

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BBB*
DATE: SEPT. 21, 2007

**AGENDA ITEM
E-2
SEPT. 26, 2007**

AWARD BID FOR CONSTRUCTION OF SOUTHLAND SHOP OFFICE MODULAR

ITEM

Award bid for construction of Southland Shop Office Modular and authorize execution of agreement [RECOMMEND ADOPTION].

BACKGROUND

Your Honorable Board previously funded \$400,000 for shop upgrades, selected a concept project design and adopted a Mitigated Negative Declaration for the project. Staff prepared a bid spec for the office (available for review at the NCSD office) and advertised for bids on August 26, 2007. Three firms secured bid specs and participated in the mandatory bid conference. Two firms submitted bids at the September 19, 2007 bid opening. The apparent low bidder is MSI with a bid of \$265,390.00. This compares favorably to the architects \$340,000 cost estimate. MSI appears to be a responsible bidder and MSI's bid appears to be responsive.

Your Honorable Board should note that the bid includes fabrication of the building with interior walls and fixtures (See attached site plan and floor plan). The bid excludes utility extensions to the perimeter of the building, site work, and furnishings including desks, computers, phone systems, etc. Staff will bring back separate quotes for major expenditures for subsequent Board consideration.

RECOMMENDATION

Staff recommends that your Honorable Board award the bid to MSI for \$265,390.00; authorize the General Manager to execute change orders of up to \$20,000; direct the General Manager to file the Notice of Determination in compliance with CEQA; and authorize the General Manager to execute the agreement with MSI for \$265,390.00.

ATTACHMENTS

- Bids
- Site Plan and Floor Plan

T:\BOARD MATTERS\BOARD MEETINGS\BOARD LETTER\BOARD LETTER 2007\SHOP bid AWARD.DOC

BID PROPOSAL AND SCHEDULE
Nipomo Community Services District Modular Office Project

Pursuant to NOTICE INVITING BIDS, INFORMATION TO BIDDERS, and the CONTRACT DOCUMENTS, the undersigned hereby proposes and agrees that on award by the Nipomo Community Services District in accordance with the provisions of the Contract Documents, to execute the Agreement, with necessary bonds and insurance for the work described therein, including the manufacturing, transportation, assembly and installation of a 60 x 60 modular office building at the District's Southland Wastewater Treatment Facility and all management, superintendence, permits, inspections, labor and services, all in accordance with the Contract Documents and at the price or prices set forth in this Bid as follows:

ITEM	DESCRIPTION	ITEM TOTAL
1	Preparation of Engineering Plans and/or Construction Plans and Manufacture of Modular Office Units at Contractor's Designated Shop.	\$ 231,482 ⁰⁰
2	Foundation System Design, Permitting and Construction	\$ 8,500 ⁰⁰
3	HCD Fees	\$ 2,800 ⁰⁰
4	All insurance and bond fees (general liability, worker's comp, auto, performance bond, labor & materials bond)	\$ 6,388 ⁰⁰
5	Permit and processing fees excepting permit fees referenced in Items 3 and 5 above.	N/A
6	Transportation of Modular Units to Southland WWTF.	\$ 6,120 ⁰⁰
7	Assembly and installation of modular components	\$ 9,600 ⁰⁰
8	Clean up	\$ 500 ⁰⁰

TOTAL BASE BID: Items 1 through 9 inclusive and all work incidental thereto and connected therewith including the work referenced in Addendums 1 through N/A:

\$ 265,390⁰⁰ (In Figures)
TWO HUNDRED SIXTY FIVE THOUSAND, THREE HUNDRED NINETY⁰⁰ (In Words)

Bid amount of each of the above bid items must be filled in and completed in ink.

BID PROPOSAL AND SCHEDULE
Nipomo Community Services District Modular Office Project

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ITEM	DESCRIPTION	ITEM TOTAL
1	Preparation of Engineering Plans and/or Construction Plans and Manufacture of Modular Office Units at Contractor's Designated Shop.	\$327,147.89
2	Foundation System Design, Permitting and Construction	500.00
3	HCD Fees	1,550.00
4	All insurance and bond fees (general liability, worker's comp, auto, performance bond, labor & materials bond)	4,320.00
5	Permit and processing fees excepting permit fees referenced in Items 3 and 4 above.	N/A
6	Transportation of Modular Units to Southland WWTF	4,800.00
7	Assembly and installation of modular components	21,355.00
8	Clean up	included

TOTAL BASE BID: Items 1 through 8 inclusive and all work incidental thereto and connected therewith including the work referenced in Addendums 1 through 3:

\$ 359,672.89 (In Figures)

Three Hundred Fifty Nine Thousand Six Hundred Seventy Two (In Two Dollar Words) and eight nine cents.

