

TO: BOARD OF DIRECTORS  
FROM: BRUCE BUEL *BB*  
DATE: May 4, 2007

**AGENDA ITEM**  
**E-2**  
**MAY 9, 2007**

APPLICATION FOR SERVICE – APN 092-130-014 (680 HILL) – EUCALYPTUS GARDENS

**ITEM**

Consider Intent-to-Serve Application for water and sewer service at 680 Hill Street (APN 092-130-014) [RECOMMEND APPROVAL]

**BACKGROUND**

The District received the attached new Intent-to-Serve Application from Kathleen Fairbanks on April 5, 2007. Kathleen Fairbanks and Global Premier Development are proposing 81 new multi-family Low Income units to be built on 4 acres of the 5.1 acre property. Also attached are maps illustrating the projects location, its land use designation and the availability of water and sewer service to the site.

Both the phasing and the calculation of the projected water demand are determined by the allocation policy. According to Section 3.05.030(A) in page 2 of the Allocation Policy, the projected "total demand, including landscaping" shall be established as 0.18 AFY per multiple family dwelling. According to Section 3.05.040(A1), a total of thirty-five (10.2) AFY including landscaping is reserved for multiple family dwelling units in any one allocation year. According to Section 3.05.100(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 would project the total demand for 81 units at 14.58 AFY (81 times 0.18) and require that no more than 2.04 AFY (0.2 times 10.2) be allocated in the multi-family classification any one allocation year and no more than 0.7 AFY (.02 times 3.3) be allocated in the Low Income classification on any one year.

As set forth in the attached Water Allocation Accounting Summary, the District has previously approved 8.0 AF for other multiple family dwelling projects in Allocation Year 2006-07, leaving 2.2 AF available this allocation year. In addition, the District has previously approved .7 AF for Low Income Housing out of the 3.3 AF, leaving 2.4 AF.

**RECOMMENDATION**

Staff recommends your Honorable Board direct staff to allocate water to the project (2.7 acre-feet in AY06-07; 2.7 acre-feet in AY07-08; 2.7 acre-feet in AY08-09; 2.7 acre-feet in AY09-10; 2.7 acre-feet in AY10-11; and 1.08 acre-feet in AY11-12) in accordance the District's water allocation policy and issue the Intent-to-Serve (ITS) letter for the project with the following conditions:

- This project will obtain water and sewer service for all parcels, existing and planned.
- Water Service for the entire parcel (existing and new) shall be served by two meters – a single Master Meter for dwelling units and a separate meter for the landscaping.
- Will-Serve letters for the project will be issued in "phases" as follows:
  - No more than 15 units (2.7 acre-feet) prior to September 30, 2007;
  - No more than 30 units (5.4 acre-feet), cumulative, prior to September 30, 2008;
  - No more than 45 units (8.1 acre-feet), cumulative, prior to September 30, 2009;
  - No more than 60 units (10.8 acre-feet), cumulative, prior to Sept. 30, 2010;
  - No more than 75 units (13.5 acre-feet), cumulative, prior to Sept. 30, 2011;
  - No more that 81 units (14.58 acre-feet), cumulative, prior to Sept. 30, 2012.

May 9, 2007

- On-site fire service (e.g. fire sprinklers) requires a dedicated service lateral. CALFIRE 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. (See expiration conditions below)
- Enter into a new Plan Check and Inspection Agreement;
- 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, at the applicant's expense, may be required by the District.
- Project landscape plan shall incorporate best management water conservation measures and be approved by the District General Manager.
- Any required easements 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.
- For improvements that will be dedicated to the District, submit the following:
  - Reproducible "As Builts" - A mylar copy and digital format disk (Auto Cad) which includes engineer, developer, tract number and water and sewer improvements
  - Offer of Dedication
  - Engineer's Certification
  - A summary of improvement costs
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo and after the District has accepted improvements to be dedicated to the District, if applicable.
- This letter is void if land use is other than multi-family.
- 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
  - End of allocation phasing period (October 1, 2008). 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

- In addition to the conditions set forth above, applicant shall construct a sewer line in Hill Street from the Western Property Perimeter to interconnect with the new Sewer Line being constructed on the Southerly extension of Mary Street where this new extension intersects Hill Street.

May 9, 2007

Should your Honorable Board not wish to approve this intent to serve letter, this matter should be continued and policy direction provided to staff regarding the policy changes that the Board wishes to consider before it considers this application.

**ATTACHMENT**

- Current Application
- Maps and Reference Materials
- Water Allocation Accounting Summary

T:\BOARD LETTER\BOARD LETTER 2007\SERVICE REQUESTS\SERVICE REQUEST APN 092-130-014a.DOC



# NIPOMO COMMUNITY SERVICES DISTRICT

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

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

RECEIVED

APR - 5 2007

NIPOMO COMMUNITY SERVICES DISTRICT

## INTENT-TO-SERVE/WILL-SERVE APPLICATION

- This is an application for:  Sewer and Water Service  Water Service Only
- SLO County Planning Department/Tract or Development No.: \_\_\_\_\_
- 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: 680 HILL ST.
- Assessor's Parcel Number (APN) of lot(s) to be served: 092-130-014
- Owner Name: KATHLEEN FAIRBANKS
- Mailing Address: 686 HILL ST, NIPOMO, CA
- Email: LORIE@CENTRALCOASTHOMES.COM (REALTOR)
- Phone: 805.473.1234 FAX: 805.980.5502

- Agent's Information (Architect or Engineer):  
Name: JAMES LEAHY (STANTEC ENG.)  
Address: 6200 CANOLA AVE., SUITE 325  
Email: JIM.LEAHY@STANTEC.COM  
Phone: 818.592.2323 FAX: 818.594.0050

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

- Number of Dwelling Units 81 Number of Low Income units 81
- Does this project require a sub-division?  (yes/no)  
If yes, number of new lots created \_\_\_\_\_

- 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 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.

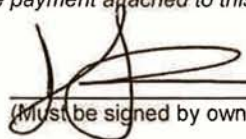
Nothing in the foregoing indemnity provision shall be construed to require Applicant to indemnify District against any responsibility or liability or contravention of Civil Code §2782

Application Processing Fee..... \$50.00

*(Non-refundable payment attached to this application)*

Date 4-3-07

Signed

  
\_\_\_\_\_  
*(Must be signed by owner or owner's agent)*

Print Name

IGNACIO RINCON

**NIPOMO COMMUNITY SERVICES DISTRICT  
Water Demand 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>81</u>	X	0.18	=	<u>14.58</u>
Number of Duplexes/Secondary Units	<u>      </u>	X	0.3	=	<u>      </u>
Number of Single Family Units with:					
Parcel less than 4,500 sq. ft.	<u>      </u>	X	0.3	=	<u>      </u>
Parcel between 4,500 and 10,000 sq. ft.	<u>      </u>	X	0.45	=	<u>      </u>
Parcel greater than 10,000 sq. ft.	<u>      </u>	X	0.55	=	<u>      </u>
Total demand all dwelling units including irrigation					= <u>14.58 Ac</u>

**Certification**

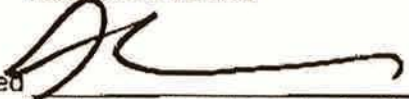
I the undersigned do here by certify:

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

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

- 0.18 AFY per Multi-Family Dwelling Unit;
- 0.3 AFY per Dwelling Unit for duplexes and Secondary Dwellings;
- 0.3 AFY per Single Family Dwelling Unit located on a parcel size of four thousand five hundred (4,500) square feet or less;
- 0.45 AFY per Single Family Dwelling Unit located on a parcel size between four thousand five hundred (4,500) and ten thousand (10,000) square feet.
- 0.55 AFY per Single Family Dwelling Unit located on a parcel size that exceeds ten thousand (10,000) square feet.
- 0.85 AFY for the entire parcel when a secondary home is being added.

