

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BB*
DATE: DECEMBER 8, 2006

AGENDA ITEM
E-1
DECEMBER 13, 2006

WATER ALLOCATION AND ANNEXATION OPTIONS

ITEM

Review water allocation and annexation options and develop proposal for subsequent consideration [Provide Policy Direction Regarding Action at Subsequent Meeting].

BACKGROUND

In September, your Honorable Board directed staff to bring back information on the Groundwater Basin, current consumption by use class and information on commercial use. On October 11, 2006 your Honorable Board received SAIC's Technical Memorandum #1 and discussed the three topics of concern. On October 25, 2006 your Honorable Board received SAIC's Technical Memorandum #2 and discussed answers to questions raised regarding Technical Memorandum #1. On November 15, 2006, your Honorable Board received a presentation by Brad Newton of SAIC and discussed staff's recommended Allocation and Annexation Processes. This item was set on this agenda so your Honorable Board could review options and propose concepts for inclusion in a draft Ordinance that could be introduced as early as January 24, 2007. Following is a discussion of the topics of concern identified at the November 15, 2006 Board Meeting.

• **ANNUAL ALLOCATION LIMIT (EXISTING ALLOCATION PROGRAM) –**

ISSUE: The issue before your Honorable Board is whether the 51 acre feet per year limitation on new demand should be revised, and if so, what new limitation should be substituted. SAIC has opined that there is 121,000 acre feet of useable storage available and that the average drawdown of that storage over the past six years has been 500 acre feet per year. If all 51 acre feet were appropriated each year for the next five years the storage drawdown per year would increase from 551 acre feet per year up to 755 acre feet per year with a cumulative total drawdown of 3,265 acre feet. The Water Year 2006-07 Allocation Summary suggests that the current rate of new residential growth is approximately 27 acre feet per year, but this rate does not include commercial projects and it does not account for grandfathered projects. Your Honorable Board on November 15, 2006 agreed to consider reducing the limit from 51 acre feet per year to 27 acre feet per year and also to receive a proposal from Director Eby. Attached is a memorandum from Director Eby proposing that the annual allocation limit be set at 34.3 acre feet per year.

OPTIONS: Following are options for Board Consideration:

- A. Existing Limit: 51 acre feet per year
- B. Wirsing Motion: 27 acre feet per year
- C. Ed Eby Proposal: 34.3 acre feet per year
- D. Other: ? acre feet per year

RECOMMENDATION: Staff requests that your Honorable Board select one value as a proposal for subsequent consideration in a draft ordinance.

- DIVISION OF ANNUAL LIMIT AMONGST CATEGORIES (EXISTING ALLOCATION)

ISSUE: The issue before your Honorable Board is whether the existing division of the annual usage amongst categories should be revised if is so, what division estimates should be substituted. Currently, the Board has allocated 3.3 acre feet per year to Low Income Housing, 32.5 acre feet per year to Single Family uses; 5 acre feet per year to Secondary Dwellings; and 10.2 acre feet per year to Multi-Family. Attached is a memo from Director Eby outlining some options.

OPTIONS: Following are options for Board Consideration:

- A. Existing Division (only valid if 51 acre feet limit retained)
- B. Proportional Reduction (maintain percentage share for lower limits)
- C. Low Income Preference Reduction (retain 3.3 afy for LOW INCOME HOUSING and then maintain percentage share for remaining categories)
- D. Eby Proposal (divide total as a function of unserved land in each respective zone)
- E. Other

RECOMMENDATION: Staff requests that your Honorable Board select one formula as a proposal for subsequent consideration in a draft ordinance.

- USE GROUP LIMITATIONS ON FUTURE RESIDENTIAL UNITS (EXISTING)

ISSUE: The issue before your Honorable Board is whether the existing usage estimates for the various categories of land use should be revised if is so, what usage estimates should be substituted. Attached is a copy of the staff analysis of FY05-06 consumption by residential use class. As illustrated on the attached analysis, the current customers are using more water than the targets set forth in the allocation ordinance, however, new construction should be more water efficient than the average of existing customers. It should be noted that staff is still evaluating the impact of zero reads on the average.

OPTIONS: Following are options for Board Consideration:

- A. Existing Values (See chart)
- B. Actual Values (See Chart) **NOTE:** Category Added for >1Ac Parcels
- C. Other

RECOMMENDATION: Staff requests that your Honorable Board select one formula as a proposal for subsequent consideration in a draft ordinance.

- CERTIFICATION USAGE TARGETS (EXISTING ALLOCATION)

ISSUE: The issue before your Honorable Board is whether the target use values in the water usage certification should be revised if is so, what usage estimates should be substituted.

OPTIONS: Following are options for Board Consideration:

- A. Retain Existing Values
- B. Use Actual Values **NOTE:** Category added for >1Ac Parcels
- C. Use Actual Values minus X% (For Example, 15%)

RECOMMENDATION: Staff requests that your Honorable Board select one value as a proposal for subsequent consideration in a draft ordinance.

- TRACKING NON-RESIDENTIAL DEMAND (EXISTING ALLOCATION)

ISSUE: The issue before your Honorable Board is whether the District should start adding a non-residential surcharge from every allocation commitment. As noted on the comparison sheet, the aggregate of all FY05-06 commercial use constitutes 5.06% of the aggregate of all FY05-06 residential use.

OPTIONS: Following are options for Board Consideration:

- A. Start Adding the Additional Usage
- B. Continue to not Add the Additional Usage
- C. Tract Non-Residential Use in some other manner

RECOMMENDATION: Staff requests that your Honorable Board select one approach as a proposal for subsequent consideration in a draft ordinance.

- CREATION OF ANNEXATION ALLOCATION –

ISSUE: The issue before your Honorable Board is whether the District should create an allocation program to limit the maximum amount of annexation and if so, to divide that limit amongst competing residential land use classifications.

OPTIONS: Following are options for Board Consideration:

- A. Create an allocation program
- B. Do not create an annexation allocation program
- C. Other

RECOMMENDATION: Staff requests that your Honorable Board select one of the options set forth above.

- ANNUAL ANNEXATION ALLOCATION LIMIT –

ISSUE: IF THE ANSWER TO THE PREVIOUS QUESTION WAS A, then the issue before your Honorable Board is what annual limit to set on new annexations in terms of the maximum water to be committed. Please see the attached Annexation Policy Concepts for background information.

OPTIONS: Following are options for Board Consideration:

- A. LAFCO Average SOI Usage Estimate with no zone Change – 37 acre feet/year
- B. LAFCO Average SOI Usage Estimate with Zone Changes – 94 acre feet/year
- C. UWMP Average SOI Usage Estimate with no Zone Changes – 22 acre feet/year
- D. UWMP Average SOI Usage Estimate with Zone Changes – 95 acre feet/year
- E. Other

RECOMMENDATION: Staff requests that your Honorable Board select one option as a proposal for subsequent consideration in a draft ordinance.

- ANNEXATION ALLOCATION DETAILS –

ISSUE: IF AN ANNEXATION POLICY IS TO BE DEVELOPED, The issue before your Honorable Board is how to administer such a program. Please see the attached Policy Proposal for background information.

