


TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL 
DATE: May 18, 2007

AGENDA ITEM
E-4
MAY 23, 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 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 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 23, 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 Built" - 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.
- In addition to the conditions set forth above, applicant shall construct water and sewer mains in Blume Street from the Northern Perimeter of the site to Hill Street and interconnect these new facilities with the facilities in Hill Street.

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 092-130-014b.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: nlpomocsd.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: LORI@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)

11. Number of Dwelling Units 81 Number of Low Income units 81

12. Does this project require a sub-division? _____ (yes/no) yes
If yes, number of new lots created _____

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

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:**

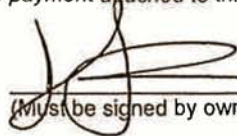
The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously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

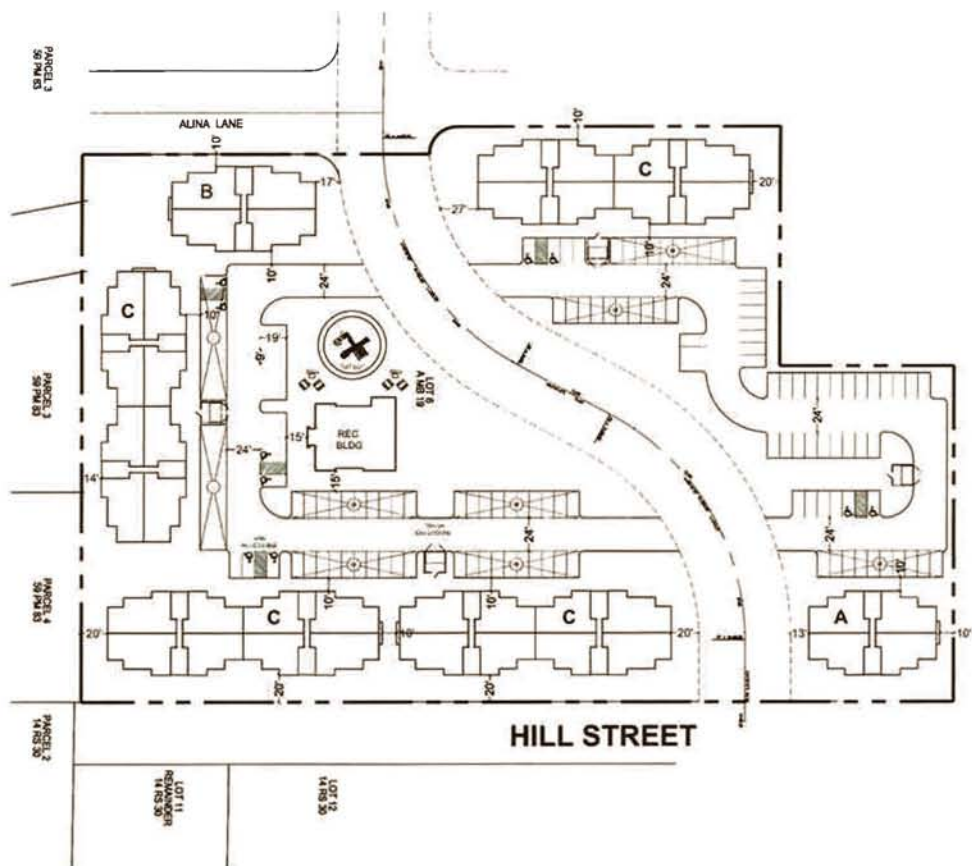
Signed [Signature]
Must be signed by project engineer/architect

Date 04/05/07

Title Principal

License Number C54032

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



PROJECT SUMMARY

SITE INFORMATION:

AREA: 4.60 AC.
 DENSITY: 17.6 DU/AC
 APN: 092-130-014
 ZONING: RMF (Medium Density)
 PROPERTY OWNER OF RECORD:

Kathleen Fairbanks
 680 Hill St.
 Nipomo, Ca 93444

BUILDING COUNT:

BUILDING "A" (2-story) - (8) 2BR
 Approx. 9,290 Total Sq. Ft.
 BUILDING "B" (2-story) - (8) 3BR
 Approx. 10,655 Total Sq. Ft.
 BUILDING "C" (2-story) - (8) 2BR, (8) 3BR
 Approx. 19,919 Total Sq. Ft.
 REC BUILDING W/ UNIT(2BR)
 Approx. 4,223 Total Sq. Ft.

TOTAL BUILDING COUNT:

LAUNDRY FACILITY:

REQUIRED
 WASHER (1 WASHER:10 UNITS): 9
 DRYER (1 WASHER:10 UNITS): 9
PROVIDED
 WASHER (1 WASHER:10 UNITS): 9
 DRYER (1 WASHER:10 UNITS): 9

(W/D HOOKUPS PROVIDED IN EACH UNIT)



VICINITY MAP (Not to Scale)

CONCEPTUAL SITE PLAN

EUCALYPTUS GARDENS FAMILY APARTMENTS
 NIPOMO, CA

LOT COVERAGE:

Total Acres: 4.60 Ac.
 Pavement: 1.26 Ac. (27%)
 Buildings: 1.24 Ac. (27%)
 Total Lot Coverage: 2.50 Ac. (54%)
 Total Open Space: 2.10 Ac. (46%)