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

Signed  Date 04/05/07  
Must be signed by project engineer/architect

Title Principal License Number CS4032

Project APN 092-130-014 (e.g. Tract Number, Parcel Map #, APN)

**PROJECT SUMMARY**

**SITE INFORMATION:**

AREA: 4.00 AC.  
 DENSITY: 20.25 DU/AC  
 APN: 092-130-014  
 ZONING: RMF (Medium Density)  
 PROPERTY OWNER OF RECORD:  
 Kathleen Fairbanks  
 680 Hill St.  
 Nipomo, Ca 93444

**LOT COVERAGE:**

Total Acres: 4.00 Ac.  
 Pavement: 1.31 Ac. (33%)  
 Buildings: 1.00 Ac. (25%)  
 Total Lot Coverage: 2.31 Ac. (58%)  
 Total Open Space: 1.69 Ac. (42%)

**UNIT MIX:** (sq. ft. includes patios)

PLAN 2: 2BR / 2BA (964 Sq.Ft.):	49	(60%)
PLAN 3: 3BR / 2BA (1,127 Sq.Ft.):	32	(40%)
<b>TOTAL</b>	<b>81</b>	<b>UNITS</b>

(INCLUDING MANAGER'S UNIT)

**BUILDING COUNT:**

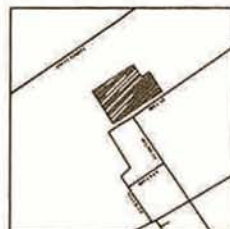
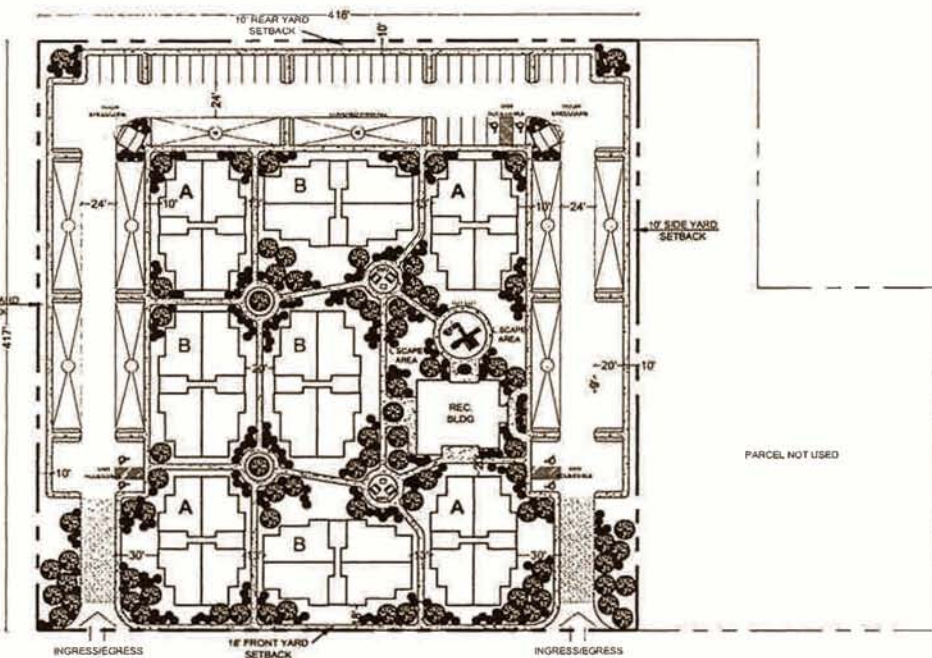
BUILDING "A" (3 story) - (12) 2BR  
 Approx. 13,553 Total Sq. Ft.  
 BUILDING "B" (2 story) - (12) 3BR  
 Approx. 10,560 Total Sq. Ft.  
 REC BUILDING W/ UNIT(2BR)  
 Approx. 4,223 Total Sq. Ft.  
**TOTAL BUILDING COUNT:**

**4** **PARKING:**  
REQUIRED  
**4** **3 BEDROOM - 2.00 SPACES/UNIT**  
 (1 COVERED)  
**1** **2 BEDROOM - 2.00 SPACES/UNIT**  
 (1 COVERED)  
**9** **TOTAL 162 SPACES**

**LAUNDRY FACILITY:**

REQUIRED  
 WASHER (1 WASHER:10 UNITS):  
 DRYER (1 WASHER:10 UNITS):  
PROVIDED  
 WASHER (1 WASHER:10 UNITS): 9  
 DRYER (1 WASHER:10 UNITS): 9  
 (W/D HOOKUPS PROVIDED IN EACH UNIT)

PROVIDED  
 OPEN: 75 (4 ACCESSIBLE SPACES)  
 COVERED: 90 SPACES  
**9** **TOTAL 165 SPACES**



**CONCEPTUAL SITE PLAN**

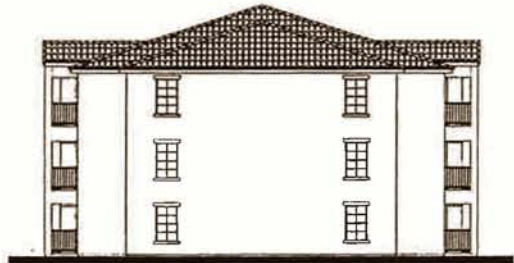
**EUCALYPTUS GARDENS FAMILY APTS.**  
**NIPOMO, CA**

GLOBAL PREMIER DEVELOPMENT  
 5 Park Plaza Suite 980  
 Irvine, California 92614  
 Tel: 949-222-9119 Fax: 949-722-9014

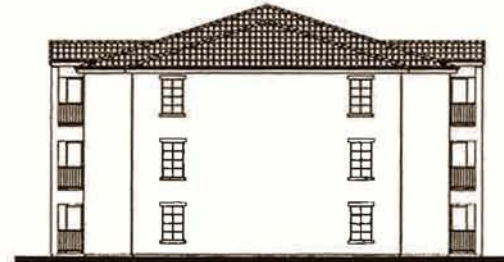


KTGY NO. 20060912

09/19/2006



**SIDE ELEVATION-2 BEDROOM**



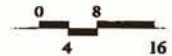
**SIDE ELEVATION-2 BEDROOM**



**BUILDING 'A' FRONT AND REAR ELEVATIONS**

GLOBAL PREMIER DEVELOPMENT  
 5 Park Plaza Suite 980  
 Irvine, California 92614  
 Tel: 949-222-9119 Fax: 949-722-9014