OPTIONS: Following are options for Board Consideration:

- A. Base the Ordinance on the attached Policy Proposal
- B. Modify the Policy Proposal
- C. Other

RECOMMENDATION: Staff requests that your Honorable Board select one option as a proposal for subsequent consideration in a draft ordinance.

The Board should note that staff is not asking for action at this meeting. It is staff's expectation that your Honorable Board will consider action at your December 13, 2006 Board Meeting. Staff is requesting Policy Direction regarding these three issues so that staff can draft an ordinance amendment. Also attached is a copy of the existing Allocation Ordinance for reference.

RECOMMENDATION

Staff recommends that your Honorable Board provide policy direction on each of the issues set forth above so that staff can draft an Ordinance for subsequent Board consideration.

ATTACHMENT

- Director Eby's Memorandum regarding the Annual Allocation Limit
- Staff's Analysis of FY05-06 Water Usage
- Director Eby's Memorandum regarding Allocation Distribution
- Annexation Allocation Policy Concepts and Policy Proposal

Bruce Buel

From: edeby@charter.net
Sent: Monday, December 04, 2006 5:51 PM
To: Bruce Buel
Subject: Reallocation Scheme

Attachments: Reallocation06.xls; ATT28342.txt



Reallocation06.xls (23 KB) ATT28342.txt (66 B)

Bruce,

Attached is an allocation scheme that has the same philosophical intent as we talked about today. The numbers and dates are a little different, but it is based on the following:

- 1) When the original allocation policy was put into effect in September/October 2004, Supplemental Water was to be a reality in 2 1/2 to 3 years. Three complete years from then would end 9/30/07. This limits the cumulative additional drain on the NMMA to 153 AF.
- 2) Our latest NET (no earlier than) date is late 2009, so I used 9/30/09.
- 3) I divided the last 3 years in the reallocation scheme into equal yearly allocations, leaving 20.6 AFY still available for this year.

We should have a better estimate of the NET by the end of Boyle's 7 month study based on what we discussed today. If we change the allocation policy in the near term, and we are wrong about the NET, we can revise it in 7 months using the same 153 AFY cap. At any rate the proposed reallocation scheme isn't likely to cause grief to anyone since we haven't used the 34.3 in any of the last 3 years.

Please let me know if you have any questions about the scheme.

Ed

Reallocation Scheme Providing Same Cumulative Water Use Between 10-1-04 and Arrival of Supplemental Water

2004 Allocation	10/1/04 to 9/30/05	10/1/05 to 9/30/06	10/1/06 to 9/30/07	10/1/07 to 9/30/08	10/1/08 to 9/30/09
Yearly Allocation Budget	51	51	51		
Cumulative from 2004 Allocation Policy	51	102	153		
Actual Allocations	24.7	25.3	13.7		
Cumulative Allocations	24.7	50	63.7		
 Reallocation with Same Cumulative Total					
Allocations to Date	24.7	25.3	13.7		
Cumulative Actual Allocations	24.7	50	63.7		
Reallocation			34.3	34.3	34.3
Allocations Remaining Available for Year			20.6	34.3	34.3
Cumulative Total - Actual(<i>Projected</i>)	24.7	50	63.7(84.3)	118.6	152.9

COMPARISON OF ALLOCATION USE LIMITS, UWMP ESTIMATES & OBSERVED AVERAGES

USE GROUP	ALLOCATION LIMIT (AF/DU/YR)	FY05-06 OBSERVED AVERAGE USE (AF/DU/YR)	UWMP ESTIMATES (AF/DU/YR)	
MULTI-FAMILY		0.18	0.25	0.146
DUPLEX		0.3	0.32	NA
SF (<4,500sf Lot)		0.3	0.42	0.473
SF (4,500 to 10,000sf)		0.45	0.6	0.473
SF (>10,000sf)		0.55	0.98	0.619

TOTAL COMMERCIAL USE AS A PERCENTAGE OF RESIDENTIAL USE = 5.06%

Bruce Buel

From: edeby@charter.net
Sent: Monday, December 04, 2006 5:58 PM
To: Bruce Buel
Subject: Allocation Distribution

Bruce,

The other part of the allocation scheme that needs examination is how the allocations are distributed among the various zoning categories. We should know how many acres of each kind of zoning in the NCSD boundaries are unserved. That would tell us the potential demand in each category. From that we could proportion the allocations to those categories.

Of course, the allocation calculations should use the current actual usage, rather than the "ideal" usage found in the UWMP, which should be corrected.

Ed

ANNEXATION ALLOCATION POLICY CONCEPTS & POLICY PROPOSAL

CONCEPTS

1. Section 2C of the Stipulation specifies that within the adopted sphere of influence, NCSD shall provide water service on a reasonable and non-discriminatory basis.
2. Section 4 of the Memorandum of Agreement between NCSD and the County of SLO specifies that NCSD is committed to serving the area in the Sphere of Influence as currently zoned.
3. The LAFCO Sphere of Influence Study projects new demand in the next twenty years in Sphere area to be 737 acre-feet per year without zone changes and 1,872 acre-feet per year with increased densities in areas #1, #2, and #3. Annual growth would thus range from 37 acre-feet to 93.6 acre-feet (average = 65.3).
4. NCSD's Urban Water Management Plan projects demand in the next twenty five years in the Sphere area to range from 550 acre-feet per year to 2,370 acre-feet per year. Annual growth would thus range from 22 acre-feet up to 94.8 acre-feet (Average = 58.4).
5. The 2006 SAIC Technical Memorandum estimates that there are 121,000 acre feet of groundwater in storage underneath the Nipomo Mesa Groundwater Management Area. Between 2000 and 2006 the storage volume decreased by 3,000 acre feet suggesting an current average annual rate of decrease of 500 acre feet. If the maximum residential growth permissible under the current allocation policy of 51 acre feet per year were to occur, then the average annual rate of decrease could grow to 755 acre feet per year at the end of five years. The Water Year 2005-2006 suggests that the current rate of new residential growth is approximately 27 acre feet per year, but this rate excludes commercial projects and does not account for projects previously approved or grandfathered.
6. NCSD staff estimates that the NCSD-City of Santa Maria Waterline Intertie Project could be completed as early as January 1, 2009. This timeline could be delayed if the Board decides to re-circulate a revised draft EIR or if there is litigation. For this analysis, staff assumes that supplemental water will be available within 5 years. If the Board set the annexation limitation equal to 60 acre feet per year, then the rate of storage decline could increase from 755 acre feet per year to 1,055 acre feet per year by the end of the five year by the end of the planning horizon.