UNIT MIX: (sq. ft. includes patios)

PLAN 2: 2BR / 2BA (1,020 Sq.Ft.):	40	(49%)
PLAN 2-ALT: 2BR / 2BA (1,106 Sq. Ft.):	1	(2%)
PLAN 3: 3BR / 2BA (1,190 Sq.Ft.):	40	(49%)
TOTAL	81	UNITS

(INCLUDING MANAGER'S UNIT)

PARKING:

REQUIRED
 3 BEDROOM - 2.00 SPACES/UNIT
 (1 COVERED)
 2 BEDROOM - 2.00 SPACES/UNIT
 (1 COVERED)
TOTAL 162 SPACES

PROVIDED

OPEN: 57 (8 ACCESSIBLE SPACES)
 COVERED: 90 SPACES (2 ACCESSIBLE SPACES)
TOTAL 147 SPACES

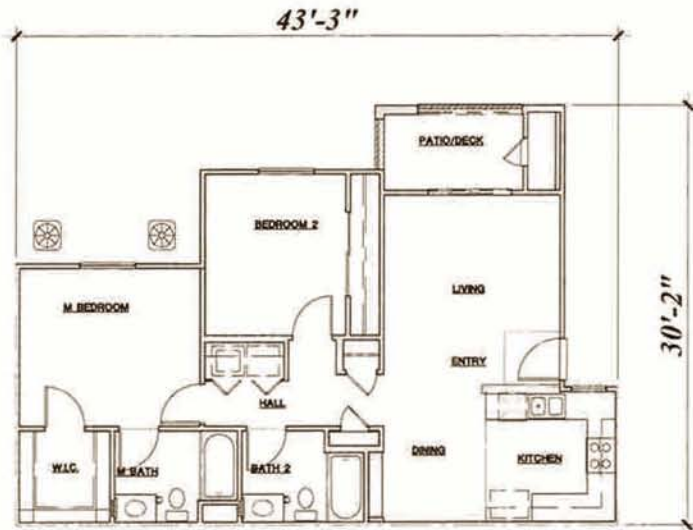
GLOBAL PREMIER DEVELOPMENT
 5 Park Plaza Suite 980
 Irvine, California 92614
 Tel: 949-222-9119 Fax: 949-722-9014

KTGY NO. 20060912

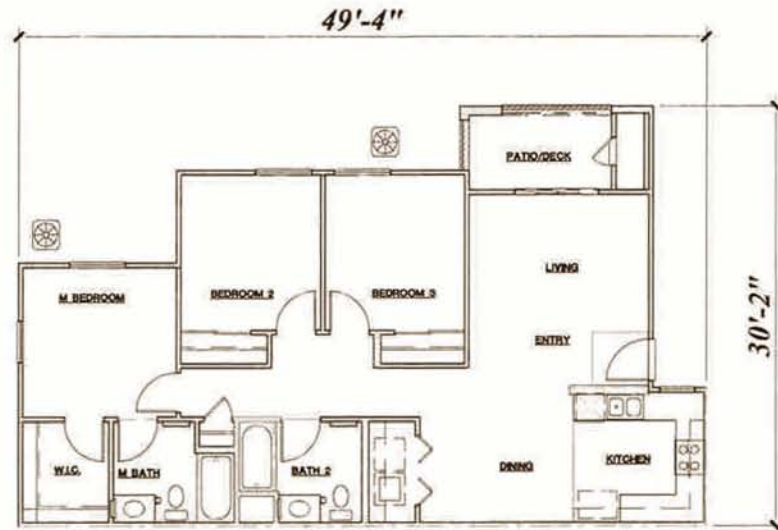


KTGY GROUP, INC.
 ARCHITECTURE PLANNING
 17288 WATCOCK ROAD
 IRVINE, CALIFORNIA 92614
 (949) 221-1111 FAX (949) 221-1118
 © 1998 ALL RIGHTS RESERVED

03.30.2007



Plan 2: 2 Bed/2 Bath
 938 S.F. NOT INCLUDING 82 S.F. PATIO/DECK



Plan 3: 3 Bed/2 Bath
 1,108 S.F. NOT INCLUDING 82 S.F. PATIO/DECK

UNIT PLANS

EUCALYPTUS GARDENS FAMILY APARTMENTS
NIPOMO, CA

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KTGY NO. 20060912

03.30.2007



SIDE ELEVATION-2 BEDROOM



SIDE ELEVATION-2 BEDROOM



BUILDING 'A' FRONT AND REAR ELEVATIONS

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Tel: 949-222-9119 Fax: 949-722-9014

