIFAMILY RESIDENTIAL DEVELOPMENT**

ITEM

Consider request for water, sewer and solid waste service (Intent-to-Serve Letter) for 6 unit residential development at 164 S. Mallagh Street, pursuant to District's current water allocation ordinance [RECOMMEND CONSIDER INTENT TO SERVE LETTER AND APPROVE, DENY OR CONTINUE].

BACKGROUND

The District received an application for water, sewer and solid waste service for 164 South Mallagh Street, APN 090-136-005, on May 9, 2013. The Applicant, MW Architects Inc., represented by Michael Peachy of MW Architects, is requesting water, sewer and solid waste service for six (6) new residential units (based on the District's definition). The project will consist of three (3) new duplexes (6 new units total) on the existing parcel that already has a single family and secondary residential unit on it. The existing .54 acre parcel is zoned Residential Multi-Family and the District does currently provide water, sewer and garbage service to the parcel. A Water Demand Certification for the new residential units of the project is included with the application.

All units, 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 property will not be utilized to provide domestic water service to any part of the project.

The project is subject to the District's current annual water-year allocation limits (32.5 acre-feet) per District Ordinance Section 3.05.040. Pursuant to current Ordinance, the requested residential water allocation for the project is 2 acre-feet per year (6 units x 0.33 acre-feet per year) per Section 3.05.060. Attached is the current Water Allocation Accounting Summary for Water Year 2012-2013. To date, 12.8 acre-feet of water, including this project, has been allocated for Water Year 2012-2013, which commenced on October 1, 2012.

Both the phasing and the calculation of the projected residential water demand are determined by the District's current allocation ordinance. According to Section 3.05.060 of the allocation ordinance, the projected total demand shall be established as 0.33 AFY per unit. According to Section 3.05.040.A.1, a total of 20.8 AFY is reserved for single-family and duplex dwelling units in any one allocation year. According to Section 3.05.110.A, the District will not allocate more than twenty percent (20%) of the use type allocation to any one project during any one allocation year. Thus, the allocation policy requires that no more than 4.2 AFY (0.2 times 20.8) be allocated in the single-family and duplex category to any one project in any allocation year.

Given the total residential water allocation required for the project is 2 AFY and no more than 4.2 AFY can be allocated in the single-family and duplex category to any one project in any allocation year, phasing of water allocation for the project is not required.

FISCAL IMPACT

Water and sewer 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 one (1) 1 ½ inch water meter for indoor water use, one (1) 1 inch irrigation water meter, one (1) 2 inch fire sprinkler service, and one (1) upgraded sewer connection as well as taking into account the credit for the existing water and sewer service, the estimated fee deposit for the project is \$83,251 based on the current District fee schedule.

RECOMMENDATION

Staff requests the Board provide staff with direction to approve, deny or continue the application. Staff recommends the following conditions if the Board desires to approve the Applicant's request for an Intent-to-Serve letter:

- Project shall obtain solid waste, sewer and water service for all units.
- The parcel shall be served by a single appropriately sized meter and backflow assembly for indoor use.
- A separate one (1) inch irrigation meter shall be provided for the parcel. Irrigation meter capacity charges are applicable.
- A single separate appropriately sized fire service and backflow assembly as required by CAL FIRE of SLO County shall be provided for the parcel. CAL FIRE of SLO County must approve the development plans prior to District approval. Fire service capacity charges will be applicable.
- Record a restriction, subject to District approval, on the property prohibiting the use of well(s) to provide water service to any parcel within the Project.
- Properly abandon any existing groundwater wells and provide documentation to District.
- 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.
- 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.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.

- 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
- 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.
- This letter is void if land use is other than multifamily residential use as defined by 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.