7. The adopted District Annexation Policy requires the developers of property proposed for annexation into the District to purchase supplemental water rights in addition to the 3,000 acre feet per year already included in the MOU between NCS D and the City of Santa Maria. The MOU does set forth a schedule of minimum charges based on a presumed volumes of supplemental water delivered to Santa Maria's Turnout, but NCS D has not determined if it will take more than the minimum volumes.
8. The Stipulated Judgment calls for importation of 2,500 acre feet per year of supplemental water per year, however, it provides for increases and decreases from that volume based on the determination of the NMMA Technical Group. If 2,500 acre feet per year was imported NCS D would pay for 66.7%; the Woodlands would pay for 16.7%; Golden State would pay for 8.3% and Rural Water Company would pay for 8.3%.
9. Based on the adopted Supplemental Water Agreement with the Woodlands, NCS D would receive 2,136 acre feet of the supplemental water from the City of Santa Maria, if the District imported the full 3,000 acre feet per year referenced in the MOU. This annual volume would likely be sufficient to meet the full build out needs of the existing service area according to the Urban Water Management Plan. Since it is unknown when or if the existing service area will achieve full build out it may be possible to "borrow" against a portion of the initial 3,000 acre feet per year until supply beyond the initial installment is available.
10. The City of Santa Maria has made no commitment to supply water beyond the 3,000 acre feet per year to the District, nor has it processed the pending requests for additional water from third parties. Additionally, the hydraulics studies have not advanced to a level where it is possible to determine the feasibility and the impacts of exporting more than 3,000 acre feet per year out of the City's delivery system.
11. The District's current annexation policy requires annexers to pay the same capacity fee as paid by developers inside the District. For FY06-07, each single family residential dwelling unit is required to pay \$11,556 towards the supplemental water project. Of this total, \$1,268 is apportioned to the Supplemental Water Project construction. The County of San Luis Obispo is generating an "In-Lieu" Fee Ordinance with a maximum in-lieu fee per single family residential unit of \$13,200 but this Fee Ordinance is not yet available for public review.
12. Rejection of Annexations by NCS D would result in the development of existing resources to serve new growth in the area proposed for development instead of relying on supplemental water.

POLICY PROPOSAL

Staff proposes that the Board amend its allocation policy (and/or the annexation policy) to add an annexation component similar to the allocation policy already in place for development inside NCSD (as it may be modified).

The policy should allow for annexations:

- Up to X Acre Feet per year (22 to 94.8 acre feet per year) on a first-come; first serve, basis
- With a 20% limitation on the amount of the total for that class of development that could be dedicated to any one development in any one year and
- A 50% limitation on the total amount of the allocation in any class that can be phased in any one year.
- No annexation allocation can be carried over from one year to another, if it is not used it is gone.

Additionally, this policy amendment should set demand limitations per unit for each use classification (For Example, .18 acre feet per year of each multi-family dwelling unit). These limits should mimic the limit set forth in the allocation policy as revised.

The status of the annexation allocation should be reviewed twice per year.

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *B&B*
DATE: DECEMBER 8, 2006

**AGENDA ITEM
E-2
DECEMBER 13, 2006**

SERVICE REQUEST – TRACT 2652

ITEM

Consider Intent to Serve Application from George Newman for Tract 2652 Commercial Project (Nipomo Business Park) at Mary and Juniper [Recommend Approval].

BACKGROUND

The District received the attached Intent to Serve Application for sewer and water service to Tract 2652 on November 20, 2006. The Owner/Applicant is George Newman. The Board had previously approved a similar application for Intent to Serve Letter for a 300,000 square foot commercial complex in 2002 but this Intent to Serve Letter expired before Mr. Newman could complete his utility plans. Mr. Newman also previously paid the then estimated Capacity Fees for his project, the District issued a Will Serve Letter, Mr. Newman agreed to allow NCSD to cancel this Will Serve Letter, and the District refunded Mr. Newman's fees.

The attached application is for water and sewer service to a 19.05 acre site (amongst five assessor parcels) with the future intent of developing 272,683 square feet of commercial including an assisted living facility, restaurants, office space and retail space. The five underlying parcels were previously served with District water and have capacity credits for four residential meters. The project will require at least two fire services and at least two landscape services. Staff estimates that the project will contribute more than \$800,000 in charges to the District. Actual water and sewer capacity fees will be based on the meter size requested for the final County approved project.

Commercial projects that submit a landscape plan consistent with best management practices are exempted from District Code Chapter 3.05, Water Service Limitations (annual allocation limits).

Attached in addition to the application is a location map, a parcel map, a topographic map, a site plan, project data, a water usage table, and the 2002 Intent to Serve Application.

The applicant estimates water demand to be 30 acre-feet per year (AFY) for the project. Staff finds this estimate to be conservatively high. Staff further believes that a large percentage of water use will be returned to the District sewer system.

RECOMMENDATION

Staff recommends your Honorable Board direct staff to issue an Intent-to-Serve letter for the project with the following general conditions and the special condition set forth following the general conditions:

- Water service for the project indoor commercial uses shall be served by up to five master meters with separate meter(s) for landscape areas.
- On-site fire service (e.g. fire sprinklers) requires dedicated service laterals. CDF of SLO County must approve the development plans prior to District approval. Fire capacity charges may be applicable.
- 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, provide a deposit.

- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. A sewer and water master plan review of project impacts may be required by the District project design review engineer.
- Project landscape plan shall incorporate best management water conservation measures and be approved by the District General Manager.
- 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.
- A Will-Serve letter for the project will be issued after improvement plans are approved and signed by General Manager.
- 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, which includes engineer, developer, tract number and water and sewer improvements
 - Offer of Dedication
 - Engineer's Certification
 - A summary of all water and sewer improvement costs
- The District will set non-irrigation and non-fire service water meter(s) upon proof of a building permit from the County of San Luis Obispo and that the District has accepted improvements to be dedicated to the District, if applicable.
- This letter is void if land use is other than the commercial classes proposed in the application.
- 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, 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.

SPECIAL CONDITION: The applicant shall install a replacement sewer collection line in Juniper from the East Side of Mary to the junction of Juniper with Frontage Road.

ATTACHMENTS

- 2006 ITS Application
- Plot plans for project site.
- 2002 ITS Application



NIPOMO COMMUNITY SERVICES DISTRICT

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

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

INTENT-TO-SERVE/WILL-SERVE APPLICATION

- This is an application for: X Sewer and Water Service Water Service Only
- SLO County Planning Department/Tract or Development No.: Tract # 2652
- 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.

- Project location: East & West sides of Mary Ave @ Juniper 092-572-025
092-572-045
- Assessor's Parcel Number (APN) of lot(s) to be served: 092-572-015
- Owner Name: Nipomo Business Park, LP/George 092-572-016
- Mailing Address: P.O. Box 691 Newman, G.P. 092-572-017
- Email: gnewman9716@sbcglobal.net
- Phone: 805-714-3398 FAX: 805-929-6842

- Agent's Information (Architect or Engineer):
Name: Cannon Associates
Address: 364 Pacific St.
Email: patr@CannonAssoc.com
Phone: 805-544-7407 FAX: 805-544-3863

- Type of Project: (circle as applicable)
Single Family Residence Duplex Commercial Secondary (a.k.a Granny) Unit
Multi-Family (under single roof) Commercial Mixed-Use (commercial & residential)
- Number of Dwelling Units 0 Number of Low Income units 0

- Does this project require a sub-division? Yes (yes/no)
If yes, number of new lots created 18 Bldg. Lots

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

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

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NIPOMO COMMUNITY SERVICES DISTRICT

All other projects, submit two (2) 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.

14. **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.

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

Provide an estimate of yearly water (AFY) and sewer (MGD) demand for the project.
Please note: All commercial projects are required to use low water use irrigation systems and water conservation best management practices.