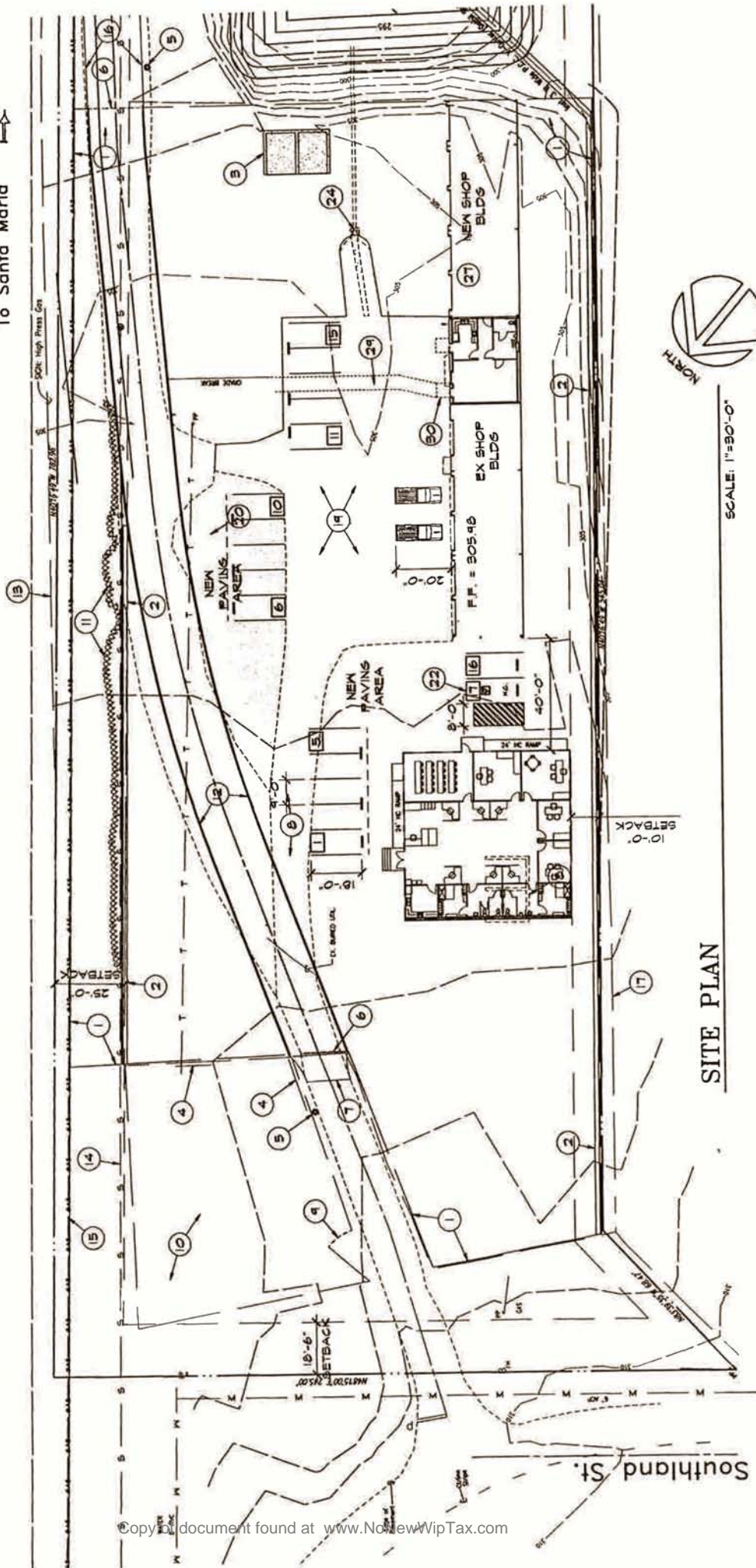
Bid amount of each of the above bid items must be filled in and completed in ink.