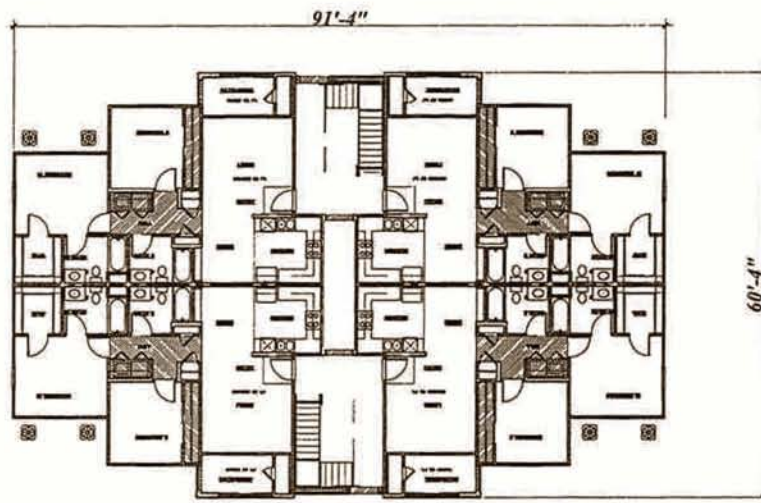
**EUCALYPTUS GARDENS FAMILY APTS.**  
 NIPOMO, CA



KTGY NO. 20060912

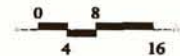
09/19/2006





**BUILDING 'A' COMPOSITE PLAN**

2nd FLOOR SIMILAR  
 FIRST FLOOR (FOOTPRINT): 4,681 S.F.  
 SECOND & THIRD FLOORS: 4,436 S.F.  
 TOTAL: 9,117 S.F.



GLOBAL PREMIER DEVELOPMENT  
 5 Park Plaza Suite 980  
 Irvine, California 92614  
 Tel: 949-222-9119 Fax: 949-722-9014

**EUCALYPTUS GARDENS FAMILY APTS.**  
 NIPOMO, CA



KTGY NO. 20060912

09/19/2006



**SIDE ELEVATION-3 BEDROOM**



**SIDE ELEVATION-3 BEDROOM**



**BUILDING 'B' FRONT AND REAR ELEVATIONS**

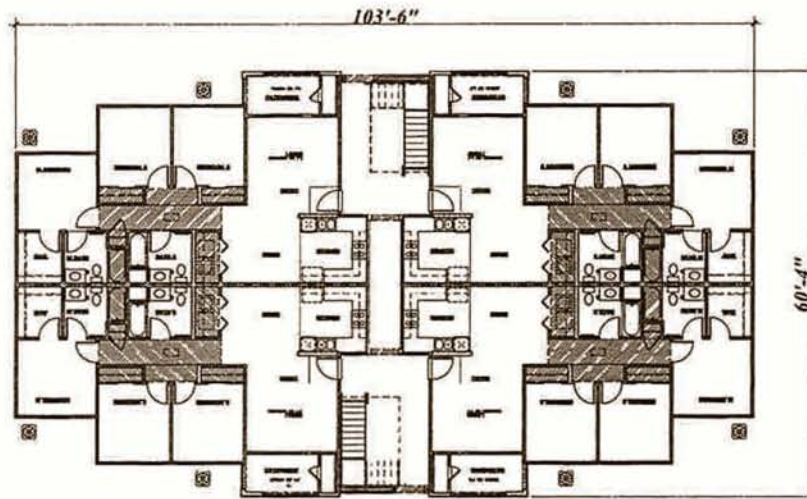
GLOBAL PREMIER DEVELOPMENT  
 5 Park Plaza Suite 980  
 Irvine, California 92614  
 Tel: 949-222-9119 Fax: 949-722-9014

**EUCALYPTUS GARDENS FAMILY APTS.**  
 NIPOMO, CA



KTGY NO. 20060912

09/19/2006



**BUILDING 'B' COMPOSITE PLAN**

2nd FLOOR SIMILAR  
 FIRST FLOOR (FOOTPRINT): 5,405 S.F.  
 SECOND & THIRD FLOORS: 5,155 S.F.  
 TOTAL: 15,715 S.F.



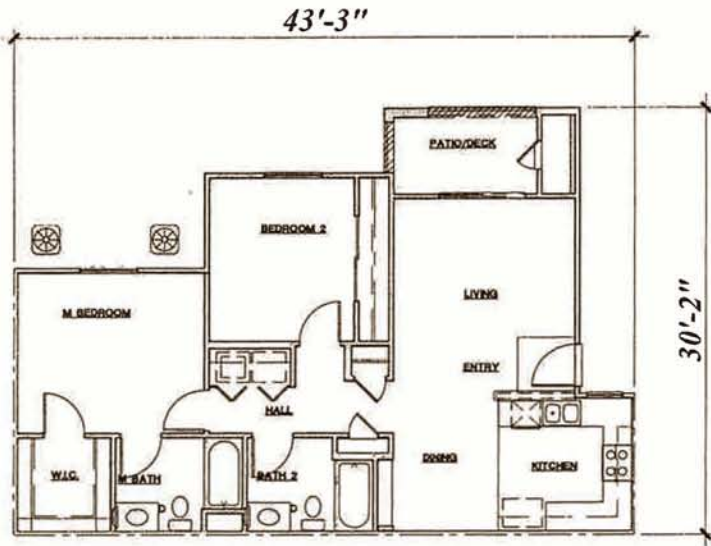
GLOBAL PREMIER DEVELOPMENT  
 5 Park Plaza Suite 980  
 Irvine, California 92614  
 Tel: 949-222-9119 Fax: 949-722-9014