16. **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..... \$50.00
(Non-refundable payment attached to this application)

Date 11/20/06

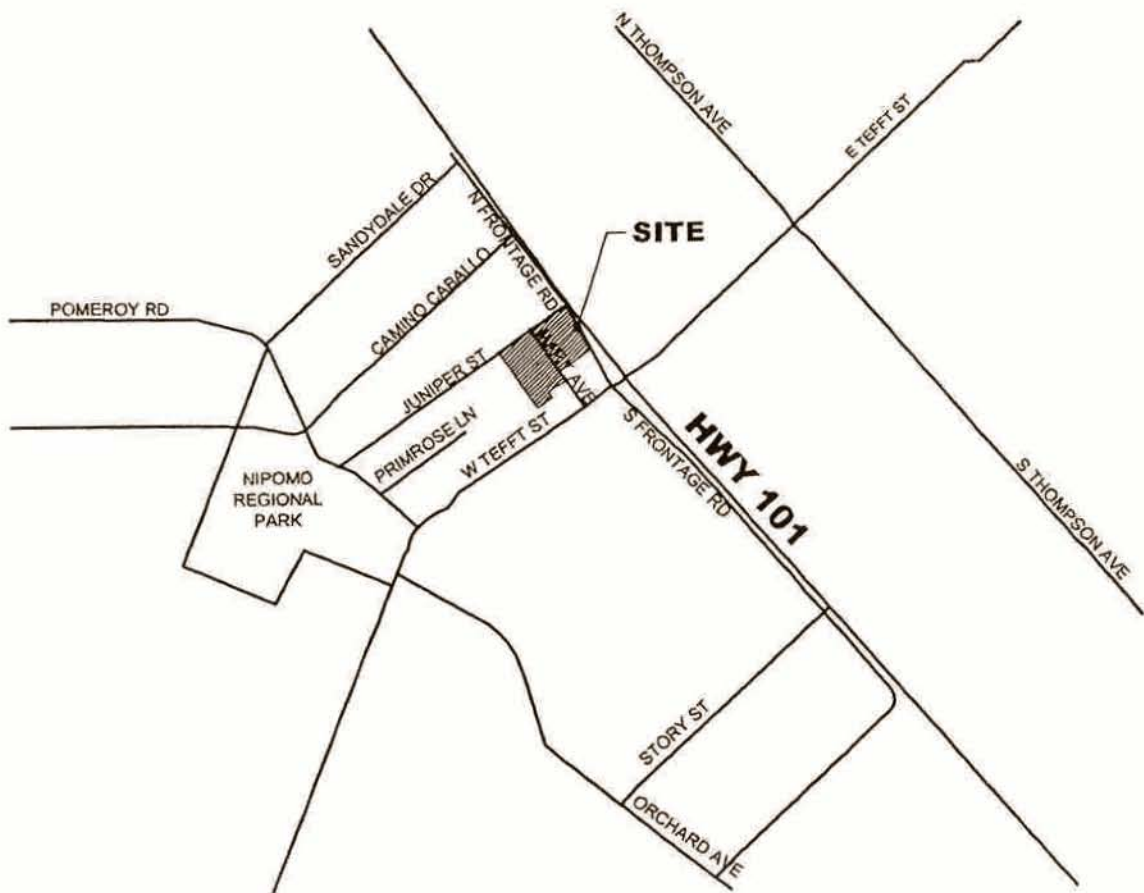
Signed

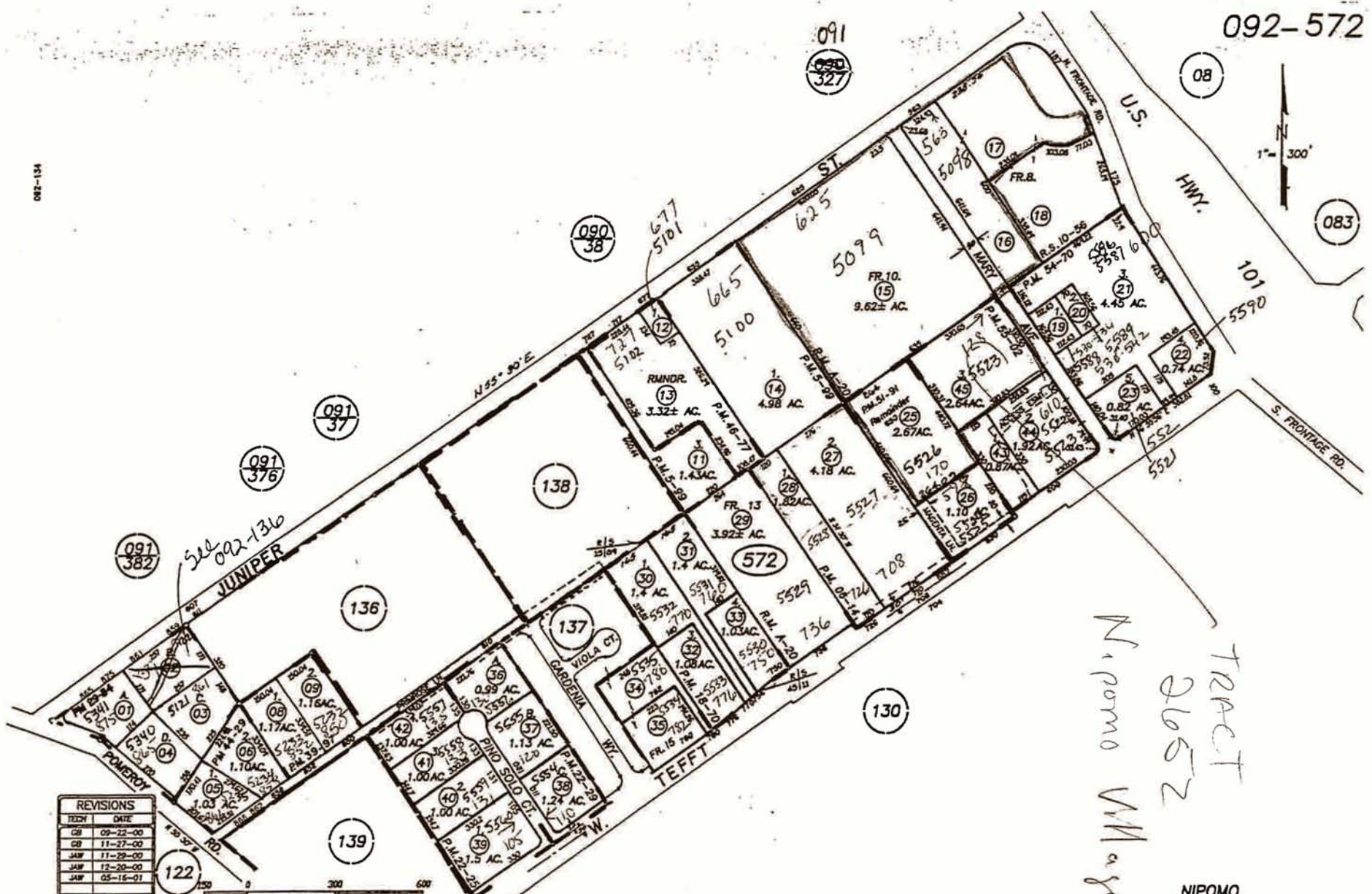
George Newman
(Must be signed by owner or owner's agent)

