


NIPOMO COMMUNITY SERVICES DISTRICT

San Luis Obispo County


Accessory Dwelling Unit (“ADU”) Ordinance

Understanding Potential Impacts

PRESENTATION OUTLINE

- ▶ COUNTY ADU ORDINANCE
 - ▶ DEFINE MAXIMUM POTENTIAL
IMPACT ON NCSD WATER USE
- 

COUNTY ADU ORDINANCE

- ▶ May 25, 2017: SLO County Board of Supervisors approved Phase I of the Accessory Dwelling Unit Ordinance.
 - ▶ January 9, 2019: SLO County ADU Ordinance, Phase II Public Review Draft available. (Lot sizes, Parking, ...)
 - ▶ September 11, 2019: SLO County Planning Commission approves with few changes
 - ▶ Early 2020: Set to go before SLO County Board of Supervisors for Phase II approval
- 

DEFINING MAXIMUM POTENTIAL IMPACT

- ▶ NCSD Customers:

- ▶ Lots within NCSD Sewer Service Area

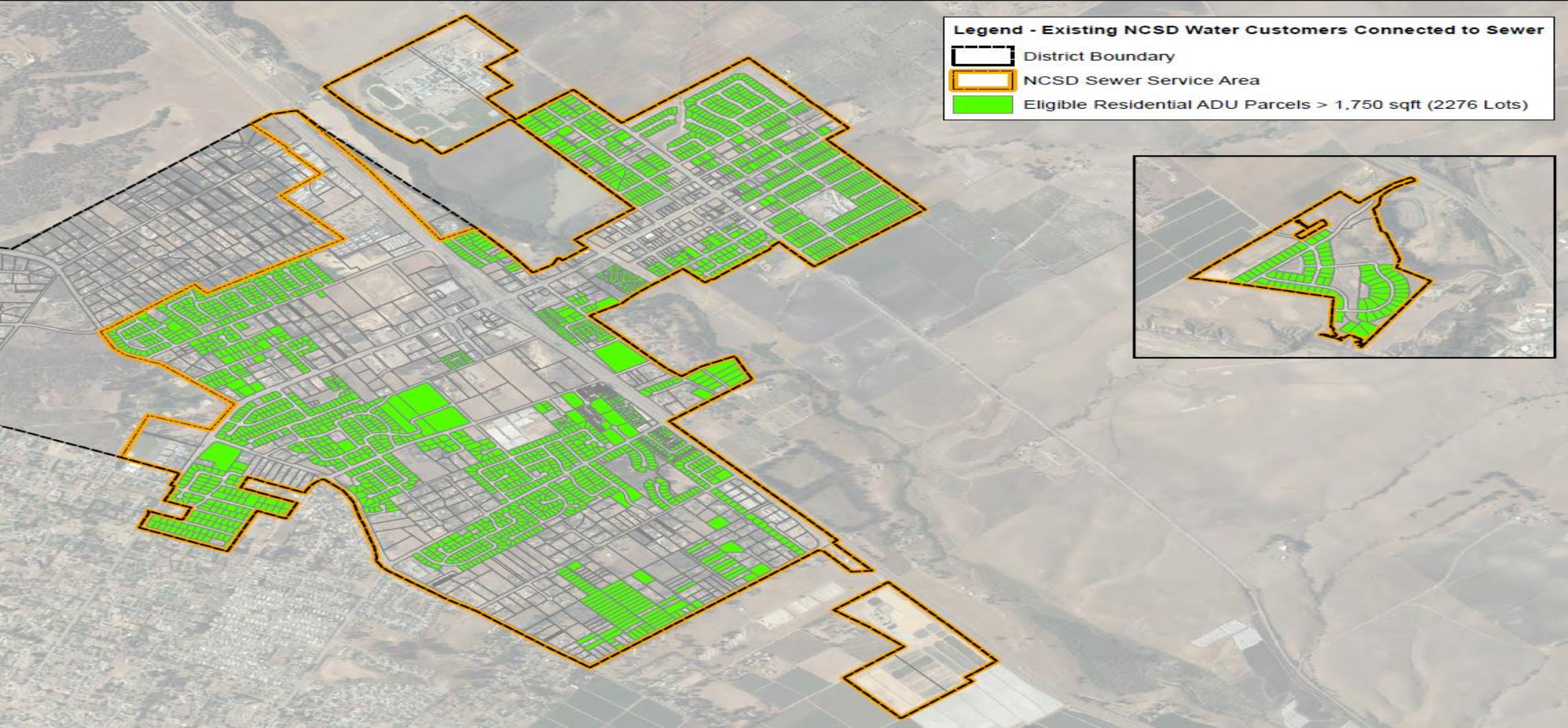
- ▶ 1,750 square foot lot

- ▶ Lots outside NCSD Sewer Service Area

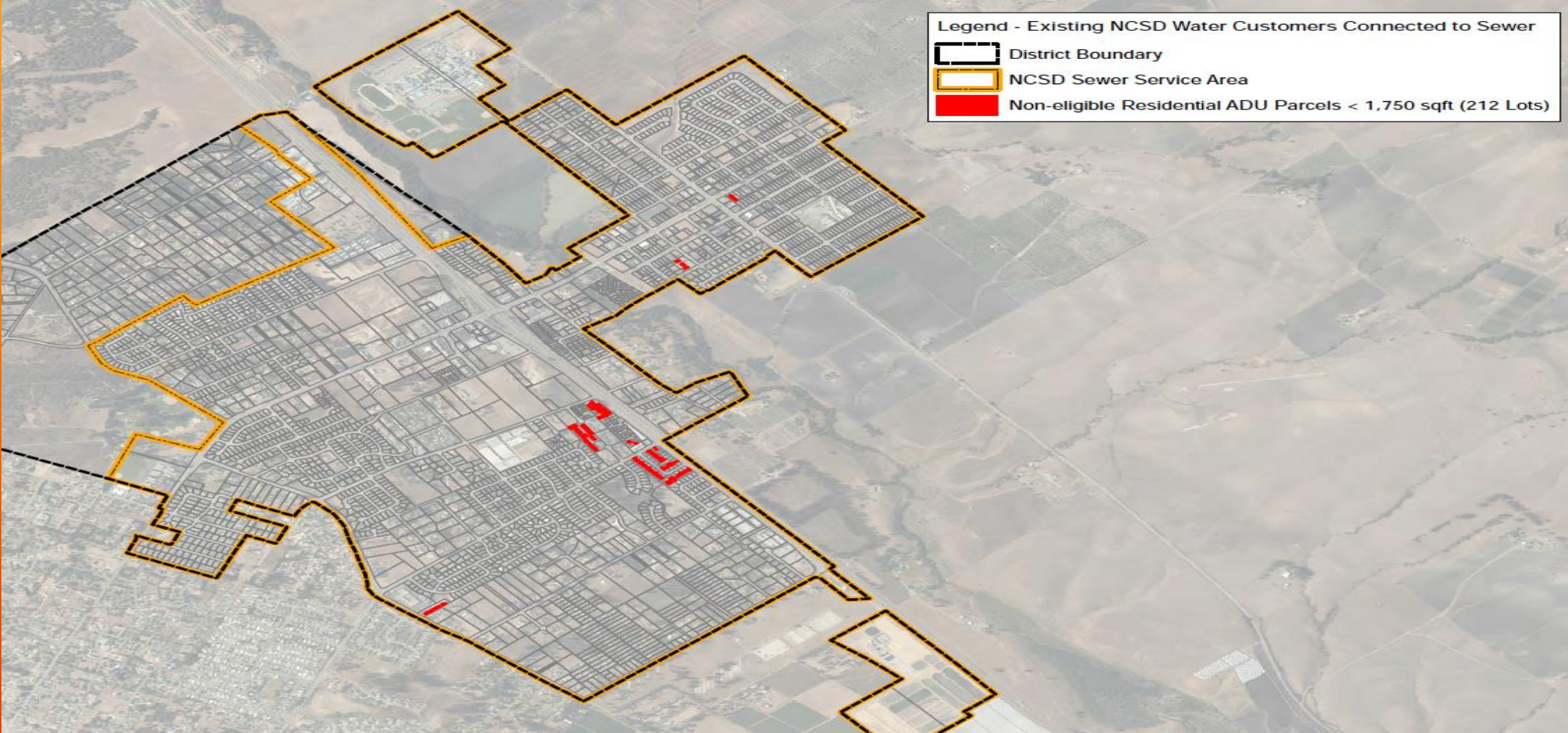
- ▶ Minimum 1 acre lot

- ▶ Lots in Blacklake

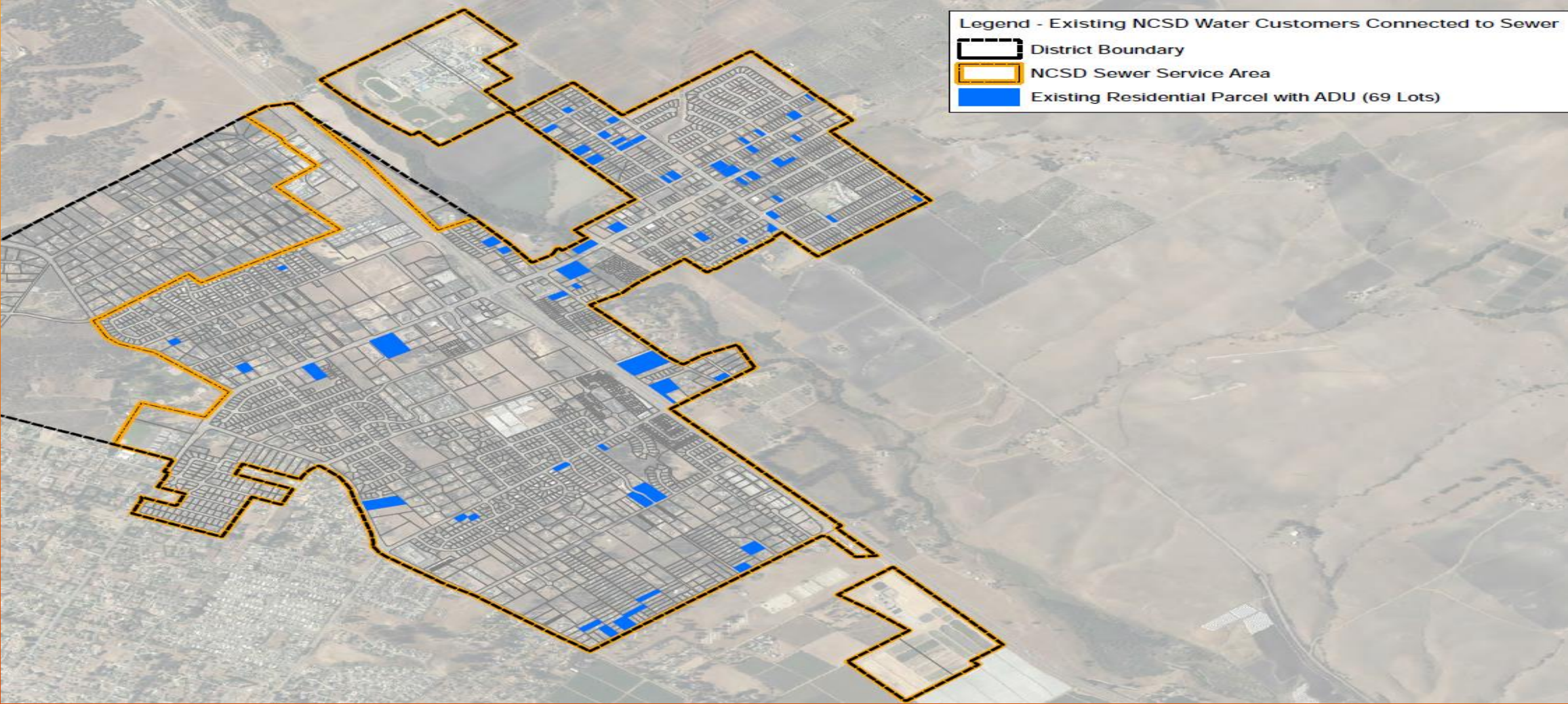
LOTS WITHIN: CONNECTED TO SEWER AND ELIGIBLE TO ADD AN ADU



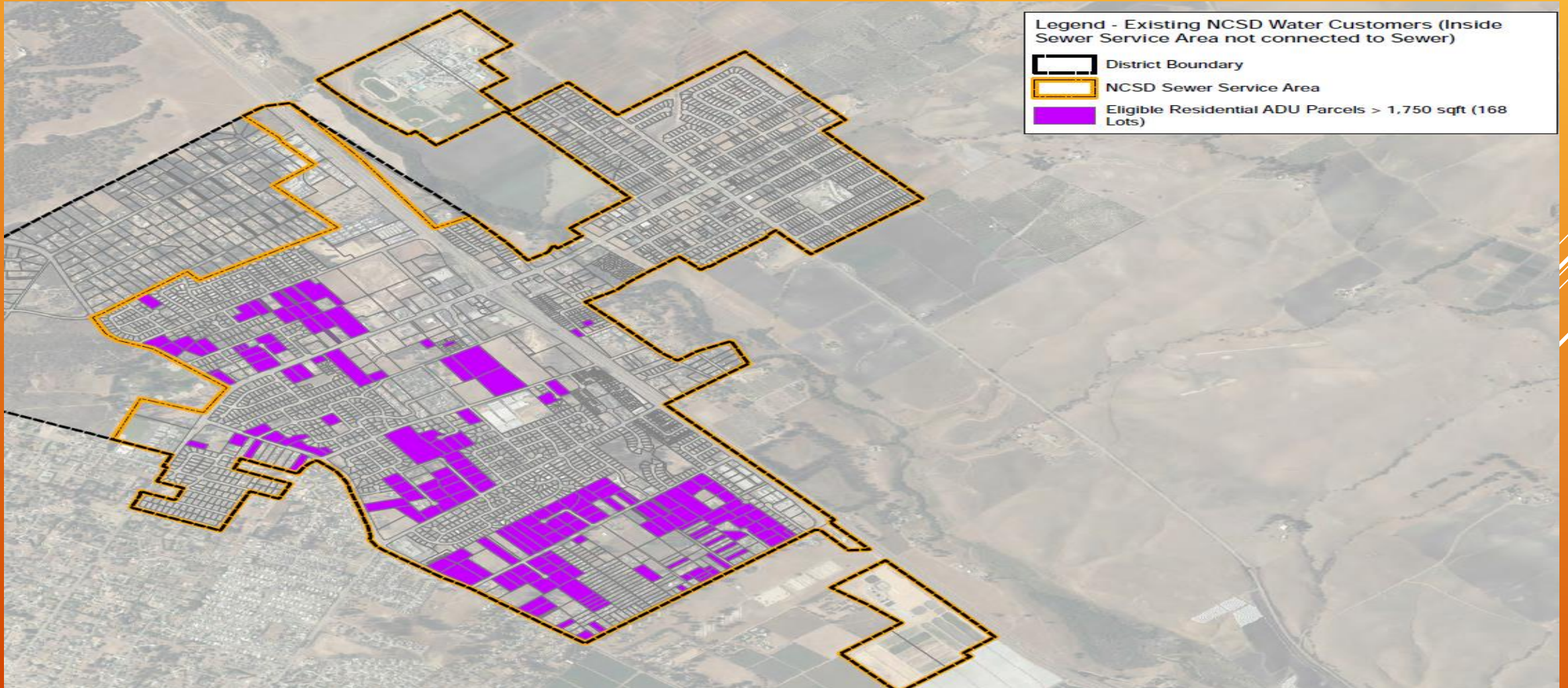
