


TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL 
DATE: FEBRUARY 21, 2008

AGENDA ITEM
E-1
FEBRUARY 27, 2008

SERVICE REQUEST – APN 092-130-053

ITEM

Consider request for water and sewer service (Intent-to-Serve Letter) for a 71-room hotel commercial development at 549 Hill Street.

BACKGROUND

The District received application for sewer and water service to 549 Hill on February 7, 2008. The Owner/Applicant, is Rob Marinai of Oakland. He is represented by his Agent, Robert Wislow of EDA Design Professionals.

The application is for a 71-room hotel (commercial business) on property zoned commercial retail that is currently vacant and has no District service. The property was previously served with District water and has a capacity credit for one residential meter. 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).

The applicant estimates water demand to be 8.22 acre-feet per year (AFY) for the project. Staff finds this estimate to be conservatively high as it is based on 100% occupancy.

The applicant estimates sewer demand to be 7090 gallons per day. This number also appears to be conservative. Hotels are assigned sewer strength of medium.

Water and sewer capacity fees will be based on the meter size requested for the final County approved project.

Attached is a map of the District's existing facilities adjacent to the site. Sewer service is currently not available in Hill Street. A sewer system in Hill Street is currently being constructed by the developer of Tract 2732. This project will be subject to a reimbursement agreement and shall be required to pay a share of the sewer construction cost.

It should be noted that a previous intent-to-serve letter was issued to Mr. Marinai on September 14, 2005. Water demand for the previously approved intent-to-serve letter was 9.23 AFY. The earlier approval has expired.

RECOMMENDATION

Staff recommends your Honorable Board direct staff to issue an Intent-to-Serve letter for the project with the following conditions:

- Water service for the entire project shall be served by a single meter for indoor uses and a separate meter for landscape areas.
- On-site fire service (e.g. fire sprinklers) will require a dedicated service lateral. CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges will 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 and digital format disk (AutoCad) 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 water meter(s) upon proof of a building permit from the County of San Luis Obispo and provided that the District has accepted improvements to be dedicated to the District, if applicable.
- This letter is void if land use is other commercial retail.
- 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 pay a share of the sanitary sewer construction costs for the sanitary sewer that is currently under construction in Hill Street. The cost will be determined in accordance with the District's reimbursement policy once the sewer line is completed and accepted by the District. Sewer service to this project will not be available until the sewer line in Hill Street is completed.

ATTACHMENTS

Application
Plot plans for project site
Existing District Facilities



NIPOMO COMMUNITY SERVICES DISTRICT

148 SOUTH WILSON STREET
POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 email buel@ncsd.ca.gov
Website: ncsd.ca.gov

Office use only:
Date and Time
RECEIVED
Complete
Application and
fees received:
FEB 07 2008
NIPOMO COMMUNITY
SERVICES DISTRICT

INTENT-TO-SERVE APPLICATION

- This is an application for: Sewer and Water Service _____ Water Service Only
- SLO County Planning Department/Tract or Development No.: DRC 2005-00007
- 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: 549 Hill Street
- Assessor's Parcel Number (APN) of lot(s) to be served: 092-130-053
- Owner Name: Elevation 77
4232 MACARTHUR BLVD
- Mailing Address: ~~180 Grand Avenue, Suite 1035~~ Oakland CA 94612
- Email: Marinai@pacbell.net
- Phone: (510) 326-7131 FAX: (510) 530-9206
- Agent's Information (Architect or Engineer):
Name: eda design professionals
Address: 1998 Santa Barbara, Suite 200, San Luis Obispo, CA 93401
Email: RobertW@edainc.com
Phone: (805) 549-8658 FAX: (805) 549-8704
- Type of Project: (check box) (see Page 3 for definitions)

<input type="checkbox"/> Single-family dwelling units	<input type="checkbox"/> Multi-family dwelling units
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Mixed Use (Commercial and Residential)

- Number of Dwelling Units N/A Number of Low Income units N/A
- Does this project require a sub-division? Yes No
If yes, number of new lots created _____

14. 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 three (3) 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.

15. **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.

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

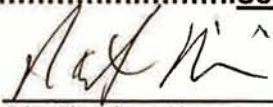
Provide an estimate of yearly water (AFY) and sewer (MGD) demand for the project.
Please note: All commercial projects are required to use low water use irrigation systems and water conservation best management practices.

17. **Agreement:**

The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and the Applicant shall defend, indemnify, and hold the District and District's agents, employees and consultants harmless from any and all claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities arising out of the performance or attempted performance of the work on this project; except those claims, demands, damages, costs, expenses (including attorney's fees) judgments or liabilities resulting from the negligence or willful misconduct of the District.