ATTACHMENTS

- A. Application
- B. Proposed Site Plan
- C. Water Year 2012-2013 Allocation Summary

JUNE 26, 2013

ITEM E-4

ATTACHMENT A



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:

RECEIVED

INTENT-TO-SERVE APPLICATION

MAY 09 2013

NIPOMO COMMUNITY SERVICES DISTRICT

1. This is an application for: Sewer and Water Service 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: 164 So. Mallagh, Nipomo

5. Assessor's Parcel Number (APN) of lot(s) to be served: 090.136.005

6. Owner Name: MW Architects 4014 New Comparibility Plan FBO Michael Peachey

7. Mailing Address: 225 Prado Road Ste, G, San Luis Obispo, Ca. 93401

8. Email: mikep@mwa.biz

9. Phone: 805 544 4334 x.109 FAX: 805 544 4330

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

Name: Michael Peachey - Architect - Trustee

Address: Same as Above

Email: _____

Phone: _____ FAX: _____

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

<input type="checkbox"/> Single-family dwelling units	<input checked="" 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 6*

13. Does this project require a sub-division? Yes No * Affordable by Design - Not requesting additional entitlements.
If yes, number of new lots created _____

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:

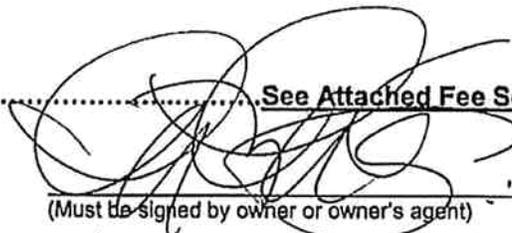
The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously 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

Date 4.3.2013

Signed

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

Print Name

Michael Peachey . Trustee
Architect .

WATER DEMAND CERTIFICATION

Supplement to Intent-to-Serve/Will Serve Application

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	<u>6</u>	X	0.28	=	<u>1.68</u>
Number of Duplexes/Secondary Units	<u> </u>	X	0.28	=	<u> </u>
Number of Single Family Units with:					
Parcel less than 12,768 sq. ft.	<u> </u>	X	0.40	=	<u> </u>
Parcel between 12,769 and 25,536 sq. ft.	<u> </u>	X	0.68	=	<u> </u>
Parcel greater than 25,536 sq. ft.	<u> </u>	X	0.82	=	<u> </u>
Total demand all dwelling units including irrigation =					<u>1.68</u>

Certification

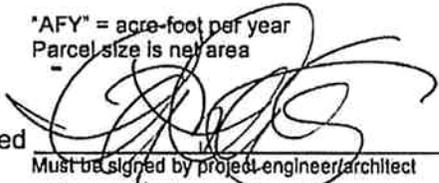
I the undersigned do here by certify:

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

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

- 0.28 AFY per Multi-Family Dwelling Unit;
- 0.28 AFY per Dwelling Unit for duplexes and Secondary Dwellings;
- 0.40 AFY per Single Family Dwelling Unit located on a parcel size of twelve thousand seven hundred sixty-eight (12,768) square feet or less;
- 0.68 AFY per Single Family Dwelling Unit located on a parcel size between twelve thousand seven hundred sixty-nine (12,769) and twenty-five thousand five hundred thirty-six (25,536) square feet.
- 0.82 AFY per Single Family Dwelling Unit located on a parcel size that exceeds twenty-five thousand five hundred thirty-six (25,536) square feet.
- Secondary Units – Total water demand for primary and secondary unit shall not exceed 110% of the limitations established for the primary unit.

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

Signed  Date 4.3.2013
Must be signed by project engineer/architect

Title Architect-Trustee License Number C109917

Project 164 So. Mallory, Nipomo (e.g. Tract Number, Parcel Map #, APN)

APPLICATION FEES AND CHARGES
Effective July 1, 2012

PROJECT SIZE/TYPE	TOTAL AMOUNT DUE**	NON-REFUNDABLE AMOUNT DUE AT TIME OF SUBMITTING APPLICATION PURSUANT TO A & B(1) BELOW	BALANCE DUE PURSUANT TO B(2) BELOW
Residential <3 units	\$1,038.89	\$1,038.89	\$0.00
Residential 4-20 units	\$1,427.02	\$356.76	\$1,070.26
Residential > 20 units	\$1,680.12	\$420.03	\$1,260.09
Commercial <1 acre	\$1,427.02	\$356.76	\$1,070.26
Commercial 1-3 acres	\$1,680.41	\$420.03	\$1,260.09
Commercial > 3 acres	\$2,321.35	\$580.34	\$1,741.01
Mixed Use with less than 3 Dwelling Units	\$1,680.12	\$420.03	\$1,260.09
Mixed Use with four or more Dwelling Units	\$2,321.35	\$580.34	\$1,741.01
*Outside Consulting and Legal fees will be billed to the Applicant at direct rate.			

