

TO: BOARD OF DIRECTORS
REVIEWED: MARIO IGLESIAS ^{LSB}
GENERAL MANAGER
FROM: PETER V. SEVCIK, P.E. ^{P.V.S.}
DIRECTOR OF ENGINEERING
AND OPERATIONS
DATE: AUGUST 5, 2022

**AGENDA ITEM
E-1
AUGUST 10, 2022**

**CONSIDER REQUEST FOR WATER, SEWER AND
SOLID WASTE SERVICE (INTENT-TO-SERVE LETTER)
FOR A 56 UNIT RESIDENTIAL SUBDIVISION
LOCATED AT 655 JUNIPER STREET, NIPOMO**

ITEM

Consider request for water, sewer, and solid waste service (Intent-to-Serve Letter) for a 56-unit residential development located at 655 Juniper Street, APN 092-572-014, in Nipomo [RECOMMEND CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH CONDITIONS].

BACKGROUND

The District received an application for water, sewer and solid waste service for a residential subdivision project located at 655 Juniper Street on June 9, 2022. The applicant, 655 Juniper, LLC, is requesting water, sewer and solid waste service for a 56-unit residential subdivision.

The project will consist of a subdivision of one (1) existing parcel into fifty-six (56) residential parcels, one (1) common lot parcel, and one (1) parcel dedicated to the District for operation and maintenance of a sanitary sewer lift station. The existing 5.1-acre parcel is zoned Residential Single Family and the District does not currently provide services for the parcel. Water service was once provided to the parcel but the meter was pulled in May 1998.

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

In accordance with the District's Supplemental Water Accounting Policy, Resolution 2015-1372, water demand for the project will be tracked against the 500 AFY supplemental water project capacity reservation for new development. Based on the preliminary information provided, total water demand for the project is estimated at 30.7 acre-feet per year (AFY). After applying a credit of 0.53 AFY for reserved capacity (1 @ 1-inch), the project's supplemental water demand is estimated at 30.2 AFY. Sufficient supplemental water for the project is available.

Sufficient wastewater treatment capacity for the project is available in the District's Southland WWTF.

FISCAL IMPACT

Water and sewer capacity fees will be based on the domestic and irrigation meter sizes requested for the final County approved project, as well as CAL FIRE's fire service requirements. Based on the information provided, the following services are proposed:

- Domestic: 56 @ 1-inch
- Irrigation: 1 @ 1-inch
- Lift Station: 1 @ 1-inch
- Sewer: 56 services

The estimated fee deposit for the project is \$1,464,883 based on the current FY 22-23 District fee schedule, including a credit for one (1) 1-inch water service. Fees for Connection shall be calculated and owing as of the date the District accepts the public water and sewer improvements for the project and sets the water meter(s) to serve the affected property, from which the amount of the Deposit shall be deducted.

RECOMMENDATION

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

PROJECT-SPECIFIC CONDITIONS

- A sewer and water system master plan/hydraulic model review of project impacts shall be required. Applicant shall mitigate any off-site water and sewer system impacts.
- Applicant shall be required to install all necessary water and sewer facilities required for the project in the new County road between Magenta Lane and Juniper Street. Improvements anticipated include, but are not limited to, a new waterline, a new sewer line, and a new sanitary sewer lift station located on a separate lot (50 feet by 50 feet) dedicated to the District.
- Each new parcel (56 total) shall be served by a single 1-inch meter and backflow assembly for indoor use and fire sprinkler service. Water capacity charges are applicable.
- A separate 1-inch irrigation meter and backflow assembly shall be provided for the new common lot parcel. Water capacity charges are applicable.
- A separate 1-inch water meter and backflow assembly shall be provided for the new lift station parcel. Water capacity charges are applicable.
- Recorded Covenants, Conditions, and Restrictions (CC&R's), acceptable to the District, that include provisions for maintenance of common areas including, but not limited to, common parcel sanitary sewer lines and for payment of all costs related to common parcel irrigation meter, are required.

STANDARD CONDITIONS

- Project shall obtain water, sewer and solid waste 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 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.
- 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 (PDF) 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 for payment of all costs related to common parcel irrigation meter and common parcel sewer lines.
- 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.
- This letter is void if land use is other than residential use as defined by the District.
- Intent-to-Serve letters shall automatically terminate 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.