LOTS WITHIN: CONNECTED TO SEWER AND INELIGIBLE TO ADD AN ADU



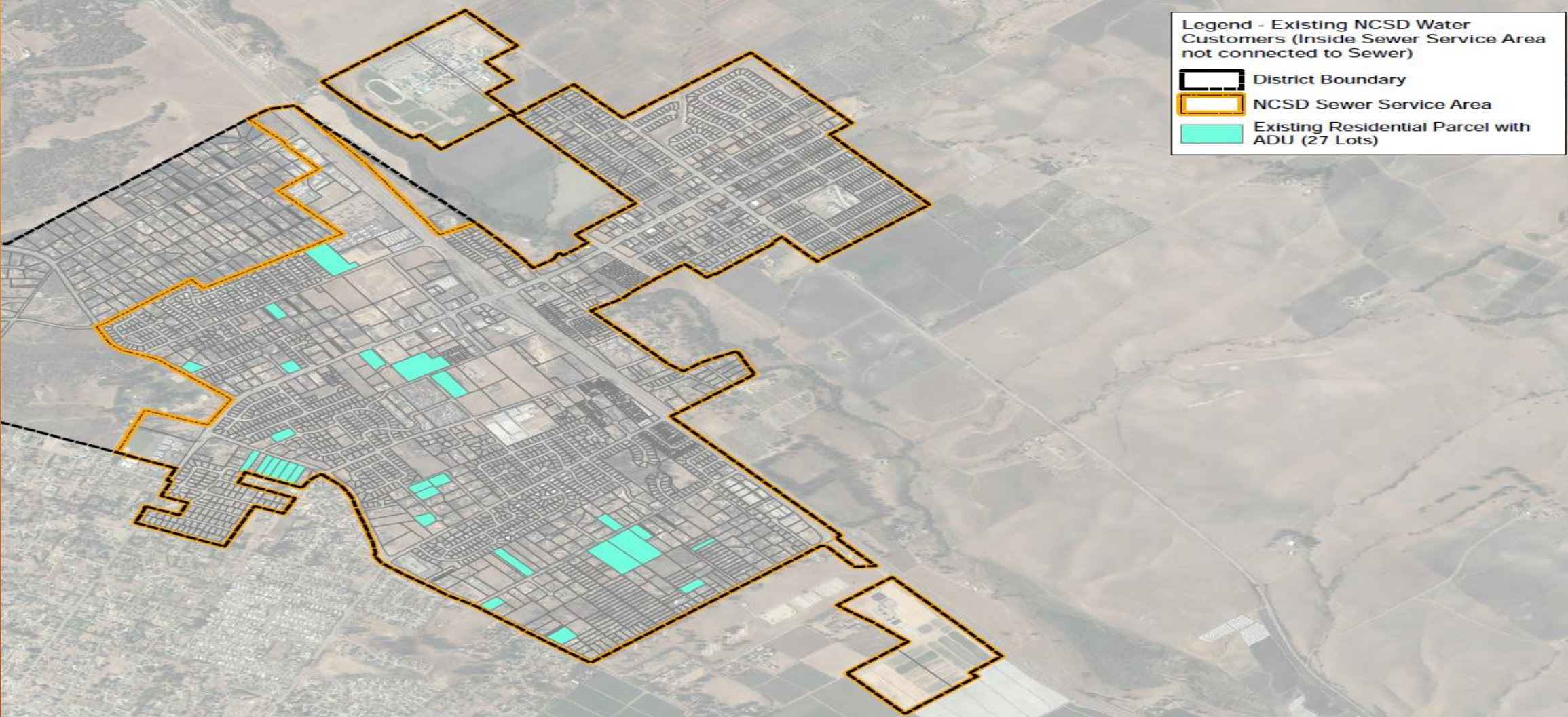
LOTS WITHIN: CONNECTED TO SEWER AND HAVE AN ADU



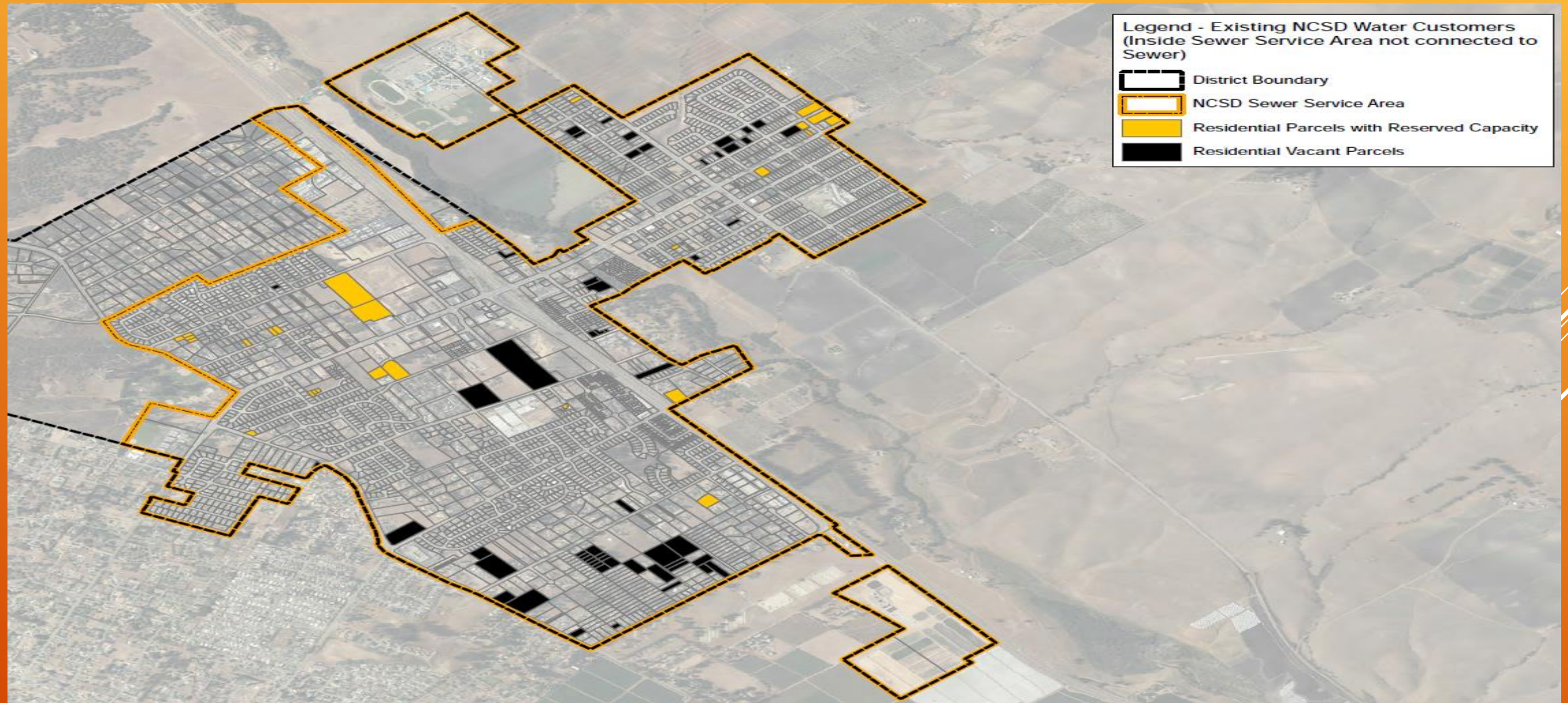
LOTS WITHIN: NOT CONNECTED TO SEWER AND ELIGIBLE TO ADD AN ADU



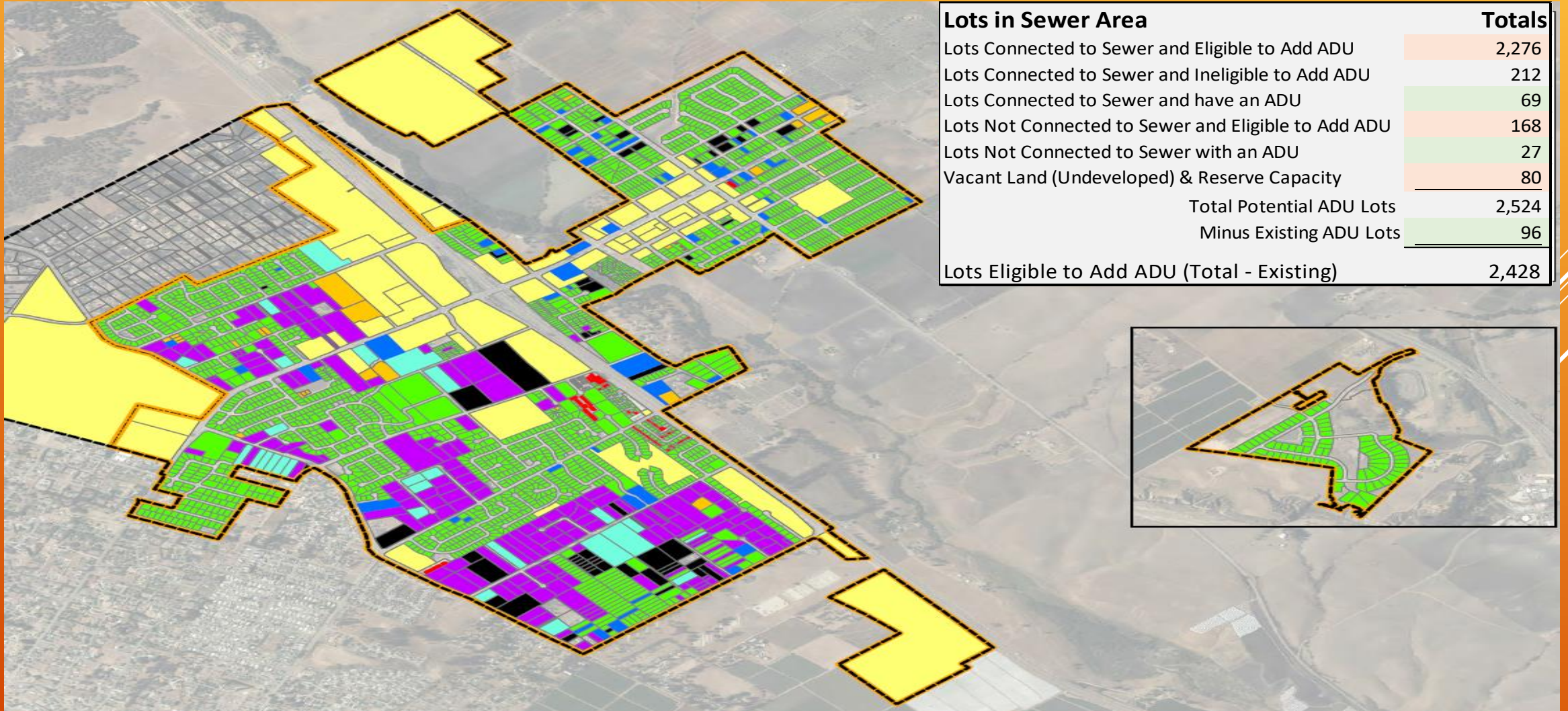
LOTS WITHIN: NOT CONNECTED TO SEWER W/ ADU (WATER CUSTOMER ONLY)