**EUCALYPTUS GARDENS FAMILY APTS.**  
 NIPOMO, CA

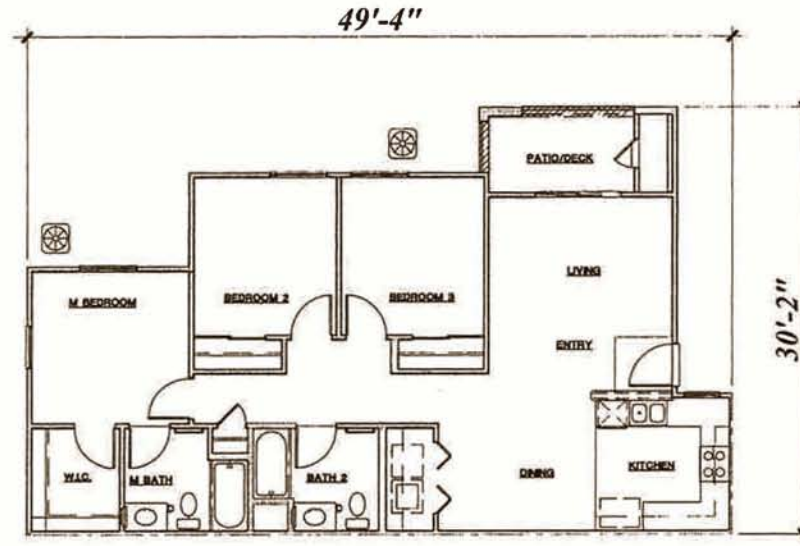


KTGY NO. 20060912

09/19/2006



**Plan 2: 2 Bed/2 Bath**  
894 S.F. NOT INCLUDING 70 S.F. PATIO/DECK



**Plan 3: 3 Bed/2 Bath**  
1,057 S.F. NOT INCLUDING 70 S.F. PATIO/DECK

UNIT PLANS



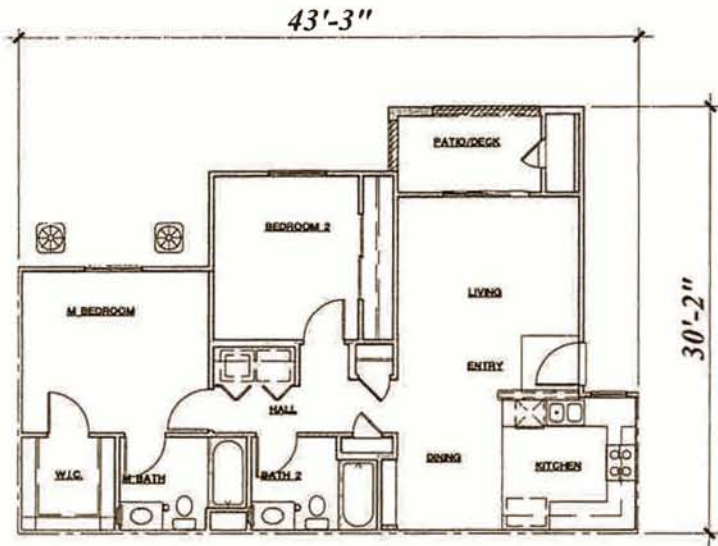
GLOBAL PREMIER DEVELOPMENT  
5 Park Plaza Suite 980  
Irvine, California 92614  
Tel: 949-222-9119 Fax: 949-722-9014

**EUCALYPTUS GARDENS FAMILY APTS.**  
NIPOMO, CA

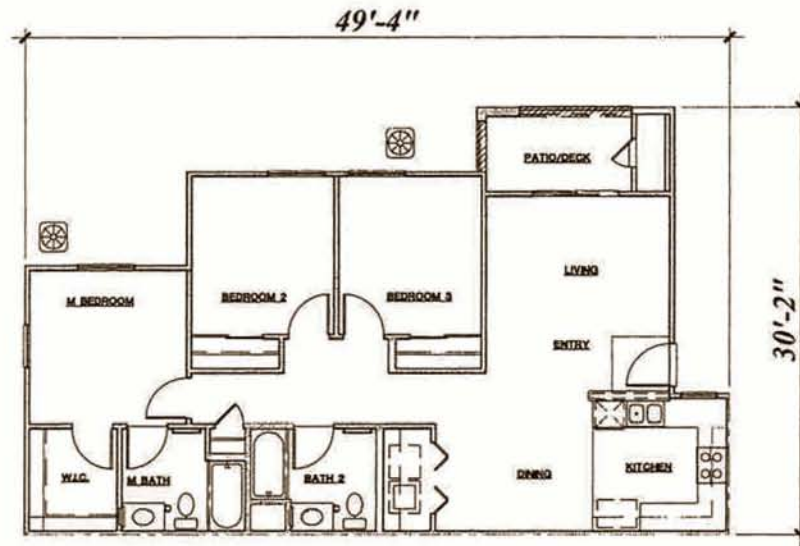


KTGY NO. 20060912

09/19/2006



**Plan 2: 2 Bed/2 Bath**  
894 S.F. NOT INCLUDING 70 S.F. PATIO/DECK



**Plan 3: 3 Bed/2 Bath**  
1,057 S.F. NOT INCLUDING 70 S.F. PATIO/DECK

UNIT PLANS



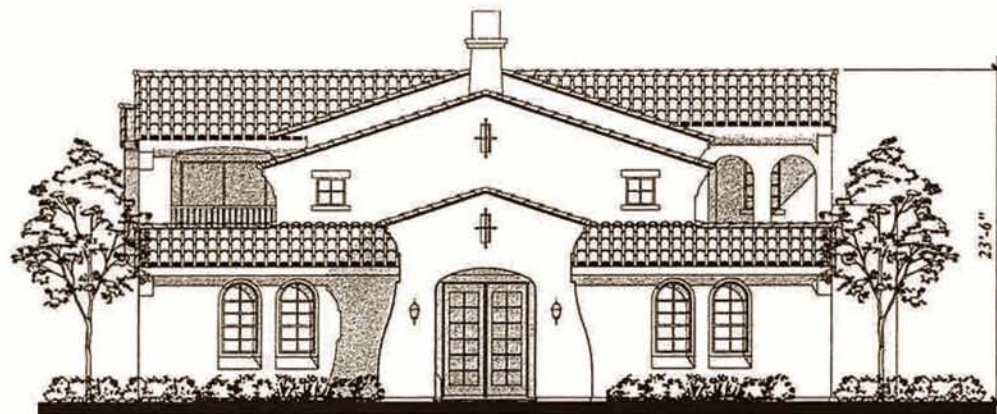
GLOBAL PREMIER DEVELOPMENT  
5 Park Plaza Suite 980  
Irvine, California 92614  
Tel: 949-222-9119 Fax: 949-722-9014