included in this BID is a BID Clarification sheet

← To San Luis Obispo

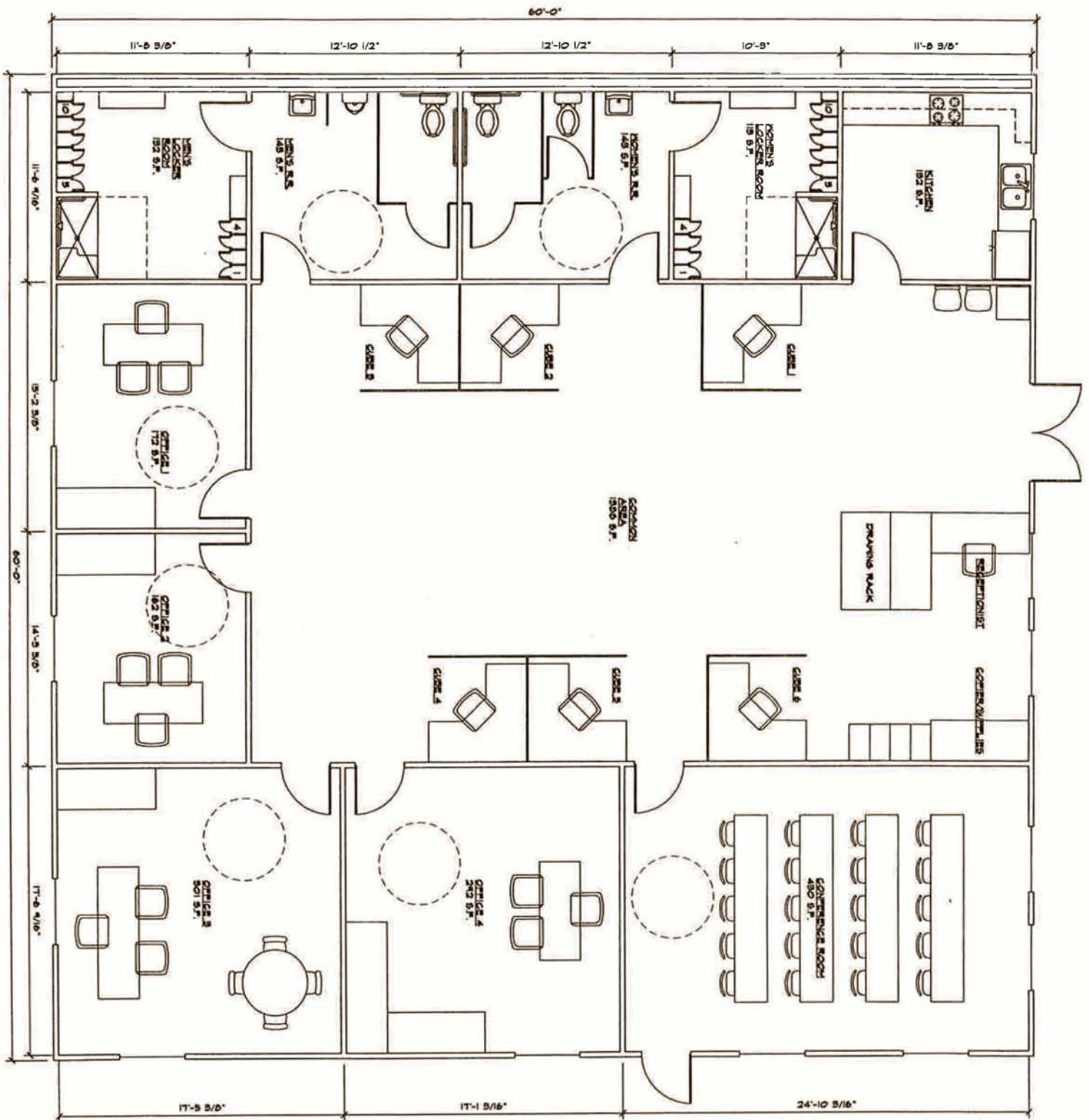
Highway 101

To Santa Maria →



SCALE: 1"=30'-0"

SITE PLAN



TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BB*
DATE: SEPT. 21, 2007

AGENDA ITEM
E-3
SEPT. 26, 2007

APPLICATION FOR SERVICE - TRACT 2643 – 350 BLUME STREET

ITEM

Consider Goularte water and sewer intent-to-serve letter application for 5-lot single-family subdivision (Tract 2643) at 350 Blume Street [RECOMMEND APPROVAL].