Print Name

George Newman

VICINITY MAP





Nipomo Village
2652
TRACT

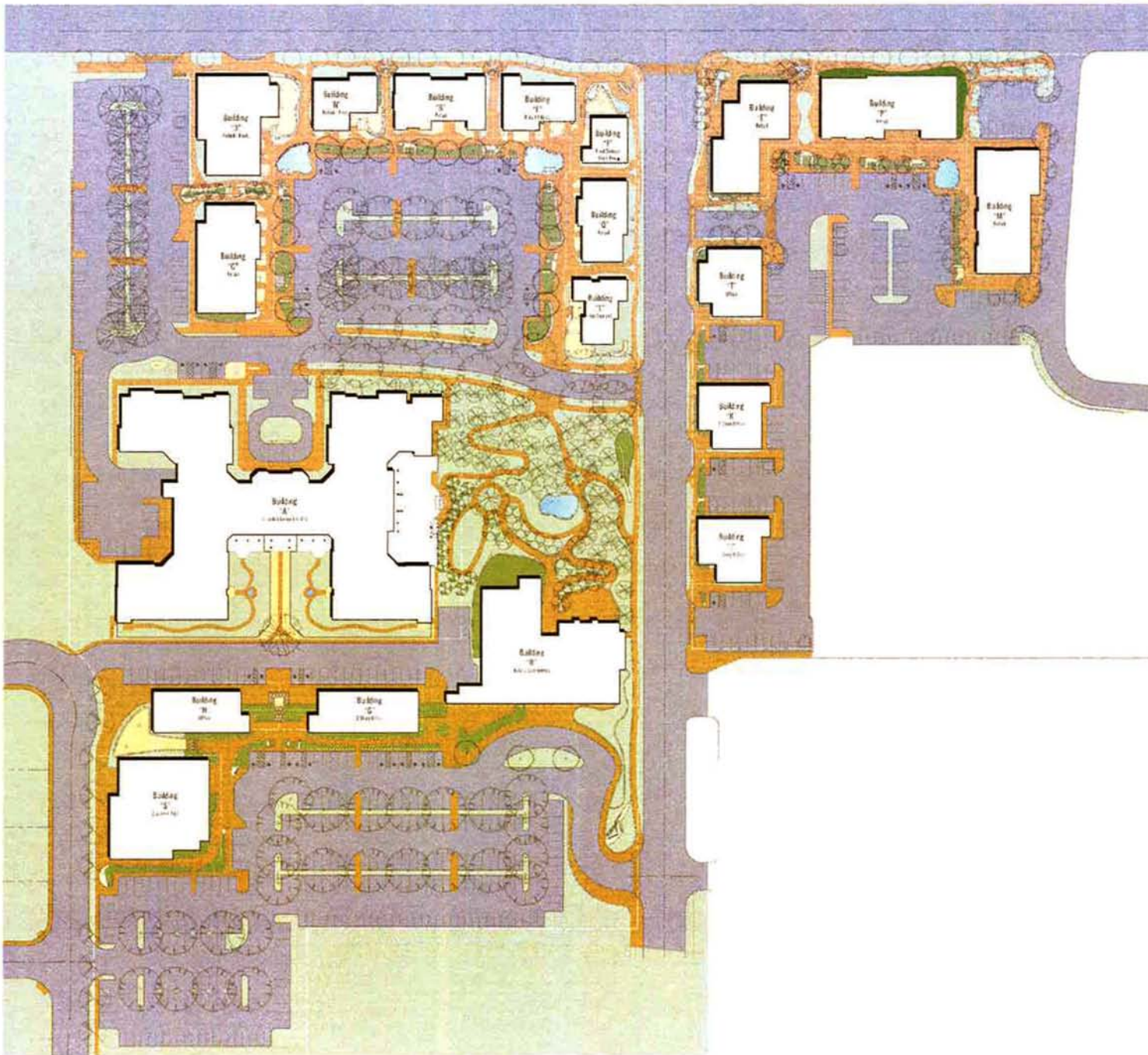
REVISIONS	
TECH	DATE
CB	09-22-00
CB	11-27-00
JAW	11-29-00
JAW	12-20-00
JAW	05-15-01

08-29-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

STORY'S RESUBDMISION OF THE SWLY. PART OF LOT 24 OF H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A, Pg. 20

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 092 PAGE 572

JUN 05 2001



Nipomo Town Square

Nipomo, CA

November 14, 2006

Landev, LLC

TAYLOR FIERCE ARCHITECTS
 3780 WILSHIRE BLVD, SUITE 240, LOS ANGELES, CA 90010-2833

PROJECT DATA

GOVERNING AGENCY:

COUNTY OF SAN LUIS OBISPO

ZONING:

CR - COMMERCIAL RETAIL
OP OFFICE PROFESSIONAL

GENERAL PLAN:

COMMERCIAL / OFFICE
CENTRAL BUSINESS DISTRICT (CBD)

ASSESSOR PARCEL NO.'S
TOWN SQUARE EAST

TOWN SQUARE NORTH

TOWN SQUARE SOUTH

STREET ADDRESS

MARY AVE. AT JUNIPER ST.
NIPOMO, CA

TOTAL PROJECT SITE AREA

19.05 ACRES
(APPROX 829,820 S.F.)

TOTAL PROJECT BUILDING AREA

272,683 S.F.
0 FT. SETBACK (WITHIN CBD)

TOTAL PROJECT PARKING PROVIDED

726 SPACES

TOWN SQUARE NORTH

SITE AREA:

8.68 ACRES
(APPROX. 378,100 S.F.)

JUNIPER ST. - RIGHT TURN POCKET (PUBLIC R.O.W. DEDICATION)

0.02 ACRES
(APPROX. 1,027 S.F.)

BUILDING AREA:

BUILDING "A" (3-STORY ASSISTED LIVING)	166,128 S.F.
BUILDING "B" (RETAIL)	128,162 S.F.
BUILDING "C" (RETAIL)	5,340 S.F.
BUILDING "D" (RESTAURANT & RETAIL)	7,850 S.F.
BUILDING "F" (RESTAURANT & RETAIL)	7,800 S.F.
BUILDING "L" (RESTAURANT)	5,850 S.F.
BUILDING "N" (RESTAURANT & RETAIL)	3,191 S.F.
BUILDING "Q" (RETAIL)	3,447 S.F.
	4,488 S.F.