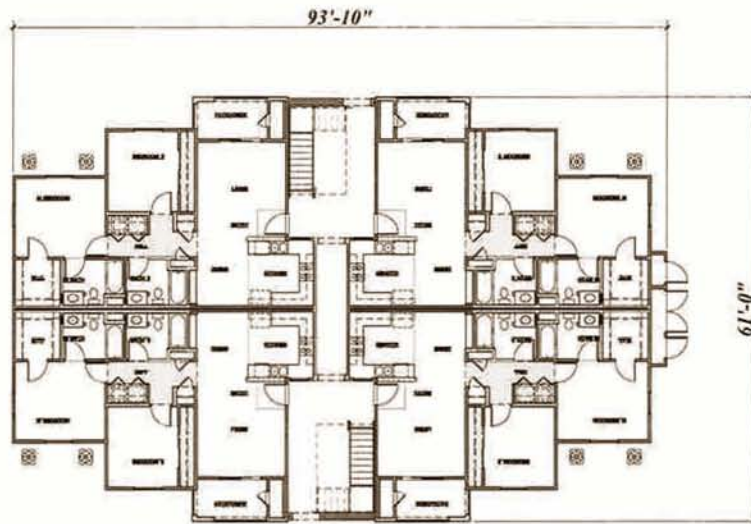
EUCALYPTUS GARDENS FAMILY APARTMENTS

NIPOMO, CA



KTGY NO. 20060912

03.30.2007



BUILDING 'A' COMPOSITE PLAN

2nd FLOOR SIMILAR
 FIRST FLOOR (FOOTPRINT): 4,780 S.F.
 SECOND FLOOR: 4,510 S.F.
 TOTAL: 9,290 S.F.



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

EUCALYPTUS GARDENS FAMILY APARTMENTS
 NIPOMO, CA



KTGY NO. 20060912

03.30.2007



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

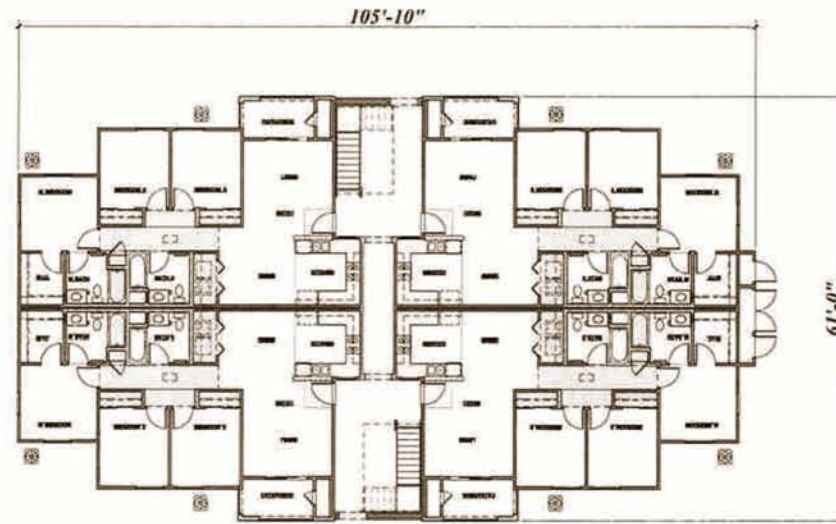
EUCALYPTUS GARDENS FAMILY APARTMENTS

NIPOMO, CA



KTGY NO. 20060912

03.30.2007



BUILDING 'B' COMPOSITE PLAN

2nd FLOOR SIMILAR
 FIRST FLOOR (FOOTPRINT): 5,463 S.F.
 SECOND FLOOR: 5,192 S.F.
 TOTAL: 10,655 S.F.



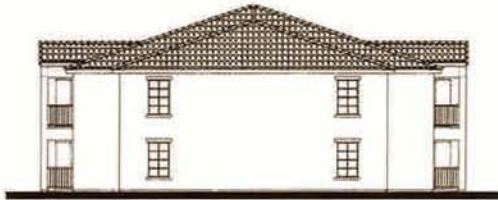
GLOBAL PREMIER DEVELOPMENT
 5 Park Plaza Suite 980
 Irvine, California 92614
 Tel: 949-222-9119 Fax: 949-722-9014