BACKGROUND

The applicant for this project, Goularte Construction Company, on August 28, 2007, requested an Intent-to-Serve letter for water and sewer service to a five lot subdivision for the 1.3 acre property located at 350 Blume Street (Blume and Grande) and paid a \$50.00 administrative fee. Attached are Goularte's application, the proposed plans, a sheet from NCSD's water atlas illustrating water utilities and a sheet from NCSD's sewer atlas illustrating sewer utilities. Also attached is a printout illustrating the current status of the AY 2006-2007 water allocation for single-family homes. (It should be noted that the Board previously approved this project, that the applicant executed a Plan Check Agreement, and submitted development plans for approval and that the original Intent-To-Serve Letter as extended will expire on November 9, 2007). It should also be noted that there is one single family residence on site that is hooked up to NCSD water but not NCSD sewer.

The calculation of the projected water demand is 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 0.45 AFY per single-family dwelling unit located on a parcel size of 4,500 square feet to 10,000 square feet. Thus, this project would consume 2.25 acre feet of water (five times 0.45). As set forth in the attached Water Allocation Accounting Summary, the District has approved 19 acre feet in other single-family dwelling projects in Allocation Year 2006-07, leaving 8.6 AF available this allocation year.

RECOMMENDATION

Staff recommends your Honorable Board direct staff to allocate water to the project in accordance the District's water allocation policy and authorize issuance of the Intent-to-Serve (ITS) letter for the project with the following conditions:

- A Will-Serve letter for the project will be issued after development plans are approved and signed by General Manager.
- 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.
- The District will set 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.
- Intent-to-Serve letters shall automatically terminate in 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 CONDITIONS**
 - Applicant shall connect the existing residence on the property to NCSD's sewer system.
 - Install the water line in Blume from Grande to the existing line
 - Install a sewer main in Blume along the frontage of the property

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 and Plans
- Water and Sewer Atlas Sheets
- Water Allocation Accounting Summary

GRADING & DRAINAGE PLANS

TRACT 2643



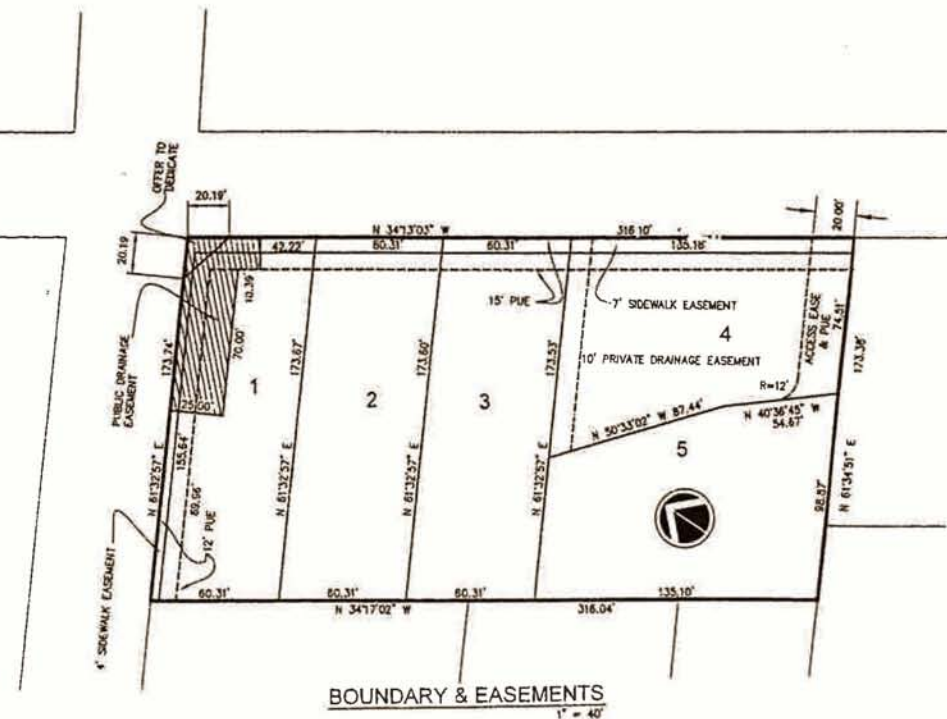
APCD REQUIREMENTS

AN AIR QUALITY MANAGEMENT PLAN FOR THIS PROJECT SHALL CONSIST OF THE FOLLOWING MINIMUM REQUIREMENTS:

1. DURING CLEARING & GRUBBING, EXCAVATION OR EMBANKMENT CONSTRUCTION, GRADING, OR TRANSPORTATION OF MATERIALS, WATER TRUCKS OR SPRINKLER SYSTEMS ARE TO BE USED TO PREVENT DUST FROM LEAVING THE SITE AND TO CREATE A CRUST AFTER EACH DAY'S ACTIVITIES CEASE.
2. DURING CONSTRUCTION, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS SHALL INCLUDE WETTING DOWN SUCH AREAS IN THE LATER MORNING AND AFTER WORK IS COMPLETED FOR THE DAY, AND WHENEVER WINDS EXCEED 15 MILES PER HOUR.
3. SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION.
4. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND ORDER INCREASED WATERING AS NECESSARY TO PREVENT TRANSPORT OF DUST OFF-SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK IS NOT IN PROGRESS.
5. DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE APPLICANT SHALL IMPLEMENT THE FOLLOWING PARTICULATE (DUST) CONTROL MEASURES. THESE MEASURES SHALL BE SHOWN ON THE GRADING AND BUILDING PLANS. IN ADDITION, THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 1. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE.
 2. USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
 3. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
 4. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREDBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
 5. SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE.
6. NO DEVELOPMENTAL BURNING IS ALLOWED UNLESS AN APPLICATION IS FILED AND A BURN PERMIT IS ISSUED BY THE AIR POLLUTION CONTROL DISTRICT. THE APPLICATION SHALL INCLUDE THE JUSTIFICATION FOR BURNING GREENWASTE MATERIAL ON THE PROJECT SITE AS WELL AS TWO WRITTEN ESTIMATES FOR CHIPPING, GRINDING, OR HAULING THE GREENWASTE.

UTILITY COMPANY NOTES

1. THE WIRE UTILITY LINE AND BOX LOCATIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE UNDERGROUND FACILITIES PER THE CONSTRUCTION PLANS & SPECIFICATIONS PROVIDED BY THOSE SEPERATE UTILITY COMPANIES.
3. DURING CONSTRUCTION SHOULD THE UTILITY COMPANIES NEED TO ALTER THEIR DESIGN FROM THE SERVICE LOCATIONS SHOWN ON THESE PLANS, ADDITIONAL COSTS MAY BE INCURRED BY THE OWNER FOR REDESIGN AND INSTALLATION.
4. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY THE LOCATION FOR EACH UTILITY SERVICE PRIOR TO THE INSTALLATION OF THE UTILITY COMPANY FACILITIES.



TEMPORARY BENCHMARK

THE TEMPORARY BENCHMARK FOR THIS PROJECT IS A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF BLUME AND GRANDE HAVING AN ELEVATION OF 352.81 USGS DATUM

BASIS OF BEARING

BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF BLUME STREET BETWEEN GRANDE AVENUE AND HILL STREET BEING N 34° 16' 13" W PER 89 RS 60.



Record Drawings

SIGNATURE _____ DATE _____ REVISIONS THIS SHEET _____



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

RECEIVED
Application and
fees received

AUG 28 2007

NIPOMO COMMUNITY
SERVICES DISTRICT

INTENT-TO-SERVE/WILL-SERVE APPLICATION

(Re-application)

1. This is an application for: Sewer and Water Service Water Service Only
2. SLO County Planning Department/Tract or Development No.: Tract 2643
3. 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.

4. Project location: 350 Blume Street, Nipomo
5. Assessor's Parcel Number (APN) of lot(s) to be served: 092-141-018
6. Owner Name: Goularte Construction, Inc.
7. Mailing Address: P O Box 2172, Nipomo, CA 93444
8. Email: N/A
9. Phone: (805) 710-0423 FAX: _____
10. Agent's Information (Architect or Engineer):
Name: Westland Engineering, Inc.
Address: 3480 S. Higuera Street, Ste 130, San Luis Obispo CA 93401
Email: info@westlandengr.com
Phone: (805) 541-2394 FAX: (805) 541-2439

11. 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 _____ Number of Low Income units _____

12. Does this project require a sub-division? Yes (yes/no)
If yes, number of new lots created 5

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:**

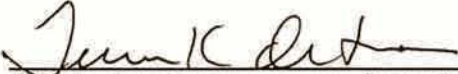
Provide an estimate of yearly water (AFY) and sewer (MGD) demand for the project.
Please note: All commercial projects are required to use low water use irrigation systems and water conservation best management practices.