- District service is conditioned on the applicant complying with all terms, conditions, rules, and regulations of other agencies that have jurisdiction over the project.
- This Intent-to-Serve letter shall not be interpreted as the District's Board of Directors endorsement of the project.
- 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. Site Plan

AUGUST 10, 2022

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

JUN 09 2022
NIPOMO COMMUNITY
SERVICES DISTRICT

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.: n/a
3. Project location: 655 Juniper St, Nipomo
4. Assessor's Parcel Number (APN) of parcel(s) to be served: 092-572-014
5. Owner Name: 655 Juniper, LLC
6. Mailing Address: 645 Clarion Court, San Luis Obispo, CA 93401
7. Email: kpalmer@specialtyconstruction.com, RBachmann@specialtyconstruction.com
8. Phone: 805-543-1706 FAX: _____
9. Agent's Information (Architect or Engineer):
 Name: Above Grade Engineering - Scott Stokes
 Address: 245 Higuera Street, San Luis Obispo, 93401
 Email: Scott@abovegradeengineering.com
 Phone: 805-540-5115 FAX: _____
10. 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)

11. Does this project require a sub-division? Yes No
 If yes, number of new lots created 56

12. Site Plan:

For all projects, submit three (3) standard size (24" x 36") and one reduced copy (8½" x 11") of site plans.

Show parcel layout, water and sewer laterals, and general off-site improvements, as applicable. **Note that the District only provides one domestic meter per parcel.**

13. Board Approval:

Board approval is required for the following type of projects:

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

14. **RESIDENTIAL SERVICE**

Single Family Residential (SFR)

Number of Parcel's created	56	Proposed number of SFR	56
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Multi-Family Residential (MFR)

Number of Parcel's created		Proposed number of MFR	
Number of Domestic Meter(s)		Estimated Meter Size(s)	
Number of Landscape Meter(s)		Estimated Meter Size(s)	
Number of Fire System(s)		Estimated Meter Size(s)	

15. **COMMERCIAL AND/OR MIXED USE SERVICE DEMAND ESTIMATES:**

Commercial and Mixed Use

Number of Parcel's created		Proposed number of residential dwellings	
Number of Domestic Meter(s)		Estimated Meter Size(s)	
Number of Landscape Meter(s)		Estimated Meter Size(s)	
Number of Fire System(s)		Estimated Meter Size(s)	

16. Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect.


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 on Page 3

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 6/9/2022 Signed 
 (Must be signed by owner or owner's agent)
 Print Name Rudolph C. Bachmann

DEFINITIONS

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

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

Accessory (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.

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.

Commercial – all non-residential and mixed-use projects.

**APPLICATION FEES AND CHARGES
EFFECTIVE July 1, 2021**

PROJECT SIZE/TYPE	TOTAL AMOUNT DUE AT TIME OF APPLICATION**
Residential <4 units	\$1,298.85
Residential 4-20 units	\$1,784.09
Residential > 20 units	\$2,100.55
Commercial <1 acre	\$1,784.09
Commercial 1-3 acres	\$2,100.55
Commercial > 3 acres	\$2,902.22
Mixed Use with less than 4 Dwelling Units	\$2,100.55
Mixed Use with four or more Dwelling Units	\$2,902.22
*Outside Consulting and Legal fees will be billed to the Applicant at direct rate.	

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

AUGUST 10, 2022

ITEM E-1

ATTACHMENT B

TO: BOARD OF DIRECTORS
REVIEWED: MARIO IGLESIAS (LSB)
GENERAL MANAGER
FROM: PETER V. SEVCIK, P.E. (P.V.S.)
DIRECTOR OF ENGINEERING
AND OPERATIONS
DATE: AUGUST 5, 2022

**AGENDA ITEM
E-2
AUGUST 10, 2022**

**CONSIDER REQUEST FOR WATER, SEWER AND
SOLID WASTE SERVICE (INTENT-TO-SERVE LETTER) FOR
230 UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT LOCATED
AT 222 S. FRONTAGE ROAD, NIPOMO**

ITEM

Consider request for water, sewer, and solid waste service (Intent-to-Serve Letter) for a 230-unit multifamily residential development located at 222 S. Frontage Road in Nipomo, APN's 092-579-005, 092-579-006, 092-579-007, 092-579-008, and 092-579-009 [RECOMMEND CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH CONDITIONS].