PARKING REQUIRED:

BUILDING "A" (ASSISTED LIVING: 160 BEDS / 4)	258 SPACES
BUILDING "B" (5,340 / 300)	41 SPACES
BUILDING "C" (7,850 / 300)	18 SPACES
BUILDING "D" (5,400 / 60 + 908 / 100 + 1,492 / 300)	26 SPACES
BUILDING "F" (1,500 / 100 + 4,350 / 300)	104 SPACES
BUILDING "L" (2,526 / 60 + 665 / 100)	29 SPACES
BUILDING "N" (1,500 / 100 + 1,947 / 300)	49 SPACES
BUILDING "Q" (4,488 / 300)	21 SPACES
LESS 15% SHARED PARKING (3 SEPARATE NON-RESIDENTIAL USES 303 X 15%)	15 SPACES
	(-45 SPACES)

PARKING PROVIDED:

STANDARD SPACES	276 SPACES
COMPACT SPACES (276 x .20 = 55 ALLOWED)	243 SPACES
EXCESS SPACES	33 SPACES
	+18 SPACES

TOWN SQUARE SOUTH

SITE AREA:	5.93 ACRES (APPROX. 250,310 S.F.)
PRIMROSE RD. & MAGENTA LN. (PUBLIC R.O.W. DEDICATION)	0.28 ACRES (APPROX 12,133 S.F.)
BUILDING AREA:	57,843 S.F.
BUILDING "G" (OFFICE)	10,503 S.F.
BUILDING "H" (OFFICE)	9,408 S.F.
BUILDING "R" (RESTAURANT / CONFERENCE)	19,850 S.F.
BUILDING "S" (OFFICE)	18,082 S.F.
PARKING REQUIRED:	255 SPACES
BUILDING "G" (10,503 / 400)	26 SPACES
BUILDING "H" (9,408 / 400)	24 SPACES
LESS 15% SHARED PARKING (3 SEPARATE NON-RESIDENTIAL USES 50 X 15%)	(-8 SPACES)
BUILDING "R" (RESTAURANT 4285 / 60 + EMPL. 4285 / 360 + KITCHEN 1918 / 100 + GIFT SHOP 1476 / 200 + EMPL. BRK. RM. 197 / 100 + CONFERENCE 3025 / 40 + BANQ. PREP. 858 / 360 + OFFICES 342 / 400 + LOBBY EXHIBIT 3809 / 150)	209 SPACES
LESS 20% SHARED PARKING (4 SEPARATE NON-RESIDENTIAL USES 209 X .20%)	(-42 SPACES)
BUILDING "S" (18,082 / 200)	46 SPACES
PARKING PROVIDED:	288 SPACES
STANDARD SPACES	233 SPACES
COMPACT SPACES (288 x .20 = 57 ALLOWED)	55 SPACES
EXCESS SPACES	+33 SPACES

TOWN SQUARE EAST

SITE AREA:

4.44 ACRES
(APPROX. 193,555 S.F.)

BUILDING AREA:

BUILDING "E" (RETAIL)	48,712 S.F.
BUILDING "J" (OFFICE)	7,215 S.F.
BUILDING "K" (OFFICE)	8,679 S.F.
BUILDING "M" (RETAIL)	8,829 S.F.
BUILDING "P" (RETAIL)	8,700 S.F.
BUILDING "T" (OFFICE)	10,423 S.F.
	4,866 S.F.

PARKING REQUIRED:

BUILDING "E" (7,215 / 300)	136 SPACES
BUILDING "J" (8,679 / 400)	24 SPACES
BUILDING "K" (8,829 / 400)	22 SPACES
BUILDING "M" (8,700 / 300)	22 SPACES
BUILDING "P" (10,423 / 300)	29 SPACES
LESS 15% SHARED PARKING (3 USES, 132 X 15%)	35 SPACES
	(-20 SPACES)

BUILDING "T" (4,866 / 200)	24 SPACES
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PARKING PROVIDED:

STANDARD SPACES	162 SPACES
COMPACT SPACES (162 x .20 = 32 ALLOWED)	139 SPACES
EXCESS SPACES	23 SPACES
	+26 SPACES

NIPOMO TOWN SQUARE
TRACT #2652
WATER USAGE TABLE

November 6, 2006

Building	Type	Water Closets	Lavatory	Hose Bibbs	Showers	Dish Washers	Drinking Fountains	sinks	clothes washer	tub	Additional load (gpm)	Water Closet	Lavatory	Hose Bibbs	Showers	Dish Washers	Drinking Fountains	sinks	clothes washer	tub	Additional load	sum	Fixture unit equivalent (gpm)	Length to Bldg. from street (ft)	Water Meter (Quantity)	Water Meter Size (in)	building supply size (in)	Fire Riser Size
A	Assisted Living	145	138		130	4		149	8	1		725	138	0	260	6	0	447	32	4		1612	285	325	1	3	4	
B	Retail	5	5	2								25	5	3.5	0	0	0	0	0	0		33.5	42.5	80	1	1	1-1/4	
C	Retail	5	5	2								30	5	3.5	0	0	0	0	0	0		39.5	46	280	1	1	1-1/4	
D	Restaurant & Retail	8	4	2							8	40	4	3.5	0	0	0	0	0	0	25	72.5	58	80	1	1	1-1/4	
E	Retail	4	4	2								20	4	3.5	0	0	0	0	0	0		27.5	38	70	1	1	1-1/4	
F	Restaurant & Retail	8	5	2							4	40	5	3.5	0	0	0	0	0	0	20	69.5	59	80	1	1	1-1/4	
G	Office	8	4	2								40	4	3.5	0	0	0	0	0	0		47.5	50	340	1	1	1-1/2	
H	Office	8	4	2								40	4	3.5	0	0	0	0	0	0		47.5	50	110	1	1	1-1/4	
J	Office	8	4	2								40	4	3.5	0	0	0	0	0	0		47.5	50	60	1	1	1-1/4	
K	Office	8	4	2								40	4	3.5	0	0	0	0	0	0		47.5	50	60	1	1	1-1/4	
L	Restaurant	6	4	2							6.05	30	4	3.5	0	0	0	0	0	0	20	57.5	53	70	1	1	1-1/4	
M	Retail	7	7	2								35	7	3.5	0	0	0	0	0	0		45.5	46	150	1	1	1-1/4	
N	Restaurant & Retail	6	4	2							4	30	4	3.5	0	0	0	0	0	0	20	57.5	53	80	1	1	1-1/4	
P	Retail	7	7	2								35	7	3.5	0	0	0	0	0	0		45.5	46	80	1	1	1-1/4	
Q	Retail	4	4	2								20	4	3.5	0	0	0	0	0	0		27.5	40	70	1	1	1-1/4	
R	Restaurant & Conference Ctr.	30	16	4							9.833	150	16	5.5	0	0	0	0	0	0	28	199.6	90	75	1	1-1/2	1-1/2	
S	Office	8	4	2								40	4	3.5	0	0	0	0	0	0		47.5	50	75	1	1	1-1/4	
T	Office	5	2	2								25	2	3.5	0	0	0	0	0	0		30.5	40	60	1	1	1-1/4	
Total		281	227	36	130	4					31.883	1405	227	37.5	260	6	0	0	0	0	0	1935.5			18			0

TO: BOARD OF DIRECTORS
FROM: DOUG JONES *D*
DATE: NOVEMBER 20, 2002



REQUEST FOR SERVICE
NIPOMO VILLAGE PLAZA
APN 092-572-16
NEWMAN

ITEM

Request for water & sewer for approx. 300,000+ square feet of commercial/office/retail development at Juniper and Mary