Timing of Fee

A. For residential projects with less than three (3) units the Application Fee is due and payable with the application for service.

B. For residential units that exceed three (3) units and all commercial projects and mixed use projects, the Application fee is due and payable as follows:

1. Twenty-five percent (25%) as a non-refundable deposit with the application for service.
2. The remainder of the Application Fee, plus charges for District consultants in processing the application, is due and payable prior to the District issuing a "Will-Serve Letter" or entering into a Plan Check and Inspection Agreement, whichever occurs first.

**Commencing on July 1, 2008 and each year thereafter the Application Fees shall be adjusted by a Consumer Price Index formula.

JUNE 26, 2013

ITEM E-4

ATTACHMENT B

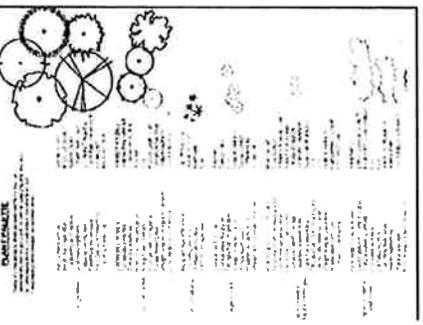
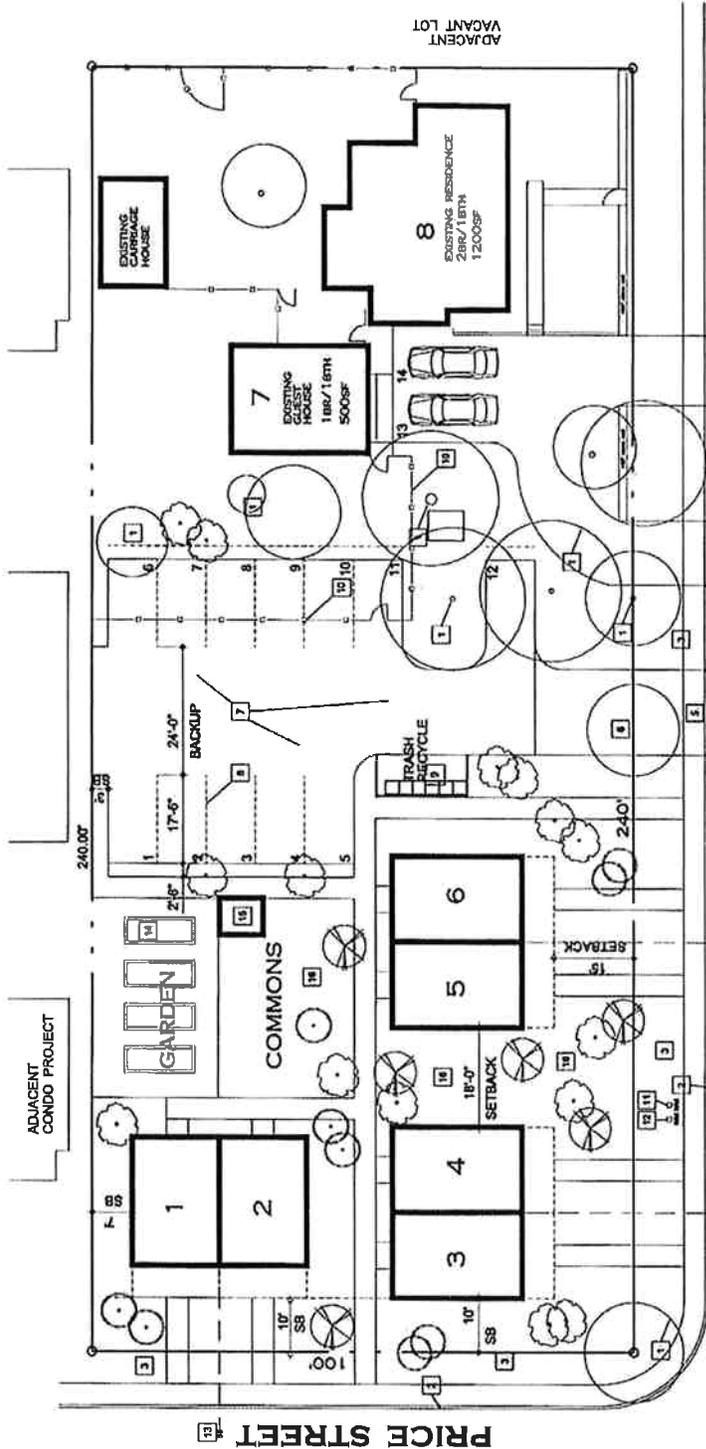