EUCALYPTUS GARDENS FAMILY APARTMENTS
 NIPOMO, CA

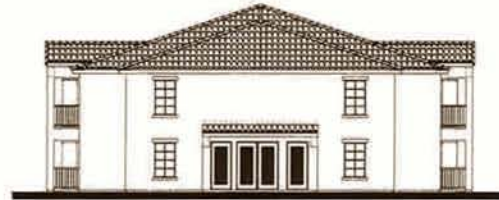


KTGY NO. 20060912

03.30.2007



SIDE ELEVATION-3 BEDROOM



SIDE ELEVATION-3 BEDROOM



BUILDING 'C' FRONT AND REAR ELEVATIONS

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

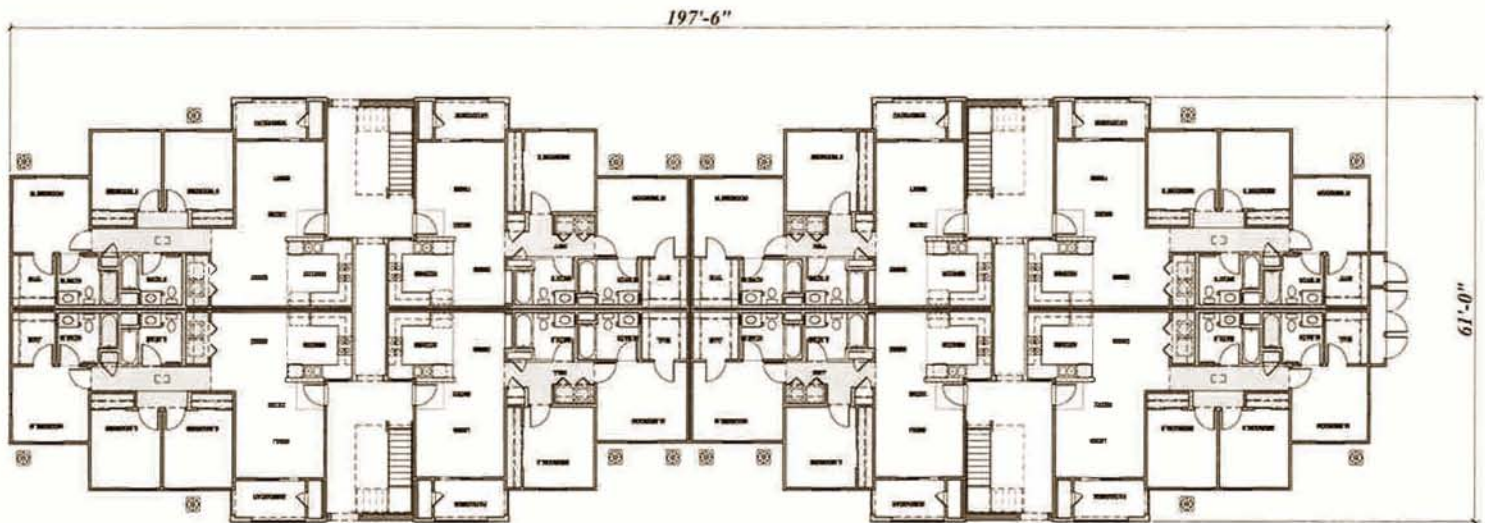
EUCALYPTUS GARDENS FAMILY APARTMENTS

NIPOMO, CA



KTGY NO. 20060912

03.30.2007



BUILDING 'C' COMPOSITE PLAN

2nd FLOOR SIMILAR
 FIRST FLOOR (FOOTPRINT): 10,211 S.F.
 SECOND FLOOR: 9,708 S.F.
 TOTAL: 19,919 S.F.



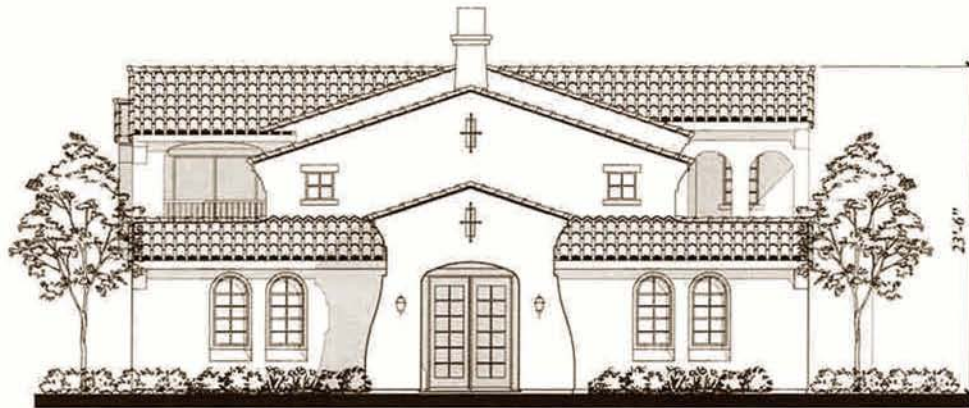
GLOBAL PREMIER DEVELOPMENT
 5 Park Plaza Suite 980
 Irvine, California 92614
 Tel: 949-222-9119 Fax: 949-722-9014