BACKGROUND

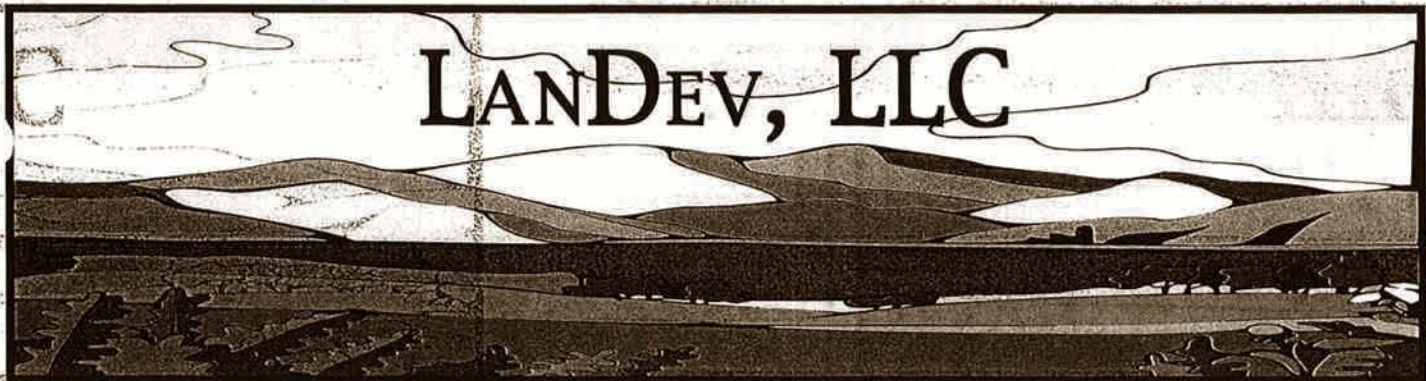
The District has received a request from Mr. Newman for an Intent-to-Serve letter for water and sewer service for APN 092-572-16....., to be known as Nipomo Village Plaza. The proposed development has over 300,000 square feet of commercial/industrial/office/retail and is located at Juniper Street and Mary Avenue. This project has approx. 16 water services (sizes from one-inch to three-inch) and approx. 123 Dwelling Unit Equivalent's (DUE's) for sewer service. This project is equivalent to approx. 60 one-inch meters. The estimated amount of water required for this project is approx. 30 ac/ft/yr. The District has adequate capacity to provide service to this development. Your Honorable Board may issue an Intent-to-Serve letter with the following conditions:

1. Enter into a Plan Check and Inspection Agreement and pay the appropriate fees.
2. Submit improvement plans in accordance with the District Standards and Specifications for review and approval.
3. Pay all appropriate District water, sewer and other fees associated with this development.
4. Construct the improvements required and submit the following:
 - a. Reproducible "As Built's" - A mylar copy and digital format disk (Auto Cad) which includes engineer, developer, tract number and water improvements
 - b. Offer of Dedication
 - c. Engineer's Certification
 - d. A summary of all water and sewer improvement costs
5. This Intent-to-Serve Letter will expire two years from date of issuance.

RECOMMENDATION

Staff recommends that your Honorable Board approve the Intent-to-Serve letter for APN 092-572-16..., Nipomo Village Plaza, with the above mentioned conditions.

CLD



THE CONA LAND DEVELOPMENT COMPANY

TO: Nipomo Community Services District
FROM: George Newman: LanDev, LLC.
RE: Water & Sewer Services
DATE: November 4, 2002

Dear Board Members,

I respectfully request your consideration for an "intent to serve" letter for water and sewer connections for the Nipomo Village Plaza development which is in process. A conceptual Site Plan is attached as well as an estimated water demand schedule. The following APN's are the parcels included in this Site Plan:

- 092-572-028
- 092-572-027
- 092-572-025
- 092-572-045
- 092-134-015
- 092-572-016
- 092-572-017

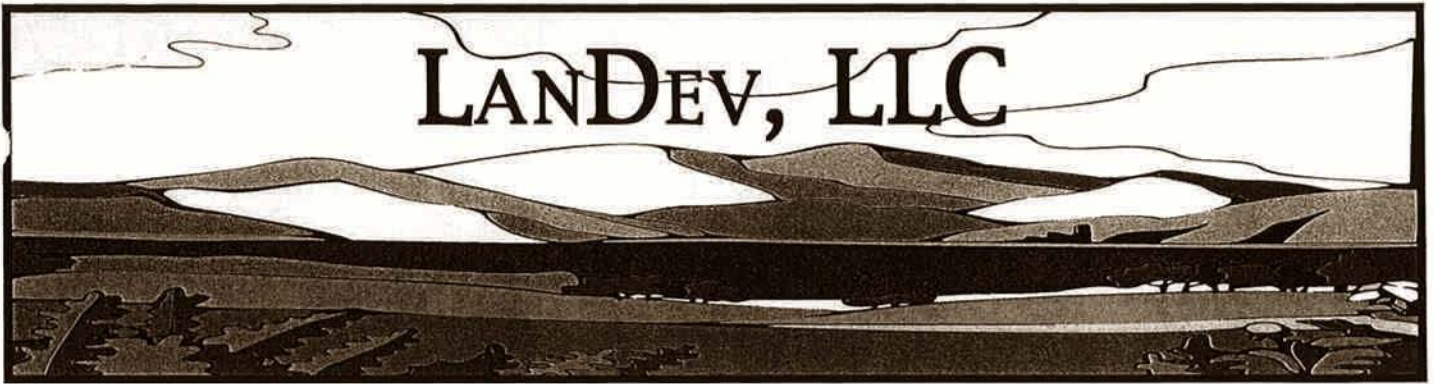
Thank you for your consideration of this matter.

Regards,

George Newman
LanDev, LLC.

Attachments:

- 1) Conceptual Site Plan
- 2) Water Demand Table



A L A N D D E V E L O P M E N T C O M P A N Y

TO: Nipomo Community Services District
FROM: George Newman: LanDev, LLC.
RE: Water & Sewer Services
DATE: November 4, 2002

Dear Board Members,

I respectfully request your consideration for an "intent to serve" letter for water and sewer connections for the Nipomo Village Plaza development which is in process. A conceptual Site Plan is attached as well as an estimated water demand schedule for this phased development. The following APN's are the parcels included in this Site Plan:

092-572-028
092-572-027
092-572-025
092-572-045
092-134-015
092-572-016
092-572-017

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "George Newman".

George Newman
LanDev, LLC.