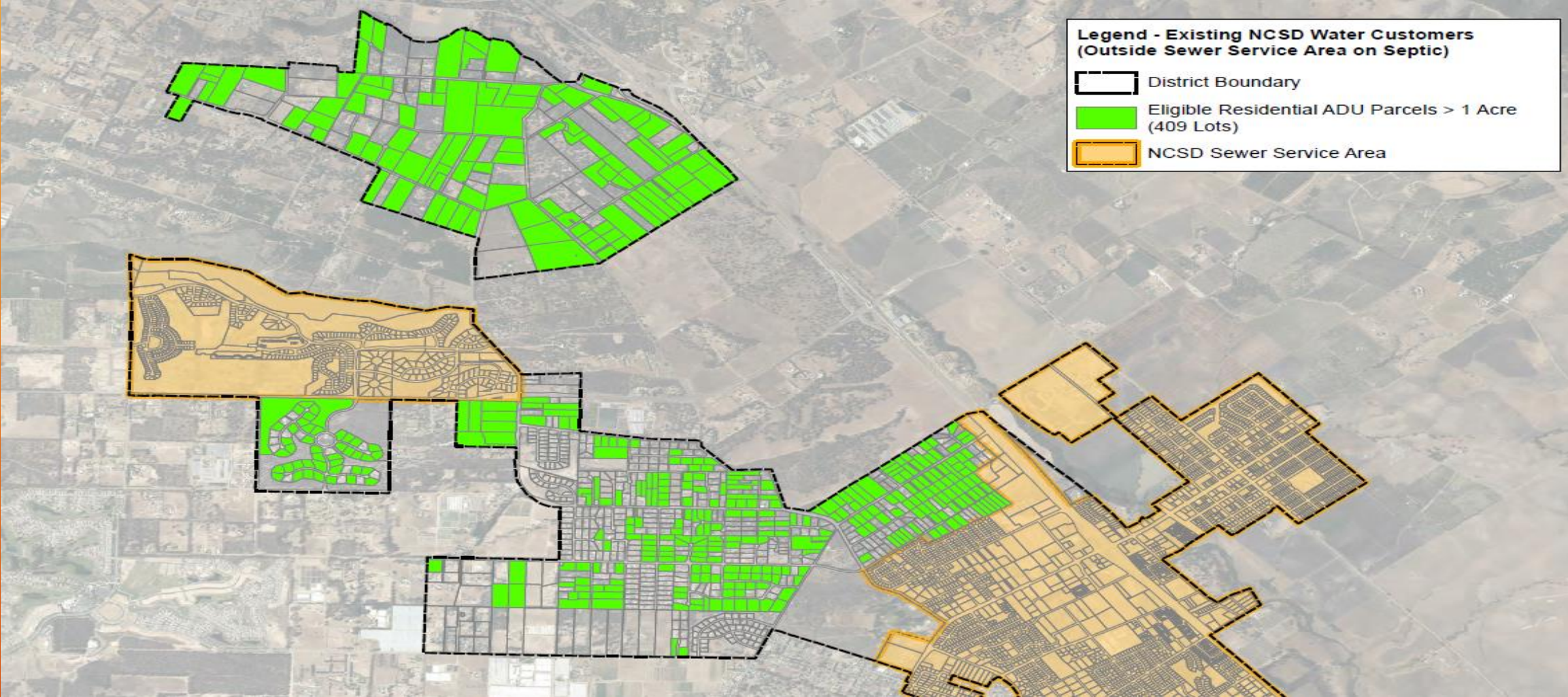
LOTS WITHIN: VACANT LAND (UNDEVELOPED)