BACKGROUND

The District received an application for water, sewer and solid waste service for a project located at 222 South Frontage Road (APN's 092-579-005, 092-579-006, 092-579-007, 092-579-008, and 092-579-009) on June 29, 2022. The applicant, Nipomo Properties, LLC, is requesting water, sewer and solid waste service for a 230-unit multifamily residential development. The applicant is represented by Abbott | Reed, Inc.

The District previously issued a Will Serve letter for the project in 2003, however, the project was never constructed. In April 2020, the scope of the project changed from the original design and the District issued an Intent-to-Serve letter for a seventy-one (71) parcel mixed use development that is still in effect. The applicant is considering selling the properties and the scope of the project has changed again. The current Intent-to-Serve letter for the project, dated April 4, 2020, will be replaced with a new Intent-to-Serve letter.

The project will consist of 230 multifamily dwelling units and a clubhouse on two parcels. The existing 11.6-acre project area is made up of five parcels and is zoned commercial retail. The District does not currently provide water, sewer or solid waste service for the parcels.

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

In accordance with the District's Supplemental Water Accounting Policy, Resolution 2015-1372, water demand for new projects is to be tracked against the 500 AFY supplemental water project capacity reservation for new development. Since the project fee deposit was paid prior to the January 25, 2008 groundwater litigation judgement date and thus the project is on the District's reserved capacity list, only the portion of water required over and above the initially approved

project is to be counted towards the District's Supplemental Water Accounting Policy. Based on the preliminary information provided, total water demand for the project is estimated at 28.8 acre-feet per year (AFY). However, the previous project, on the reserve capacity list, had an estimated demand of 36.6 AFY, so none of the proposed project water demand will be tracked towards the District's Supplemental Water Accounting Policy.

Sufficient wastewater treatment capacity for the project is available in the District's Southland WWTF.

FISCAL IMPACT

Water and sewer capacity fees will be based on the domestic, fire and irrigation meter sizes requested for the final County approved project, as well as CAL FIRE's fire service requirements. Based on the information provided, the following services are proposed:

- Domestic: 1 @ 4-inch
- Domestic 1 @ 6-inch
- Irrigation: 2 @ 2-inch
- Fire: 2 @ 8-inch
- Sewer: 2 services

The net estimated fee deposit for the project is \$938,290, based on the current FY 22-23 District fee schedule, and considering the \$510,731.10 deposit that was paid in 2003. Fees for Connection shall be calculated and owing as of the date the District accepts the public water and sewer improvements for the project and sets the water meter(s) to serve the affected property, from which the amount of the Deposit shall be deducted.

RECOMMENDATION

Staff recommends that the Board approve the Applicant's request for an Intent-to-Serve letter for a 230 multi-family unit project located on 2 parcels with the following conditions:

PROJECT-SPECIFIC CONDITIONS

- The previously issued Intent-to-Serve letter for the property, dated April 4, 2020, is rescinded and void.
- A sewer and water system master plan/hydraulic model review of project impacts shall be required. Applicant shall mitigate any off-site water and sewer system impacts.
- Applicant shall be required to install all necessary water and sewer facilities adjacent to project. Improvements anticipated include, but are not limited to, extending and /or upsizing water and sewer lines on Frontage Road, Grande Avenue, and Hill Street adjacent to the project.
- A review to assess impact of the proposed County realignment of South Frontage Road to existing water and sewer lines may be required. Relocation of existing water and/or sewer lines may be required.
- One (1) 4-inch water meter and appropriate backflow assembly for indoor water use for one parcel. Water capacity charges are applicable.
- One (1) 6-inch water meter and appropriate backflow assembly for indoor water use for one parcel. Water capacity charges are applicable.