EUCALYPTUS GARDENS FAMILY APARTMENTS
 NIPOMO, CA



KTGY NO. 20060912

0330.2007



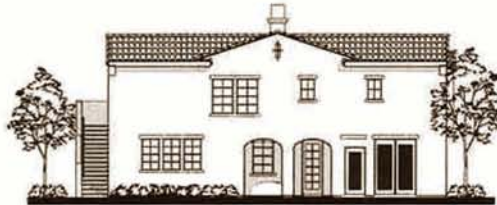
FRONT ELEVATION

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

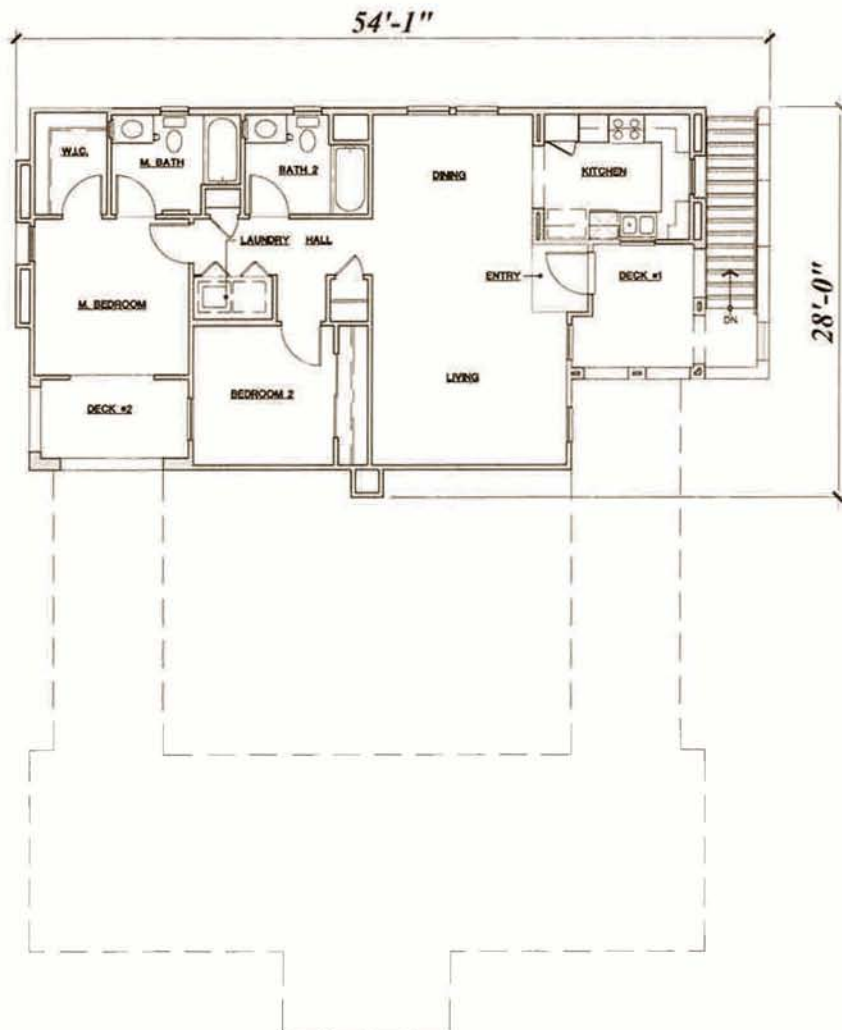
GLOBAL PREMIER DEVELOPMENT
5 Park Plaza Suite 980
Irvine, California 92614
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EUCALYPTUS GARDENS FAMILY APARTMENTS
NIPOMO, CA