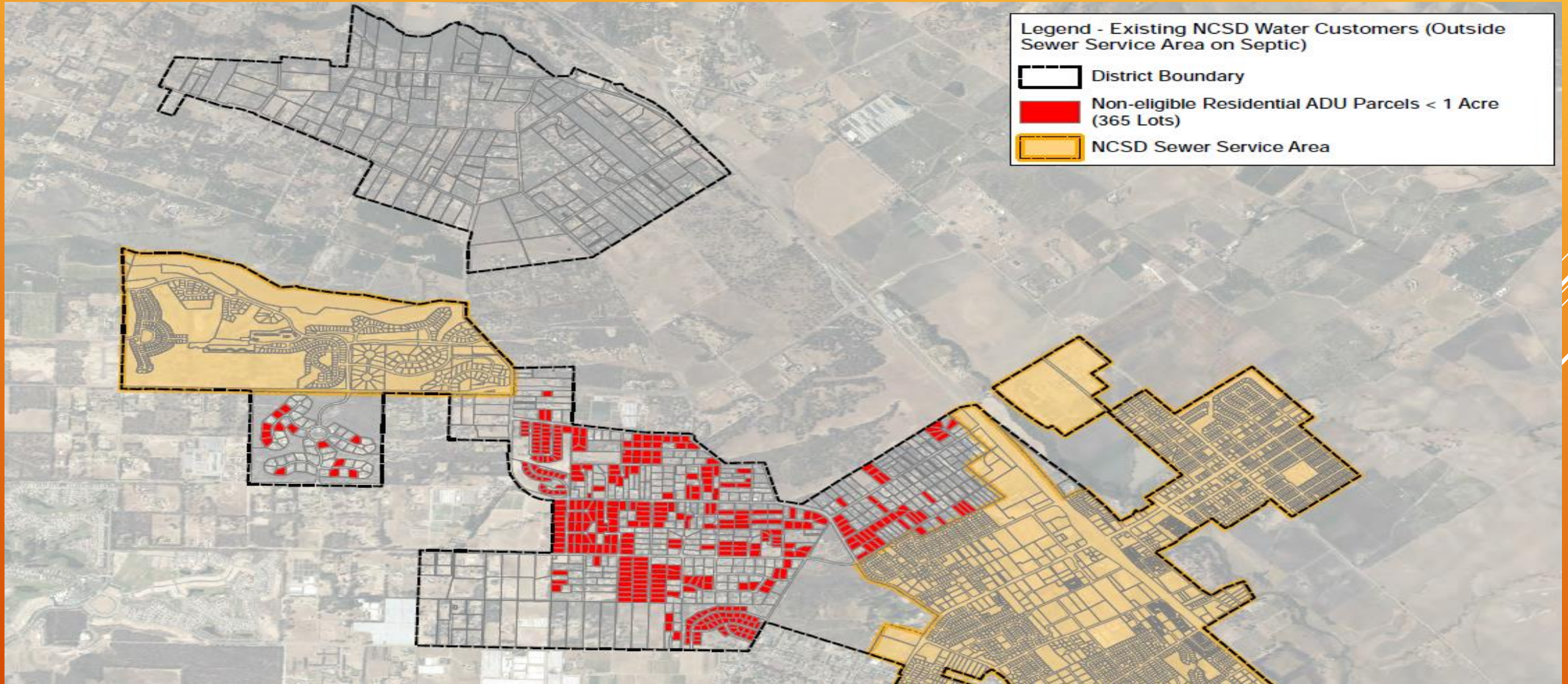
LOTS WITHIN: SUMMARY MAP



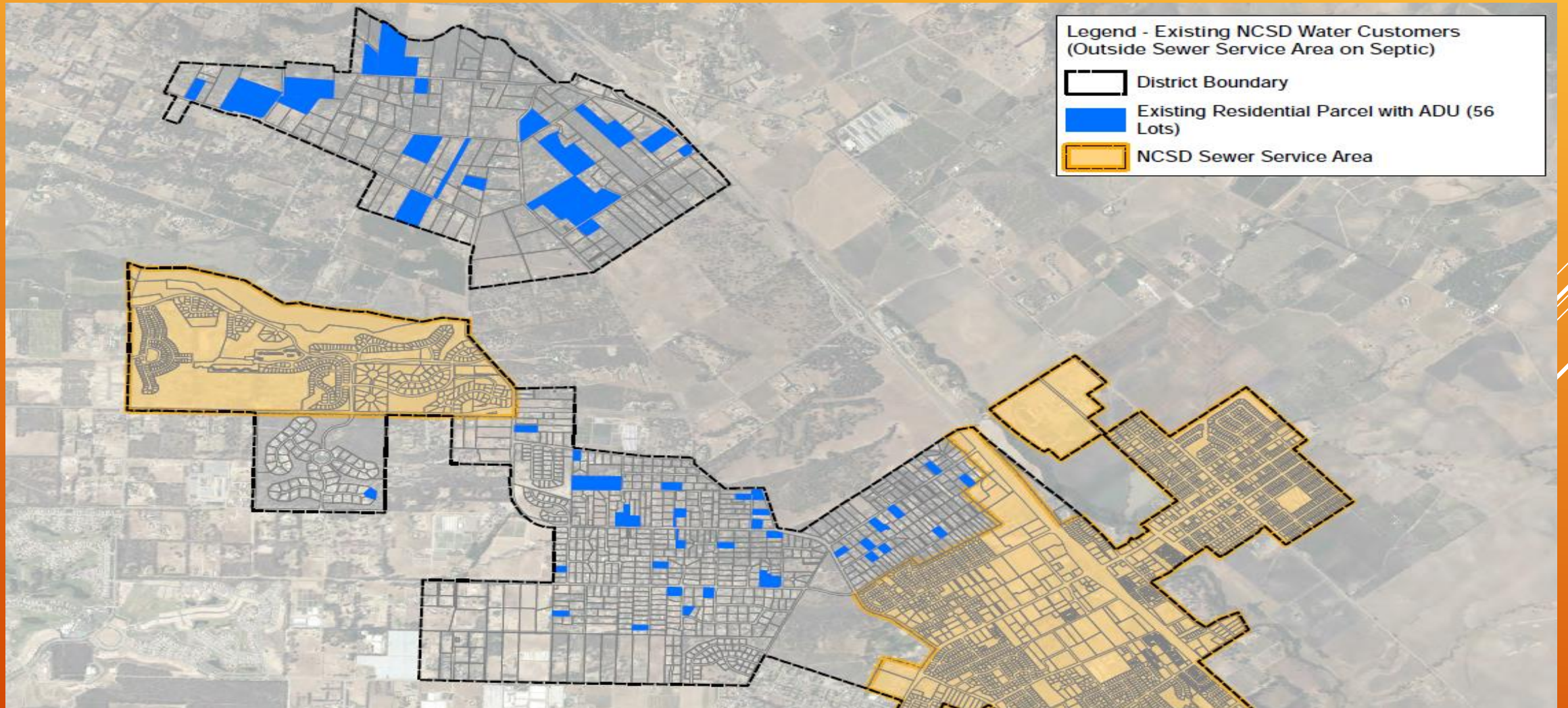
LOTS OUTSIDE: ELIGIBLE TO ADD AN ADU (LOT SIZE)