- Two (2) separate 2-inch irrigation meters and appropriate backflow assemblies, one for each parcel, shall be provided for outdoor irrigation use. Water capacity charges are applicable.
- Two (2) separate 8-inch fire sprinkler services including appropriate backflow devices, one for each parcel, as required and approved by CAL FIRE of SLO County, shall be provided for fire sprinkler service. Fire capacity charges are applicable.

STANDARD CONDITIONS

- Project shall obtain water, sewer and solid waste 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 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.
- 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 (PDF) 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
- 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.
- 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 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.
- District service is conditioned on the applicant complying with all terms, conditions, rules, and regulations of other agencies that have jurisdiction over the project.
- This Intent-to-Serve letter shall not be interpreted as the District's Board of Directors endorsement of the project.
- 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. Site Plan
- C. Agent Agreement

AUGUST 10, 2022

ITEM E-2

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:

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.: _____
3. Project location: 222 N. Frontage Road, Nipomo, CA 93444
4. Assessor's Parcel Number (APN) of parcel(s) to be served: 092-579-005,006,007,008,009
5. Owner Name: Nipomo Properties LLC (John King)
6. Mailing Address: 285 Bridge Street, San Luis Obispo, CA 93401
7. Email: jking@kingventures.net
8. Phone: 805-544-4444 FAX: N/A
9. Agent's Information (Architect or Engineer):

CC:
Trisha Wall
Walsh Engineering
trisha@walshengineering.net
805-319-4948
ext:108

Name: Abbott | Reed Inc. (Tayler Simpson)
 Address: 1308 Monterey Street, Suite 210, San Luis Obispo, CA 93401
 Email: tayler@abbottreedinc.com
 Phone: 805-704-6113 FAX: N/A

10. 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)

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

12. Site Plan:
For all projects, submit three (3) standard size (24" x 36") and one reduced copy (8½" x 11") of site plans.

Show parcel layout, water and sewer laterals, and general off-site improvements, as applicable. **Note that the District only provides one domestic meter per parcel.**

13. Board Approval:
 Board approval is required for the following type of projects:
 - more than four dwelling units
 - property requiring sub-divisions
 - higher than currently permitted housing density
 - commercial developments

14. RESIDENTIAL SERVICE

Single Family Residential (SFR)

Number of Parcel's created		Proposed number of SFR	
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Multi-Family Residential (MFR)

Number of Parcel's created	0	Proposed number of MFR	230 + 1 Clubhouse
Number of Domestic Meter(s)	2	Estimated Meter Size(s)	(1) x 6" & (1) x 4"
Number of Landscape Meter(s)	2	Estimated Meter Size(s)	(2) x 2"
Number of Fire System(s)	2	Estimated Meter Size(s)	(12) x 2"

15. COMMERCIAL AND/OR MIXED USE SERVICE DEMAND ESTIMATES:

Commercial and Mixed Use

Number of Parcel's created		Proposed number of residential dwellings	
Number of Domestic Meter(s)		Estimated Meter Size(s)	
Number of Landscape Meter(s)		Estimated Meter Size(s)	
Number of Fire System(s)		Estimated Meter Size(s)	

16. Provide an estimate of yearly water (AFY) and sewer (gallons) demand for the project prepared by a licensed Engineer/Architect.

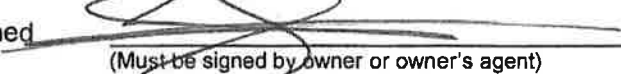
Agreement:

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 on Page 3

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 6/28/2022 Signed 
(Must be signed by owner or owner's agent)

Print Name Tayler Simpson

DEFINITIONS

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

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

Accessory (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.

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.

Commercial – all non-residential and mixed-use projects.