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03.30.2007



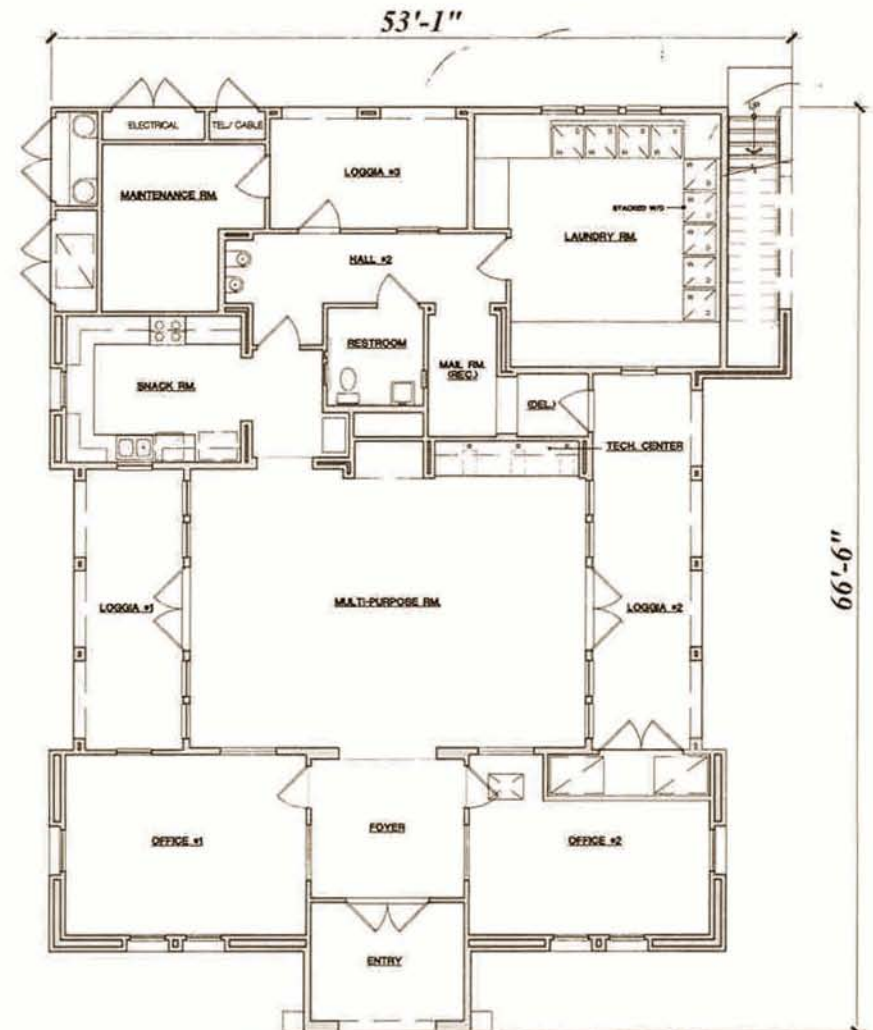
SECOND FLOOR PLAN

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

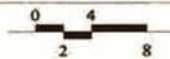
EUCALYPTUS GARDENS FAMILY APARTMENTS

NIPOMO, CA



FIRST FLOOR PLAN

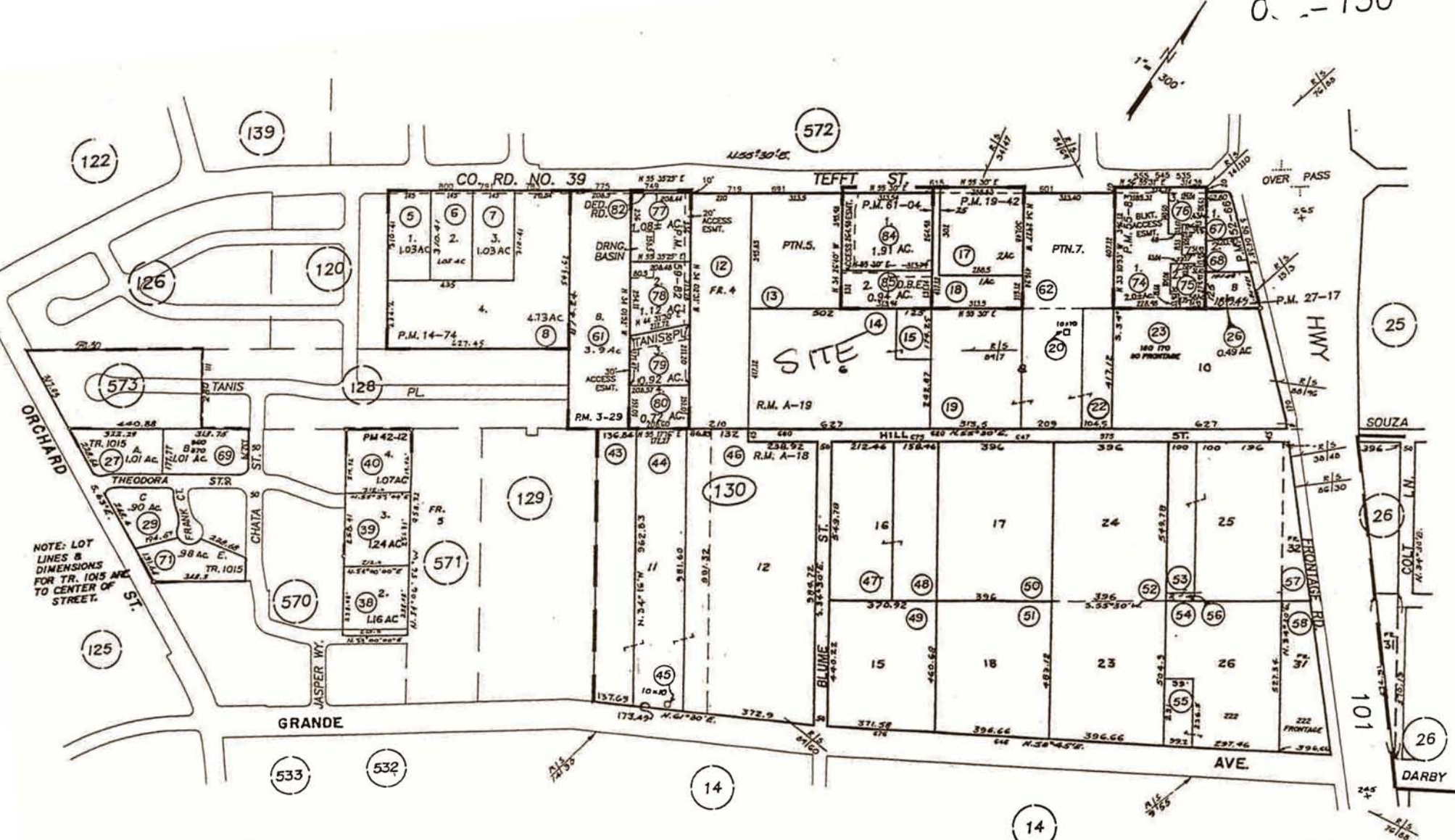
1,943 S.F. (Minus Laundry Room)



KTGY GROUP ARCHITECTS & PLANNERS
 17422 MITCHELL ROAD
 IRVINE, CALIFORNIA 92614
 (949) 871-1137 FAX (949) 871-9198
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KTGY NO. 20060912