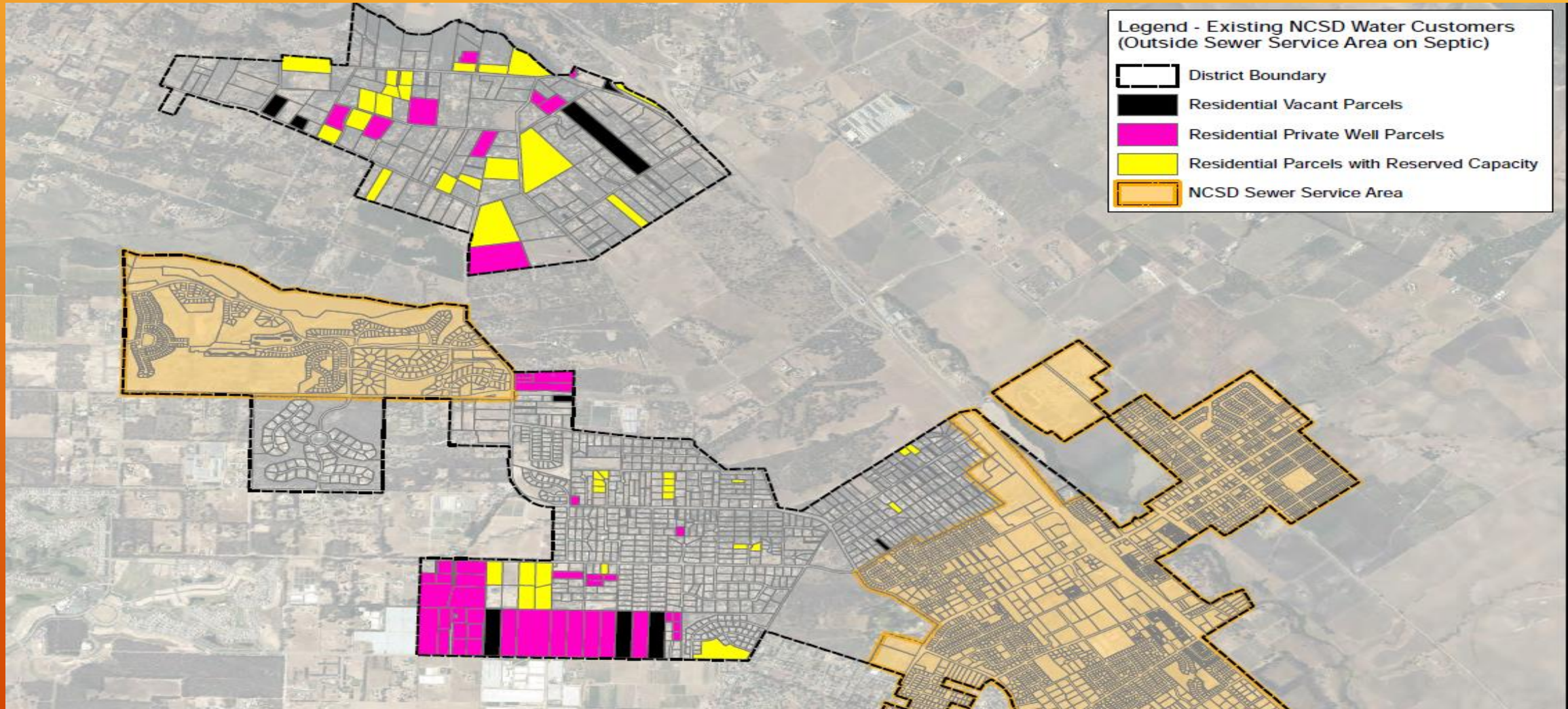
LOTS OUTSIDE: INELIGIBLE TO ADD AN ADU (< 1 ACRE LOT)