MWA ARCHITECTS
 MICHAEL O. PRADY
 ARCHITECT
 1645 S. MALLAGH - NIPOMO
 NIPOMO, CA 93450
 PHONE: 805.325.1111
 FAX: 805.325.1111

AFFORDABLE HOUSING BY DESIGN 164 SO. MALLAGH - NIPOMO

A1

DATE: 08/18/18



MALLAGH STREET

REFERENCE NOTES

- EXISTING TREE TO REMAIN
- EDGE OF EXISTING ROAD AND AD PAVING
- EXISTING DRIVEWAY AND LOW GROUND COVER IN ROWS TO REMAIN
- NEW CURB, GUTTER AND SIDEWALK PER COUNTY OF SAN LUIS OBISPO STDS.
- NEW DRIVEWAY APRON PER COUNTY
- EXISTING TREES TO BE REMOVED
- NEW POROUS PAVING DRIVEWAY AND PARKING
- CONCRETE OR BRICK PARKING STRIPPING
- TRASH AND RECYCLE ENCLOSURE
- REMOVE EXISTING CHAINLINK FENCE
- NEW 1-1/2" WATER METER FOR 8 UNITS
- NEW 1-1/2" WATER METER FOR COMMON AREA LANDSCAPING
- NEW SANITARY SEWER LATERAL TO NCSB LINE
- 4x12 RAISED PLANTER
- GARDEN SHED
- BROSWALE AND RAIN GARDEN LANDSCAPING

GENERAL NOTES

DRAINAGE NOTES: ALL ON SITE DRAINAGE WILL BE DIRECTED TOWARDS ON SITE BROSWALES AND LANDSCAPE AREAS.
 LANDSCAPING SHALL INCORPORATE DROUGHT TOLERANT PLANTING THAT IS NATIVE TO THE CLIMATE ZONE. REFER TO LANDSCAPE PALETTE FOR CONCEPT.
 ALL BUILDING WATER USE SHALL BE DESIGNED TO REDUCE WATER CONSUMPTION AND LOW FLOW FIXTURES WILL BE INCORPORATED IN THE DESIGN.

BUILDING SUMMARY

DESCRIPTION	AREA	UNIT/STORIES
PROPOSED PROJECT		
Unit 1 1 bedroom townhome	800 SF	1.5
Unit 2 2 bedroom townhome	850 SF	1.5
Unit 3 2 bedroom townhome	850 SF	1.5
Unit 4 2 bedroom townhome	850 SF	1.5
Unit 5 2 bedroom townhome	850 SF	1.5
Unit 6 2 bedroom townhome	850 SF	1.5
EXISTING COMMONS	1500 SF	1.0
Unit 7 1 bedroom house	1200 SF	1.5
Unit 8 2 bedroom house	1300 SF	2.0
SHED		
TOTALS		13.5
TOTAL SPACES REQUIRED		14
TOTAL PARKING PROVIDED		



CONCEPTUAL SITE PLAN

PLANTING PALETTE

JUNE 26, 2013

ITEM E-4

ATTACHMENT C