**EUCALYPTUS GARDENS FAMILY APTS.**  
NIPOMO, CA



KTGY NO. 20060912

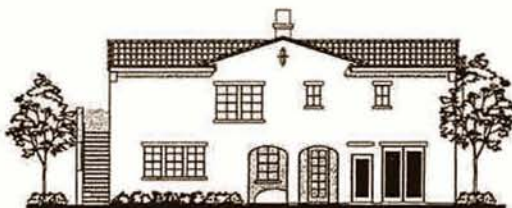
09/19/2006



**FRONT ELEVATION**  
1/4"=1'-0"



**LEFT ELEVATION**  
1/8"=1'-0"



**REAR ELEVATION**  
1/8"=1'-0"



**RIGHT ELEVATION**  
1/8"=1'-0"

**RECREATION BUILDING**  
Exterior Elevations

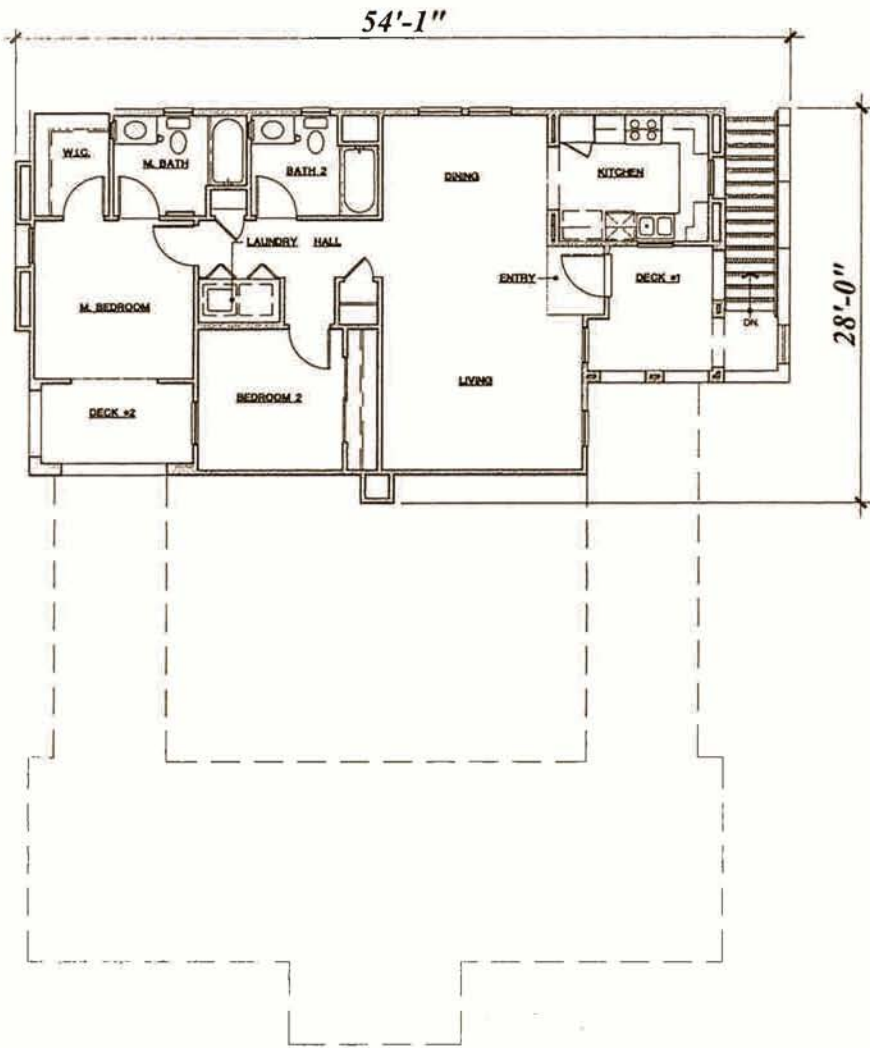
GLOBAL PREMIER DEVELOPMENT  
5 Park Plaza Suite 980  
Irvine, California 92614  
Tel: 949-222-9119 Fax: 949-722-9014

**EUCALYPTUS GARDENS FAMILY APTS.**  
NIPOMO, CA



KTGY NO. 20060912

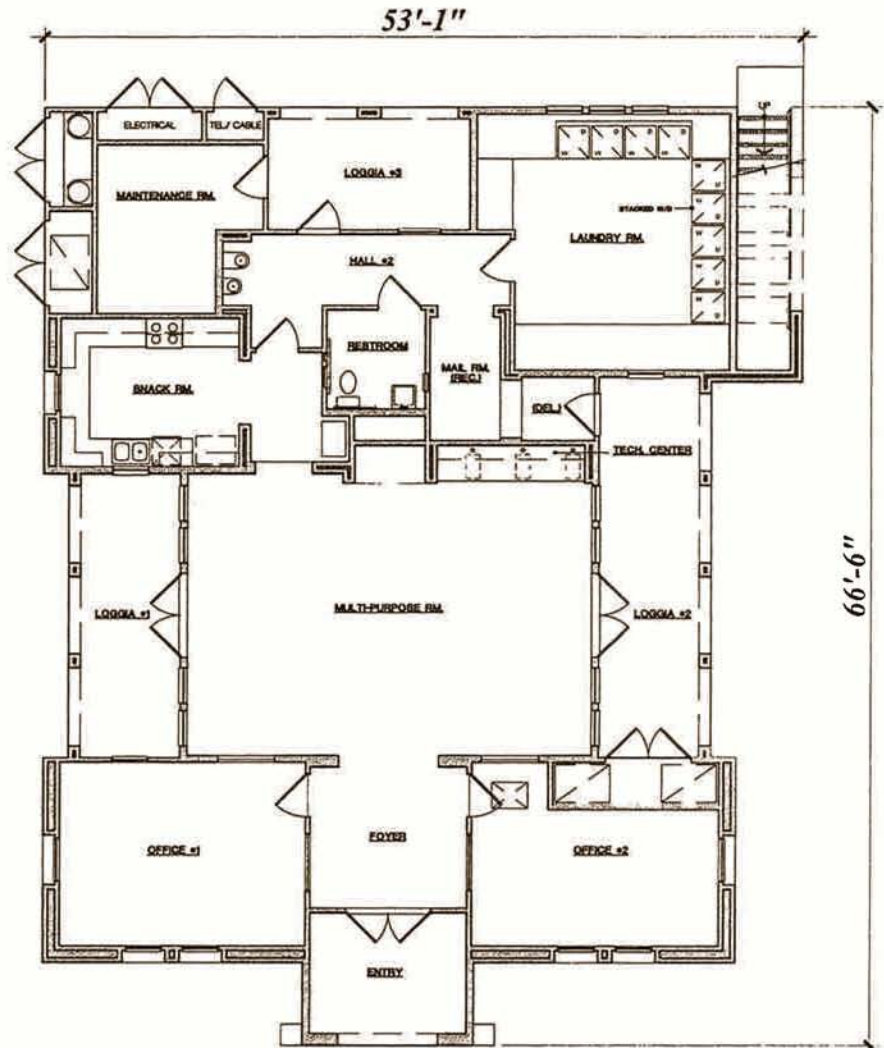
09/19/2006



**SECOND FLOOR PLAN**

UNIT 1,031 S.F. DECK #1 70 S.F. DECK #2 60 S.F. RECREATION BUILDING

GLOBAL PREMIER DEVELOPMENT  
 5 Park Plaza Suite 980  
 Irvine, California 92614  
 Tel: 949-222-9119 Fax: 949-722-9014