APPLICATION FEES AND CHARGES
EFFECTIVE July 1, 2021

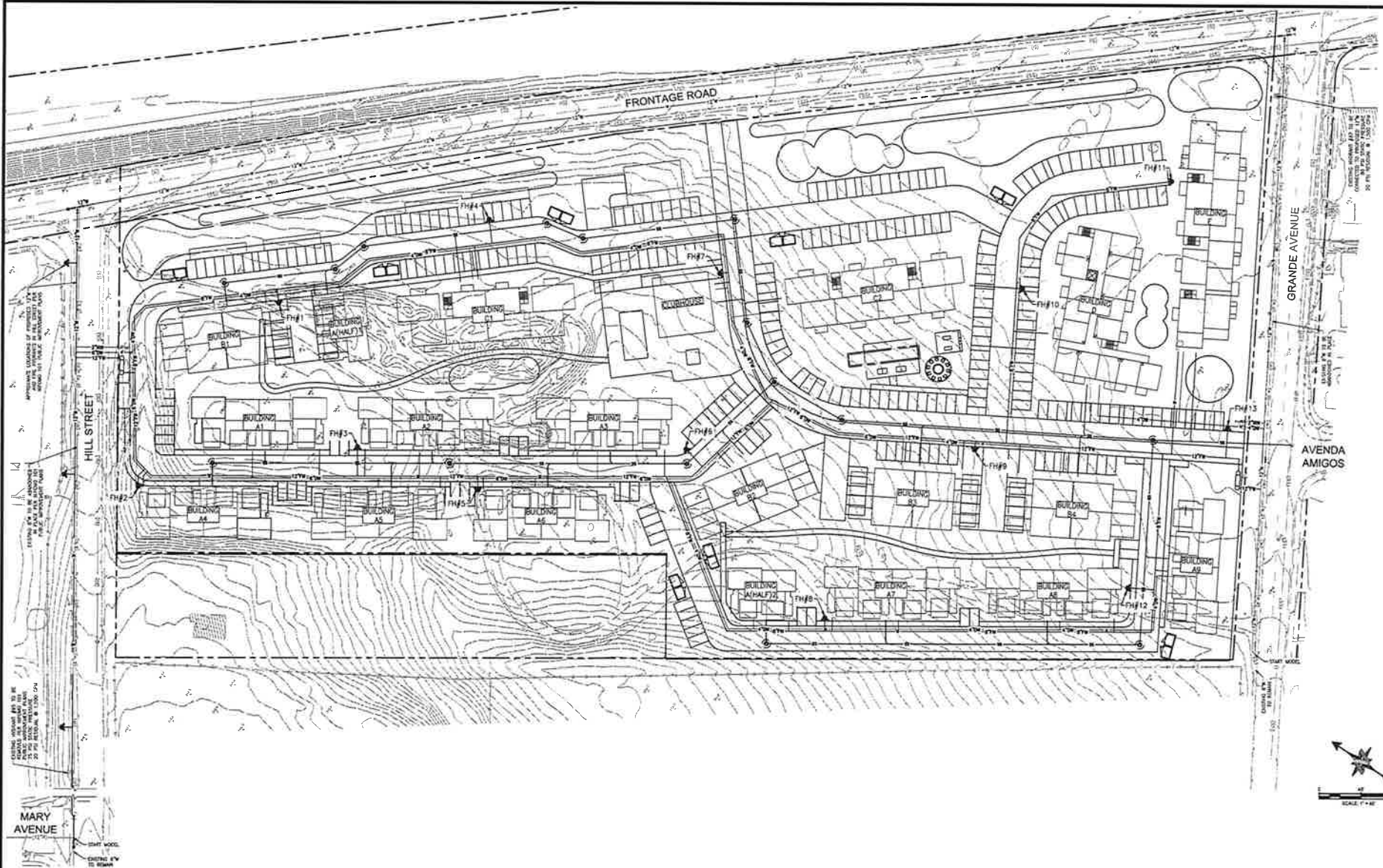
PROJECT SIZE/TYPE	TOTAL AMOUNT DUE AT TIME OF APPLICATION**
Residential <4 units	\$1,298.85
Residential 4-20 units	\$1,784.09
Residential > 20 units	\$2,100.55
Commercial <1 acre	\$1,784.09
Commercial 1-3 acres	\$2,100.55
Commercial > 3 acres	\$2,902.22
Mixed Use with less than 4 Dwelling Units	\$2,100.55
Mixed Use with four or more Dwelling Units	\$2,902.22
*Outside Consulting and Legal fees will be billed to the Applicant at direct rate.	