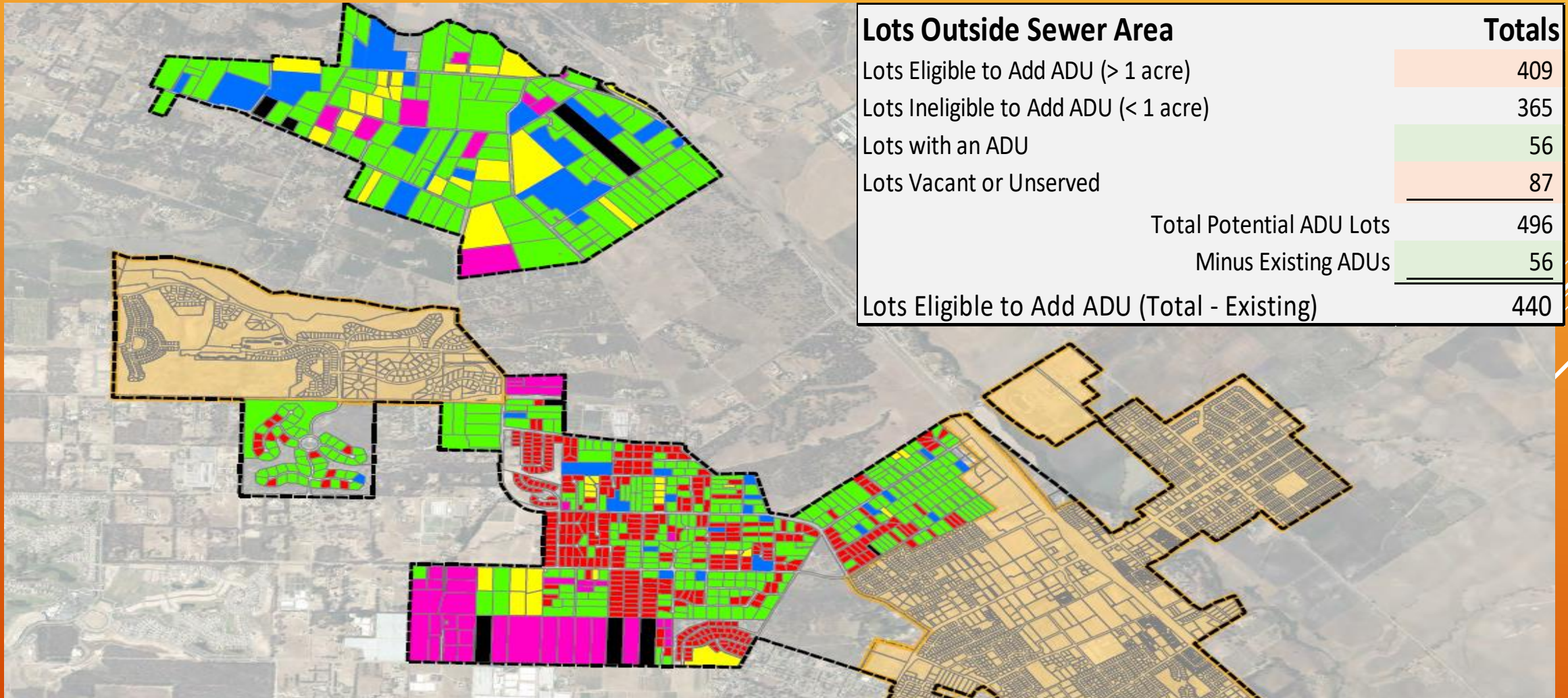
LOTS OUTSIDE: HAVE AN ADU



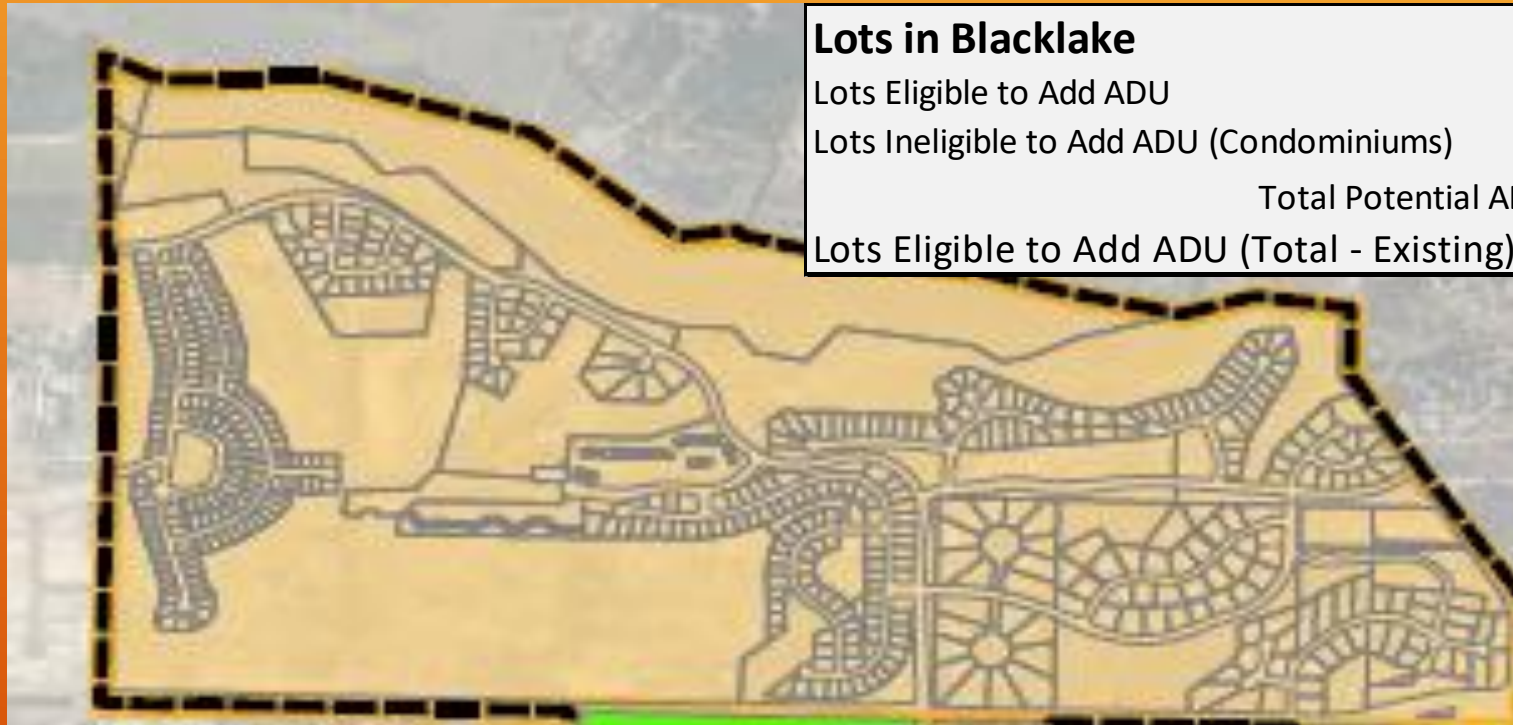
LOTS OUTSIDE: VACANT OR UNSERVED LOTS



LOTS OUTSIDE SUMMARY MAP



LOTS IN BLACKLAKE



Lots in Blacklake	Totals
Lots Eligible to Add ADU	559
Lots Ineligible to Add ADU (Condominiums)	64
Total Potential ADU Lots	495
Lots Eligible to Add ADU (Total - Existing)	495

POTENTIAL IMPACT OF AMENDMENTS TO COUNTY ADU ORDINANCE

Lots Eligible to Add ADU

Totals

Lots Inside NCSD Sewer Service Area	2,428
Lots Outside NCSD Sewer Service Area	440
Lots in Blacklake	495
Total Eligible Lots	3,363

TABLE 1. DETERMINE ALLOCATION TO ADU

Existing ADU Summary								
Year	Lot Size (SF/AC)	1,750 to 6,000 sqft	6,000 to 10,890 sqft	1/4 to 1/2 acre	1/2 to 1 acre	1 to 5 acre	> 5 acre	Summary
	Acre	0.04 to 0.14	0.15 to 0.25	0.26 to 0.5	0.6 to 1.0	1.1 to 5.0	> 5.1	
2018	# of Lots	2	20	35	36	44	15	152
	Average water use (AFY)	0.25	0.37	0.41	0.55	0.73	0.67	
2017	# of Lots	2	20	35	36	44	14	151
	Average water use (AFY)	0.2	0.34	0.36	0.47	0.67	0.53	
Existing Water User Summary (Eligible Residential Lots Only without Existing ADU)								
2017	# of Lots	1199	1317	314	243	302	37	3412
	Average water use (AFY)	0.22	0.27	0.34	0.48	0.72	1.2	

DETERMINE ALLOCATION TO ADU

Estimating ADU Consumption

Gallons

Average Consumption Based on Table 1	0.11 AFY	35,844
Equivalent Consumption Expressed in GPD	100 GPD	36,500
Equivalent Consumption Expressed in Billing Units/Month	4 Units	35,904

DETERMINE ALLOCATION TO ADU

Lots Eligible to Add ADU	Totals	0.11 AFY	0.05 AFY
Lots Inside NCSD Sewer Service Area	2,428	267	121
Lots Outside NCSD Sewer Service Area	440	48	22
Lots in Blacklake	495	54	25
Total Eligible Lots	3,363	369 AFY	168 AFY

UNDEVELOPED LOTS IN SEWER AREA

County Zoning	Parcels	Acreage	Avg Parcel Size ¹	Potential Units ²	Avg Parcel Use ³	Total Water
CR/RMF	2	12	6	180	0.25	45
RMF	7	5	0.71	75	0.25	18.8
RR	8	59	7.38	12	0.56	6.6
RS	7	11	1.57	11	0.4	4.4
RSF	40	25	0.63	40	0.4	16
Totals:	80	142		318		90.8 Acft