**FIRST FLOOR PLAN**

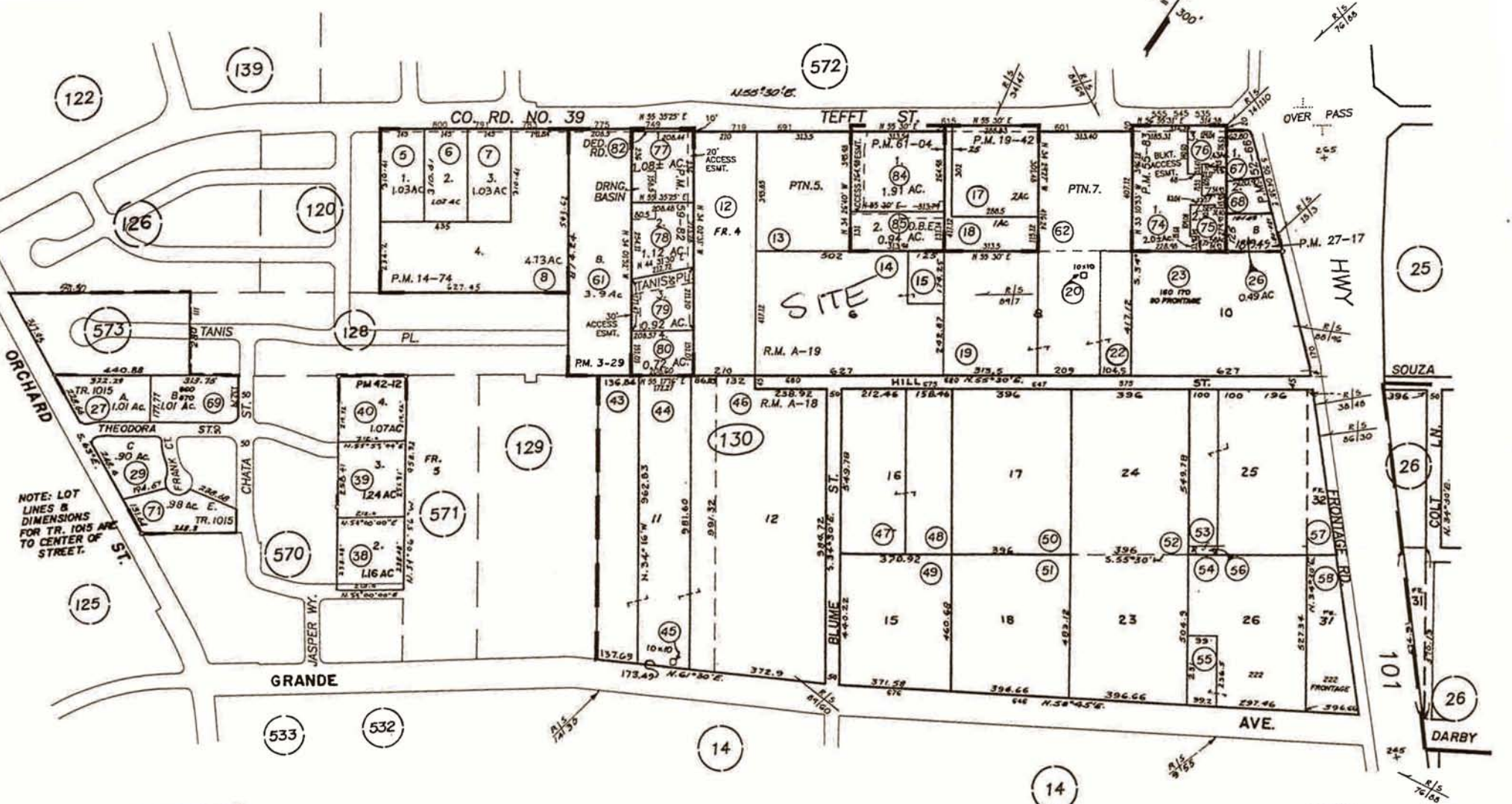
1,943 S.F. (Minus Laundry Room)



**EUCALYPTUS GARDENS FAMILY APTS.**  
 NIPOMO, CA



**KTGY GROUP, INC.**  
 ARCHITECTURE PLANNING  
 INTERIOR DESIGN LANDSCAPE  
 DESIGN CALIFORNIA REG.  
 (SINCE 1981) P.A.S. (SINCE 1981)  
 © 2006 ALL RIGHTS RESERVED



NOTE: LOT LINES & DIMENSIONS FOR TR. 1015 ARE TO CENTER OF STREET.

REVISIONS	
I.S.	DATE
04-NA	07-02-03
04-336	02-12-04
04-383	03-04-04
04-405	03-11-04
04-338	04-19-04
NA	06-01-04
NA	06-17-04
05-086	07-23-04
NA	10-22-04
05-312	02-22-05

150 0 300 600

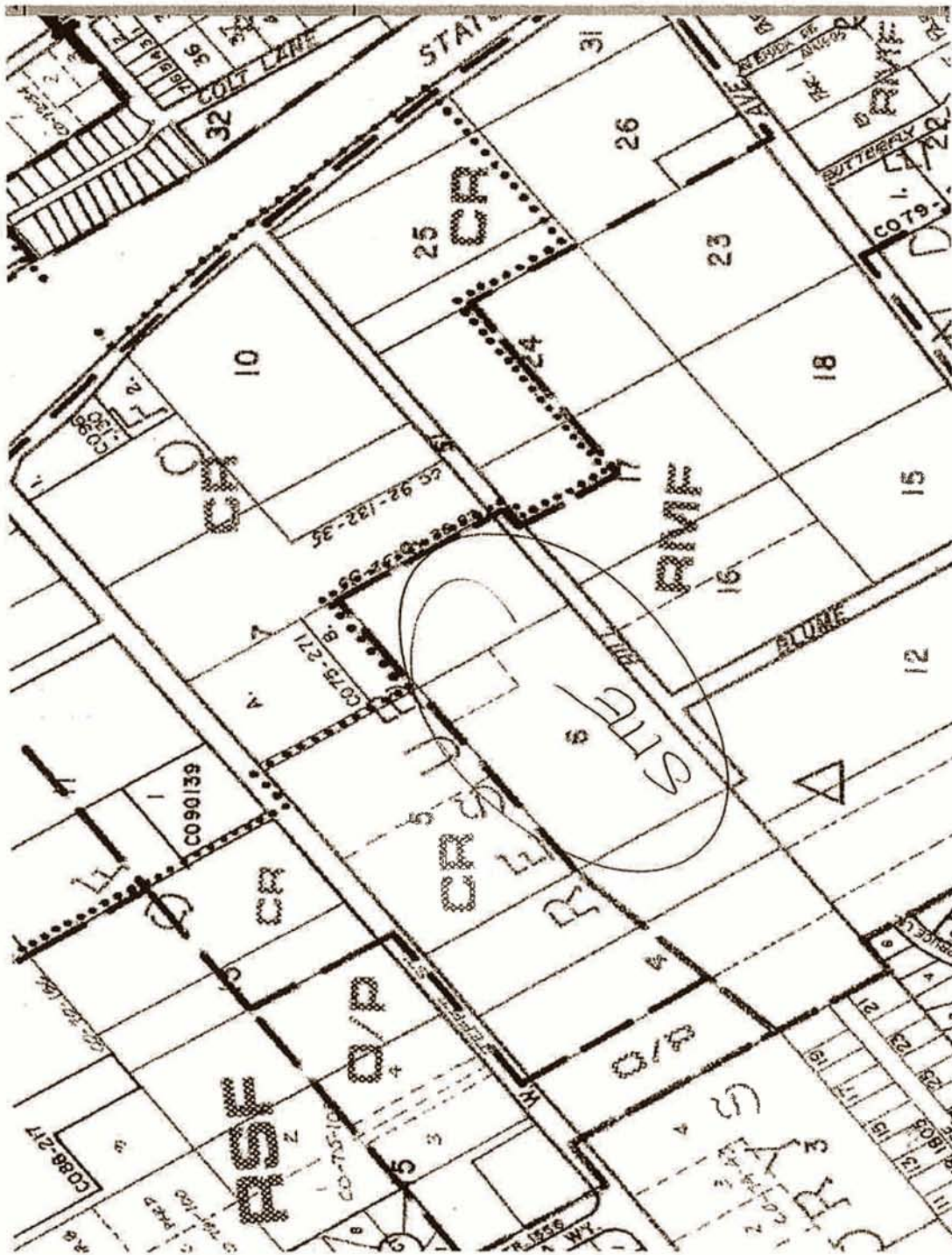
JAW 10-20-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