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

AUGUST 10, 2022

ITEM E-2

ATTACHMENT B



NO.	DATE	REVISIONS
1		
2		
3		

W WALSH
ENGINEERING

WALSHENGINEERING.NET (805) 319-4948
1106 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

ABBOTT | REED
NIPOMO MULTIFAMILY DEVELOPMENT
222 N. FRONTAGE ROAD, NIPOMO



DESIGNED BY: TW
CHECKED BY: TW
APPROVED BY: LWA
DATE: 06/25/2022

PRELIMINARY
UTILITY
EXHIBIT

AUGUST 10, 2022

ITEM E-2

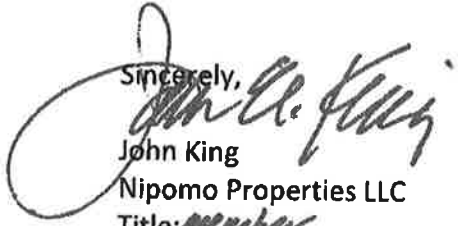
ATTACHMENT C

July 6, 2022

Property Owner Authorization to Act as Agent

I, John King, who has signing authority on behalf of Nipomo Properties LLC who is the current owner of 222 N. Frontage Road, Nipomo CA (APN's: 092-579-005, 06, 07, 08, 09), authorize Tayler Simpson of Abbott | Reed Inc., to be listed and act as Agent for all matters necessary to process the Intent-to-Serve Application and eventual Will Serve Application for 222 N. Frontage Road, Nipomo CA (APN's: 092-579-005, 06, 07, 08, 09) submitted to Nipomo Community Services District (NCSD) on June 29, 2022.

Sincerely,



John King

Nipomo Properties LLC

Title: member

Address: 285 Bridge St
San Luis Obispo, Ca 93401

Phone: (805) 544-7444

Email: jking@kingventures.net

TO: BOARD OF DIRECTORS

FROM: CRAIG A. STEELE
DISTRICT COUNSEL

REVIEWED BY: MARIO IGLESIAS (SB)
GENERAL MANAGER

DATE: AUGUST 5, 2022

AGENDA ITEM

E-3

AUGUST 10, 2022

CONSIDER ANNUAL ADJUSTMENT TO GENERAL MANAGER'S BASE SALARY PURSUANT TO HIS EMPLOYMENT AGREEMENT

ITEM

Consider increasing the General Manager's base salary by 7% from the current amount of \$185,662.11 to \$198,658.46, pursuant to Section 5 "Salary", Subsection C, of the General Manager's Employment Contract (RECOMMEND APPROVAL OF ADJUSTMENT).

BACKGROUND

The General Manager works under an Employment Contract ("Contract") negotiated and approved by the Board of Directors. The Contract specified the General Manager's initial annual base salary and the Board has normally considered and adjusted that salary annually. Currently, the General Manager's annual salary is \$185,662.11. This item proposes a 7% increase to the General Manager's base salary, which is the same Cost of Living Increase (COLA) that the Board provided to the District's other employees. The new annual salary amount would be \$198,658.46. Pursuant to the Brown Act, public agency executive compensation decisions must be considered and approved as a regular agenda item at an open session of the Board.

The Board has concluded an annual performance evaluation of the General Manager as required by the Contract, and provided a positive evaluation. Other than the annual salary, all other provisions in the Contract will remain unchanged.

FISCAL IMPACT

Approval of the proposed salary adjustment will result in an increase in District spending by \$12,996.35 annually. The approved 2022-2023 budget will accommodate this change without requiring an amendment.

STRATEGIC PLAN

Goal 3. PERSONNEL AND ORGANIZATION. Maintain a qualified, long-term and productive workforce to assure an effective organization

3.B. ONGOING ACTIVITIES

B.1. Ensure the District is adequately staffed with high quality, long-term employees...

RECOMMENDATION

It is recommended that the Board consider the request to adjust the General Manager's annual salary and, if appropriate, approve the 7% increase.

TO: BOARD OF DIRECTORS
FROM: MARIO IGLESIAS
GENERAL MANAGER *LSB*
DATE: AUGUST 5, 2022

**AGENDA ITEM
F
AUGUST 10, 2022**

GENERAL MANAGER'S REPORT

WILL BE DISTRIBUTED TUESDAY, AUGUST 9, 2022