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 8.27.07 Signed 
(Must be signed by owner or owner's agent)
Print Name Terence K. Orton



NIPOMO COMMUNITY SERVICES DISTRICT

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

WATER DEMAND CERTIFICATION

Supplement to Intent-to-Serve/Will Serve Application

Definitions

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

Multi-family dwelling unit – means a building or portion thereof designed and used as a residence for three or more families living independently of each other under a common roof, including apartment houses, apartment hotels and flats, but not including automobile courts, or boardinghouses.

Two-family dwelling units (duplex) – means a building with a common roof containing not more than two kitchens, designed and/or used to house not more than two families living independently of each other.

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

Secondary dwelling units – means an attached or detached secondary residential dwelling unit on the same parcel as an existing single-family (primary) dwelling. A secondary unit provides for complete independent living facilities for one or more persons.

Commercial Projects

Commercial projects are exempt from Water Demand Certification; however, low water-use irrigation systems and water conservation best-management practices are required. The dwelling component of Mixed-Use projects (e.g. commercial and residential), are required to provide Water Demand Certification for the dwelling unit portion of the project.

Non-Commercial Projects

Water Demand Certification is required for all non-commercial projects and for the dwelling units of Mixed-Use. Certification must be signed by a licensed Engineer/Architect.

- - - Go to next page for demand calculation and 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	_____	X	0.18	=	_____
Number of Duplexes/Secondary Units	_____	X	0.3	=	_____
Number of Single Family Units with:					
Parcel less than 4,500 sq. ft.	_____	X	0.3	=	_____
Parcel between 4,500 and 10,000 sq. ft.	<u>5</u>	X	0.45	=	<u>2.25</u>
Parcel greater than 10,000 sq. ft.	_____	X	0.55	=	_____
Total demand all dwelling units including irrigation				=	<u>2.25</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 8.28.07
Must be signed by project engineer/architect

Title Civil Engineer License Number 21,807

Project Tract 2643 (e.g. Tract Number, Parcel Map #, APN)

RECEIVED

AUG 28 2007

NIPOMO COMMUNITY SERVICES DISTRICT



Copy of document found at www.NoNewWipTax.com



Copy of document found at www.NoLeWipTax.com

Nipomo Community Services District
Water Allocation Accounting Summary

Water Year 2006-2007														
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				
							27.6	5	15.1	3.3		51	Low I (low income) pulls from SFR/DUP and MF, proportional to their allotment.	
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	
440 Glory Lot Split		1					(0.5)	0.0	0.0	0.0	(0.5)	29.9	GM Approved 5/30/07	
Tract 2715 Butterfly Lane				8			(2.4)	0.0	0.0	0.0	(2.4)	27.5	BOD Approved 5/25/07	
APN 092-130-014 Euc Gardens (Phased 1/6)						11	4	0.0	0.0	(2.0)	(0.7)	(2.7)	24.8	BOD Approved 5/25/07
CO 07-0086 Gutierrez 396 N Mallagh		1					(0.5)	0.0	0.0	0.0	(0.5)	24.3	GM Approved 6/7/07	
APN092-261-006 Herrera 440 Glory		1		1			(0.5)	(0.2)	0.0	0.0	(0.7)	23.6	GM Approved 6/7/07	
Tract 2523 Schaeffer on Tejas				7			(3.9)	0.0	0.0	0.0	(3.9)	19.7	BOD Approved 6/13/07	
APN 092-152-038; 745 Orchard; Arrequin					1		0.0	(0.2)	0.0	0.0	(0.2)	19.5	GM Approved 7/26/07	
Tract 2688; Chestnut Villas; Nester						10	0.0	0.0	(1.8)	0.0	(1.8)	17.7	BOD Approved 8/22/07	
APN 090-122-11-14; Trading Post; Nester						6	0.0	0.0	(1.1)	0.0	(1.1)	16.6	BOD Approved 8/22/07	
Tract 2689; 691 W, Tefft; Flatley						11	0.0	0.0	(2.0)	0.0	(2.0)	14.6	BOD Approved 8/22/07	
Tract 2634; 350 Blume; Goularte		5					(2.3)	0.0	0.0	0.0	0.0	12.3	TBD	
Totals	9	8	36	2	82	12	(21.3)	(0.4)	(14.9)	(2.1)	(36.4)			
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														

T:\Documents\LAND DEVELOPMENT\SERVICE LETTERS\Intent-to-Serve\Allocation Accounting\Allocation accounting.xls