STORY'S RESUB. (PTN. OF RHO. NIPOMO), R.M. Bk. A , Pg. 19  
 MESA GRANDE TRACT (PTN. OF RHO. NIPOMO), R.M. Bk. A , Pg. 18

NIPOMO  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 092 PAGE 130









SITE



# Parcel Summary Report For Parcel # 092-130-014

12/18/2006  
2:29:40PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Address Information

<u>Status</u>	<u>Address</u>
P	00680 HILL ST NIPO

### Lot Information:

Community: NIPO

Planning Area: SC

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	STORY	0000	6P	U	RMF		

### People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	FAIRBANKS KATHLEEN A 686 HILL ST NIPOMO CA 93444-9711		
OWN	FRISCH KATHLEEN A		
OWN	FURNESS KATHLEEN A		

### Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	RHO NIPOMO PTN LT 6	

# GENERAL APPLICAT

San Luis Obispo County Department of Planning and

SC/ NIPO  
RMF

### APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Zoning Clearance
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Other
- Tree Permit
- Site Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit
- Plot Plan
- Minor Use Permit
- Variance

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Kathleen Fairbanks Daytime Phone (805) 473-1234 (Lori Fisher)  
 Mailing Address 686 Hill St. Nipomo, Ca. Zip 93444  
 Email Address: N/A

Applicant Name Global Premier Development Daytime Phone (949) 222-9119  
 Mailing Address 5 Park Plaza Ste. 980 Irvine, Ca. Zip 92614  
 Email Address: \_\_\_\_\_

Agent Name IGNACIO RINCON Daytime Phone (949) 222-9119  
 Mailing Address 5 Park Plaza Ste. 980 Irvine, Ca. Zip 92614  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 5.5 acres (4 of which will be developed) Assessor Parcel Number(s): 092-130-014  
 Legal Description: See attached preliminary title report.  
 Address of the project (if known): 680 Hill St. Nipomo, Ca. 93444  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_

Describe current uses, existing structures, and other improvements and vegetation on the property: \_\_\_\_\_

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 81 units.  
41 - 2 Bed Units  
40 - 3 Bed Units

### LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature See attached. Date \_\_\_\_\_

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  
 Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None

Describe existing and future access to the proposed project site: Hill St.

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site?: \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Commercial

South: RSF

East: RSF Vacant

West: RSF Vacant

## For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: \_\_\_\_\_ sq. feet 35 % Landscaping: \_\_\_\_\_ sq. feet 40 %

Paving: \_\_\_\_\_ sq. feet 25 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 50%  sq. feet  acres

Total area of grading or removal of ground cover: N/A  sq. feet  acres

Number of parking spaces proposed: 162 Height of tallest structure: 3 stories

Number of trees to be removed: N/A Type: \_\_\_\_\_

Setbacks: Front 30' Right 15' Left 15' Back 15'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System -List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Fire Agency: - List the agency responsible for fire protection: CDF / SLO County Fire

## For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

## For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here**

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 5.5 acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
6. Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: Hill St.