03.30.2007



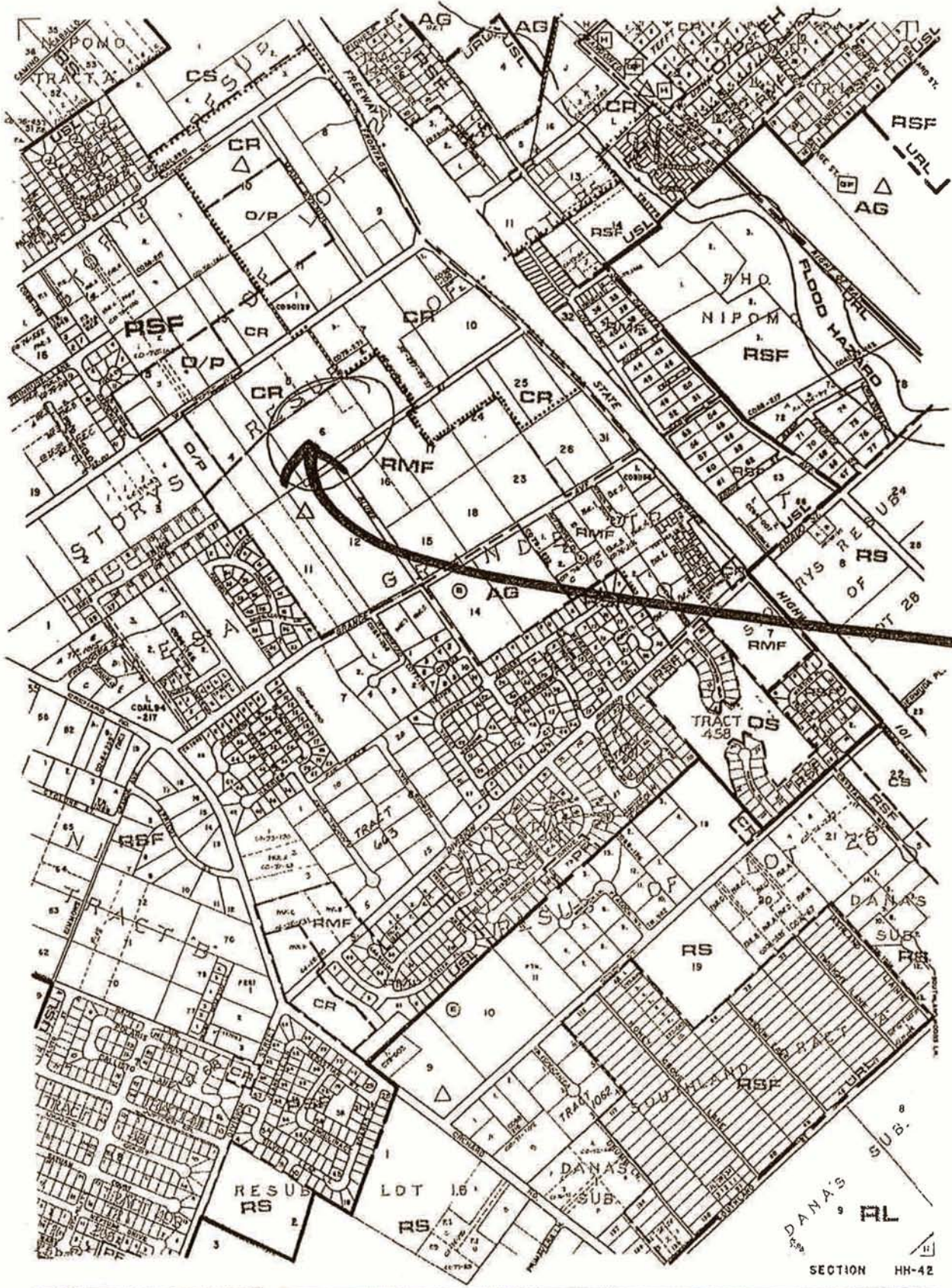
NOTE: LOT LINES & DIMENSIONS FOR TR. 1015 ARE TO CENTER OF STREET.

REVISIONS	
LS.	DATE
04-NA	07-02-03
04-336	02-12-04
04-383	03-04-04
04-405	03-11-04
04-336	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

SECTION HH-42



DATE	REVISIONS
1/25/51	PREPARED BY: [illegible]
2/15/51	REVISION: [illegible]
3/15/51	REVISION: [illegible]
4/15/51	REVISION: [illegible]
5/15/51	REVISION: [illegible]
6/15/51	REVISION: [illegible]
7/15/51	REVISION: [illegible]
8/15/51	REVISION: [illegible]
9/15/51	REVISION: [illegible]
10/15/51	REVISION: [illegible]
11/15/51	REVISION: [illegible]
12/15/51	REVISION: [illegible]