Attachments:

- 1) Conceptual Site Plan
- 2) Water Demand Table
- 3) Application for Services

NIPOMO VILLAGE PLAZA - NIPOMO, CA 101006.16
Minimum Plumbing Fixture Required

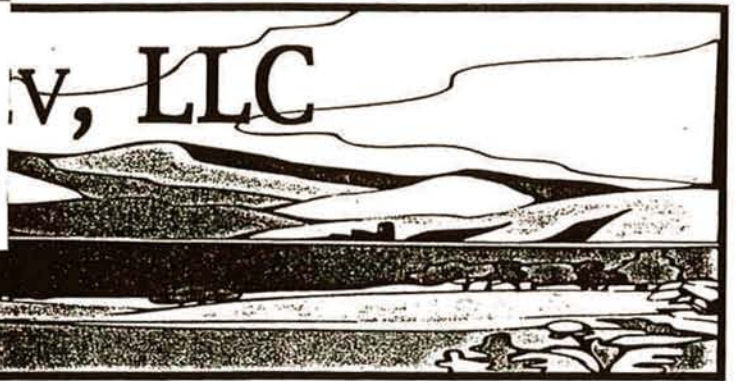
	Square Footage	Occupant Load Factor	Means of Egress (min.)	W.C. & Lav. (occ. load / men&women)		Tub	Kitchen Sink	Dishwasher	Laundry Mach.	Drinking Fountain
Building 'A-B' (commercial retail)	7,800 s.f.	260 occ.	2	6 W.C.*	4 lav.	n/a	n/a	n/a	n/a	2
Building 'F' (commercial retail)	5,100 s.f.	170 occ.	2	4 W.C.*	2 lav.	n/a	n/a	n/a	n/a	2
Building 'G' (commercial retail / restaurant)	8,975 s.f.	599 occ.	2	12 W.C.*	10 lav.	n/a	3	1	n/a	4
Building 'R' (commercial retail)	11,400 s.f.	380 occ.	2	6 W.C.*	4 lav.	n/a	n/a	n/a	n/a	2
	33,275 s.f.			28 W.C.	20 lav.	0	3	1	0	10
Building 'C' (light industrial)	4,800 s.f.	24 occ.	1	4 W.C.*	2 lav.	n/a	n/a	n/a	n/a	1
Building 'D' (light industrial)	5,100 s.f.	26 occ.	1	4 W.C.*	2 lav.	n/a	n/a	n/a	n/a	1
Building 'E' (light industrial)	8,125 s.f.	41 occ.	2	4 W.C.*	2 lav.	n/a	n/a	n/a	n/a	1
	18,025 s.f.			12 W.C.	6 lav.	0	0	0	0	3
Building 'H' (office / professional)	4,500 s.f.	45 occ.	2	4 W.C.*	2 lav.	n/a	2	n/a	n/a	2
Building 'J' (office / professional)	6,400 s.f.	64 occ.	2	4 W.C.*	2 lav.	n/a	2	n/a	n/a	2
Building 'K' (office / professional)	11,000 s.f.	110 occ.	2	6 W.C.*	4 lav.	n/a	2	n/a	n/a	2
Building 'L' (office / professional)	20,400 s.f.	204 occ.	2	8 W.C.*	4 lav.	n/a	2	n/a	n/a	2
Building 'S' (office / professional)	12,000 s.f.	120 occ.	2	8 W.C.*	4 lav.	n/a	2	n/a	n/a	2
Building 'T' (office / professional)	8,250 s.f.	83 occ.	2	6 W.C.*	4 lav.	n/a	2	n/a	n/a	2
	62,550 s.f.			36 W.C.	20 lav.	0	12	0	0	12
Building 'P' (2,500 s.f. units x 15) (residential-single family)(3BD. / 2.5 BA.)	37,500 s.f.	n/a	2	45 W.C.	45 lav.	30	15	15	15	n/a
Building 'N' (nursing & personal care) including residents and employees	64,734 s.f.	540 occ.	2	50 W.C.	48 lav.	46	3	1	2	2
	102,234 s.f.			95 W.C.	93 lav.	76	18	16	17	2
*Building 'Q' (optional) (nursing & personal care) - resid.& empty.	110,355 s.f.	920 occ.	2	98 W.C.	90 lav.	84	6	3	4	6
TOTAL	326,439 s.f.			269 W.C.	229 lav.	160	39	20	21	33
(TOTAL w/o 'Bldg. Q')	216,084 s.f.			171 W.C.	139 lav.	76	33	17	17	27
*Adding 10% contingency				296 W.C.	252 lav.	176	43	22	23	36

* where urinals are provided, (1) W.C. can be replaced for an urinal, unless the number of W.C. shall not be reduced to less than (1/2) of the min. specified

APN 92-572-016

VILLAGE PLAZA
MARY & JUNIPER
GEORGE NEWMAN
LOU CABELLERO

V, LLC



A L A N D D E V E L O P M E N T C O M P A N Y

TO: Nipomo Community Services District
FROM: George Newman: LanDev, LLC.
RE: Water & Sewer Services
DATE: November 4, 2002

Dear Board Members,

I respectfully request your consideration for an "intent to serve" letter for water and sewer connections for the Nipomo Village Plaza development which is in process. A conceptual Site Plan is attached as well as an estimated water demand schedule for this phased development. The following APN's are the parcels included in this Site Plan:

092-572-028 Church 50528
- 092-572-027 708 W Teff 4 no service 50527
- 092-572-025 170 meqenta 5/8" meter 50526
- 092-572-045 128 Mary 5/8" meter 50523
- 092-134-015 625 Juniper 5/8" meter 50099
- 092-572-016 563 Juniper 5/8" meter 50098
- 092-572-017 Vacant lot 68018

Thank you for your consideration of this matter.


Sincerely,

A handwritten signature in cursive script that reads "George Newman".

George Newman
LanDev, LLC.

Attachments:

- 1) Conceptual Site Plan
- 2) Water Demand Table
- 3) Application for Services

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL 
DATE: DECEMBER 8, 2006

**AGENDA ITEM
E-3
DECEMBER 13, 2006**

EVALUATION OF SUPPLEMENTAL WATER SUPPLY ALTERNATIVES

ITEM

Authorize execution of agreement with Boyle Engineering regarding development of an evaluation of Supplemental Water Alternatives [Recommend approval].

BACKGROUND

The District Board on December 6, 2006 agreed in concept to evaluate alternate supplemental water projects and directed Boyle Engineering to submit a proposal for this evaluation at this Board Meeting. Boyle will submit its proposal to the District on December 12, 2006 and staff will deliver a copy of the proposal to each Director on December 12, 2006.

RECOMMENDATION

Staff concurs that the District should evaluate alternative supplemental water projects and has worked closely with Boyle Engineering to develop alternatives for evaluation and a suitable proposal.

Staff will tender a recommendation regarding Boyle's proposal at the Board Meeting.

ATTACHMENT

Boyle Proposal to be delivered under separate cover

T:\documents\board matters\2006 board letters\WIP ALternatives.doc

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BB*
DATE: DECEMBER 8, 2006



SOUTHLAND WWTF MASTER PLAN CONCEPTS

ITEM

Receive presentation from Boyle Engineering regarding Southland Wastewater Treatment Facility (WWTF) Master Plan concepts. [Receive Presentation].

BACKGROUND

The District Board in July retained Boyle Engineering to develop a Master Plan for the future expansion of the Southland Wastewater Treatment Facility. Mike Nunley of Boyle has requested that the Board receive a presentation on upgrade concepts that Boyle has developed prior to submitting a draft Master Plan. Following the presentation, it is staff's expectation that Boyle would submit a draft Master Plan to the District in January for Board consideration at the January 24, 2007 Board Meeting.

RECOMMENDATION

Staff recommends that your Honorable Board receive Boyle's presentation and provide feedback to Boyle as appropriate.

ATTACHMENT

None.