*Handwritten red text:*  
 606  
 SFB

2014

REV. DATE: AUG 2004

SEWER BOOK

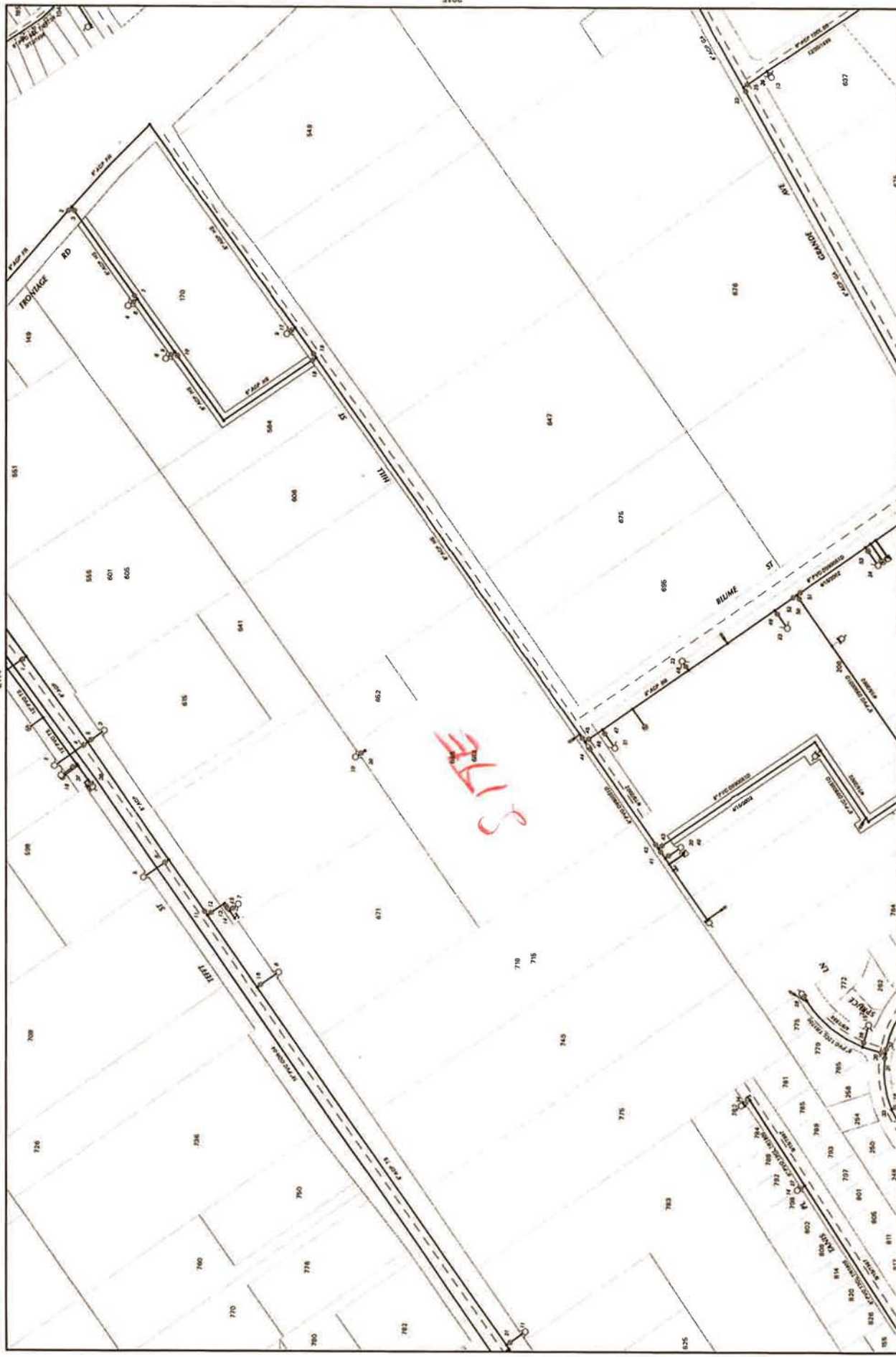


SCALE: 1" = 200'  
 NOT FOR CONSTRUCTION USE

2014

1914





2014 WATER BOOK I REV. DATE: AUG 2004 2014



SCALE: 1" = 200'  
NOT FOR CONSTRUCTION USE

2014

Nipomo Community Services District  
Water Allocation Accounting Summary

Water Year 2006-2007													Notes:	
Project	Dwelling units per category					Water allotment (acre-feet)					Total	Tally		
	SFR > 10	SFR 4.5 - 10	SFR < 4.5	SEC	MF	Low I	SFR/DUP	SEC	MF	Low I				
						32.5		5	10.2		3.3		51	
APN 092-083-009/010 - PHASED (year 3 of 4)					11	0.0	0.0		(2.0)	0.0		(2.0)	49.0	Board approved 5/25/5
APN 092-130-043, GRANDE-PHASE (year 2 of 3)					11	4	0.0	0.0	(2.0)	(0.7)		(2.7)	46.3	BOD approved 10/26/05
APN 092-130-044 ROOSEVELT apts, Phased 2/4					11	4	0.0	0.0	(2.0)	(0.7)		(2.7)	43.6	BOD Approved 5/10/06
Tract 2441, Blume and Grande, Phased 1/2			21				(6.3)	0.0	0.0	0.0		(6.3)	37.3	BOD Approved 10/25/06
Kengel Lot Split, West Tefft	3						(1.7)	0.0	0.0	0.0		(1.7)	35.7	GM Approved 11/06
Casas Lot Split, Pino Solo Lane	3						(1.7)	0.0	0.0	0.0		(1.7)	34.0	Gm Approved 12/06
Porter Lot Split, Pino Solo Lane	3						(1.7)	0.0	0.0	0.0		(1.7)	32.4	GM Approved 1/07
Tract 2906, Allshouse, 1 Ave De Amigos			0		11		0.0	0.0	(2.0)	0.0		(2.0)	30.4	BOD Approved 2/14/07
							0.0	0.0	0.0	0.0		0.0	30.4	
<b>Totals</b>	<b>9</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>44</b>	<b>8</b>	<b>(11.3)</b>	<b>0.0</b>	<b>(7.9)</b>	<b>(1.4)</b>		<b>(20.6)</b>		
Abbreviations defined:														
SFR = single family residence														
SEC = secondary dwelling (a.k.a. Granny Unit)														
DUP = Duplex														
MF = multi-family development (e.g. multiple dwelling units sharing a common roof)														
Low I = Low income housing in accordance with County housing definition.														
Phasing Limit Check (Max 50% of annual allocation or 25.5 AF)														
Phased allocation = 7.4														

## Nipomo Community Services District Water Allocation Accounting Summary

<b>WATER YEAR 2007-2008</b>														
Project	Dwelling units per category					Water allotment (acre-feet)					Total	Tally	Notes:	
	SFR > 10	SFR 4.5 - 10	SFR < 4.5	SEC	MF	Low I	SFR/DUP	SEC	MF	Low I				
						32.5	5	10.2	3.3			51		
APN 092-083-009/010 - PHASED (year 4 of 4)					11	0.0	0.0	(2.0)	0.0		(2.0)	49.0		Board approved 5/25/5
APN 092-130-043, GRANDE-PHASE (year 3 of 3)					10	0.0	0.0	(1.8)	0.0		(1.8)	47.2		BOD approved 10/26/05
APN 092-130-044 ROOSEVELT apts, Phased 3/4					11	4	0.0	0.0	(2.0)	(0.7)	(2.7)	44.5		BOD Approved 5/10/06
Tract 2441, Blume&Grande, Phased 2/2			17			(5.1)	0.0	0.0	0.0		(5.1)	39.4		BOD Approved 10/25/06
Tract 2906, Allshouse, 1 Ave De Amigos					11	0.0	0.0	(2.0)	0.0		(2.0)	37.4		BOD Approved 2/28/07
						0.0	0.0	0.0	0.0		0.0	37.4		
						0.0	0.0	0.0	0.0		0.0	37.4		
						0.0	0.0	0.0	0.0		0.0	37.4		
						0.0	0.0	0.0	0.0		0.0	37.4		
<b>Totals</b>	0	0	17	0	43	4	(5.1)	0.0	(7.7)	(0.7)	(13.6)			
Abbreviations defined:														
SFR = single family residence														
SEC = secondary dwelling (a.k.a. Granny Unit)														
DUP = Duplex														
MF = multi-family development (e.g. mutiple dwelling units sharing a common roof)														
Low I = Low income housing in accordance with County housing definition.														
Phasing Limit Check (Max 50% of annual allocation or 25.5 AF)														
Phased allocation = 6.5														

## Nipomo Community Services District Water Allocation Accounting Summary

Water Year 2008-2009														
	NUMBER OF UNITS					ACRE-FEET OF ALLOTTED WATER					Notes:			
	SFR > 10	SFR 4.5 - 10	SFR < 4.5/DUP	SEC	MF	Low I	SFR/DUP	SEC	MF	Low I		Total	Tally	
Project							32.5	5	10.2	3.3		51		
APN 092-130-044 ROOSEVELT apts, Phased 4/4					7		0.0	0.0	(1.3)	0.0	(1.3)	49.7	Low I (low income) pulls from SFR/DUP an. BOD Proposed 5/10/06	
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
							0.0	0.0	0.0	0.0	0.0	49.7		
<b>Totals</b>	0	0	0	0	7	0	0.0	0.0	(1.3)	0.0	(1.3)			
Percent of annual allotment:							0.0%	0.0%	12.4%	0.0%	2.5%			
Phasing Limit Check (Max 50% of annual allocation or 25.5 AF)														
Phased allocation =							1.3	Updated:						
Percent Water-Year over:														

**Abbreviations:**  
 SFR = single family residence  
 SEC = secondary dwelling (a.k.a. Granny Unit)  
 DUP = Duplex  
 MF = multi-family development (e.g. mutiple dwelling units sharing a common roof)