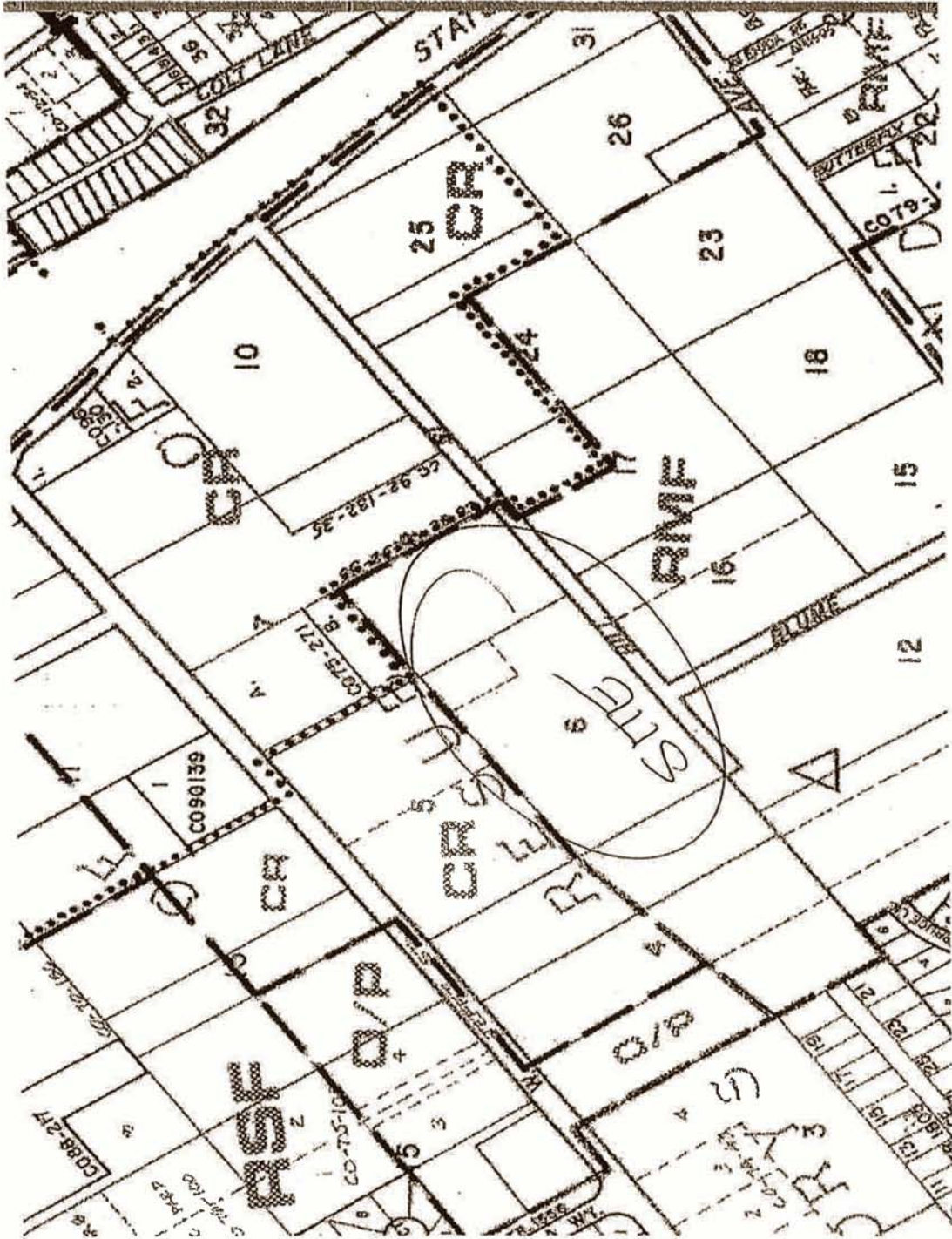
LEGEND		
LAND USE CATEGORIES	COMBINING DESIGNATIONS	PROPOSED PUBLIC FACILITIES
AG - AGRICULTURE	APD - AIRPORT REVIEW AREA	PS - POLICE STATION
AL - AMUSEMENT	CS - COUNCIL SERVICE AREA	HS - HIGH SCHOOL
CR - COMMERCIAL	FD - FLOOD HAZARD	ES - ELEMENTARY SCHOOL
RS - RESIDENTIAL SINGLE-FAMILY	RS - RESIDENTIAL SINGLE-FAMILY	PH - PUBLIC HOUSE
RSF - RESIDENTIAL SINGLE-FAMILY	RS - RESIDENTIAL SINGLE-FAMILY	IT - INDIAN TREATMENT FACILITIES
RMF - RESIDENTIAL MEDIUM-DENSITY	RS - RESIDENTIAL SINGLE-FAMILY	WT - WASTE TREATMENT FACILITIES
RS - RESIDENTIAL SINGLE-FAMILY	RS - RESIDENTIAL SINGLE-FAMILY	HW - HIGHWAY
RESUB - RESIDENTIAL SUBDIVISION	RS - RESIDENTIAL SINGLE-FAMILY	PS - PUBLIC SAFETY FACILITIES
DANAS SUB - DANAS SUBDIVISION	RS - RESIDENTIAL SINGLE-FAMILY	ST - STREET LIGHTS
AL - AMUSEMENT	RS - RESIDENTIAL SINGLE-FAMILY	ST - STREET LIGHTS

Copy of document

PLANNING DEPARTMENT

LAND USE ELEMENT

HH - 42







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.



2015

2014

REV. DATE: AUG 2004

SEWER BOOK 1

1014

SCALE 1" = 200'
NOT FOR CONSTRUCTION USE

2014


2013



2013

2013

SITE

2014	SCALE: 1" = 200' NOT FOR CONSTRUCTION USE		WATER BOOK	A	REV. DATE: AUG 2004	2014
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1914

Nipomo Community Services District
Water Allocation Accounting Summary

WATER YEAR 2007-2008													
Project	Dwelling units per category					Water allotment (acre-feet)					Notes:		
	SFR > 10	SFR 4.5 - 10	SFR < 4.5	SEC	MF	Low I	SFR/DUP	SEC	MF	Low I		Total	Tally
							32.5	5	10.2	3.3		51	Low I (low income) pulls from SFR/DUP ar
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, Alishouse, 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	
Totals	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. 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 = 6.5													