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

Application Processing Fee.....See Attached Fee Schedule

Date 1/29/08 Signed 
(Must be signed by owner or owner's agent)

Print Name Elevation 77, Rob Marinai

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	0.33	=	<u>N/A</u>
Number of Duplexes/Secondary Units	_____	X	0.24	=	<u>N/A</u>
Number of Single Family Units with:					
Parcel less than 4,500 sq. ft.	_____	X	0.29	=	<u>N/A</u>
Parcel between 4,500 and 10,000 sq. ft.	_____	X	0.39	=	<u>N/A</u>
Parcel greater than 10,000 sq. ft.	_____	X	0.69	=	<u>N/A</u>
Total demand all dwelling units including irrigation				=	<u>N/A</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:

- 0.33 AFY per Multi-Family Dwelling Unit;
- 0.24 AFY per Dwelling Unit for duplexes and Secondary Dwellings;
- 0.29 AFY per Single Family Dwelling Unit located on a parcel size of four thousand five hundred (4,500) square feet or less;
- 0.39 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.
- 0.69 AFY per Single Family Dwelling Unit located on a parcel size that exceeds ten thousand (10,000) square feet.
- 0.69 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 1-8-8
Must be signed by project engineer/architect

Title ASSOCIATE License Number 70825

Project CUP DRC 2005-2007 (e.g. Tract Number, Parcel Map #, APN)

W

JOB 2-3228-000 NIPOMO HOTEL

SHEET NO. 1 OF _____

CALCULATED BY RDW DATE 2-11-07

CHECKED BY _____ DATE _____

SCALE WATER & SEWER DEMAND



civil engineers • surveyors • land planners
p.o. box 1829
san luis obispo, ca 93406
tel (805) 549-8658 fax (805) 549-8704

ASSUMPTIONS:

- 71 ROOMS (35 WITH 2 BEDS, 36 WITH 1 BED)
- NO KITCHEN
- 25 PERSON MAX IN POOL
- 250 GPD MAX LANDSCAPE FLOW
- HOTEL FULL 365 DAYS

SEWER

FROM TABLE K-3, CALIFORNIA PLUMBING CODE (2007)

- ITEM 9 - HOTELS	60 GPD/BED	x 106 BEDS =	6360 GPD
- ITEM 19 - POOL	10 GPD/PERSON	x 25 PEOPLE =	250 GPD
- ITEM 13 - OFFICE	20 GPD/EMPLOYEE	x 4 EMPLOYEE =	80 GPD
- ITEM 11 - LAUNDRIES	50 GPD/CYCLE	x 8 CYCLES =	400 GPD
			<u>7090 GPD</u>
			SEWER DEMAND

WATER

ALL SEWER WASTE IS FROM ON-SITE WATER

$$\begin{aligned} & 7090 \text{ GPD SEWER} \\ + & \underline{250 \text{ GPD IRRIGATION}} \\ & 7340 \text{ WATER DEMAND GPD} \\ \times & \underline{365 \text{ DAYS PER YEAR}} \\ & = 2,679,100 \text{ GPY} \\ & = 358,143 \text{ CFY} \\ & \underline{\underline{= 8.22 \text{ ACRE FEET / YEAR}}} \end{aligned}$$

WATER DEMAND

TABLE K-2
Capacity of Septic Tanks*

Single-Family Dwellings – Number of Bedrooms	Multiple Dwelling Units or Apartments – One Bedroom Each	Other Uses: Maximum Fixture Units Served per Table 7-3	Minimum Septic Tank Capacity in	
			Gallons	(Liters)
1 or 2		15	750	(2,838)
3		20	1,000	(3,785)
4	2 units	25	1,200	(4,542)
5 or 6	3	33	1,500	(5,678)
	4	45	2,000	(7,570)
	5	55	2,250	(8,516)
	6	60	2,500	(9,463)
	7	70	2,750	(10,409)
	8	80	3,000	(11,355)
	9	90	3,250	(12,301)
	10	100	3,500	(13,248)

***Note:**

Extra bedroom, 150 gallons (568 liters) each.

Extra dwelling units over 10,250 gallons (946 liters) each.

Extra fixture units over 100,25 gallons (95 liters) per fixture unit.

Septic tank sizes in this table include sludge storage capacity and the connection of domestic food waste disposal units without further volume increase.

TABLE K-3

Estimated Waste/Sewage Flow Rates

Because of the many variables encountered, it is not possible to set absolute values for waste/sewage flow rates for all situations. The designer should evaluate each situation and, if figures in this table need modification, they should be made with the concurrence of the Authority Having Jurisdiction.

Type of Occupancy	Gallons (liters) Per Day
1. Airports	15 (56.8) per employee 5 (18.9) per passenger
2. Auto washers	Check with equipment manufacturer
3. Bowling alleys (snack bar only)	75 (283.9) per lane
4. Camps:	
Campground with central comfort station.....	35 (132.5) per person
Campground with flush toilets, no showers.....	25 (94.6) per person
Day camps (no meals served)	15 (56.8) per person
Summer and seasonal	50 (189.3) per person
5. Churches (Sanctuary)	5 (18.9) per seat
with kitchen waste	7 (26.5) per seat
6. Dance halls	5 (18.9) per person
7. Factories	
No showers.....	25 (94.6) per employee
With showers	35 (132.5) per employee
Cafeteria, add.....	5 (18.9) per employee
8. Hospitals	250 (946.3) per bed
Kitchen waste only	25 (94.6) per bed
Laundry waste only	40 (151.4) per bed
9. Hotels (no kitchen waste)	60 (227.1) per bed (2 person)

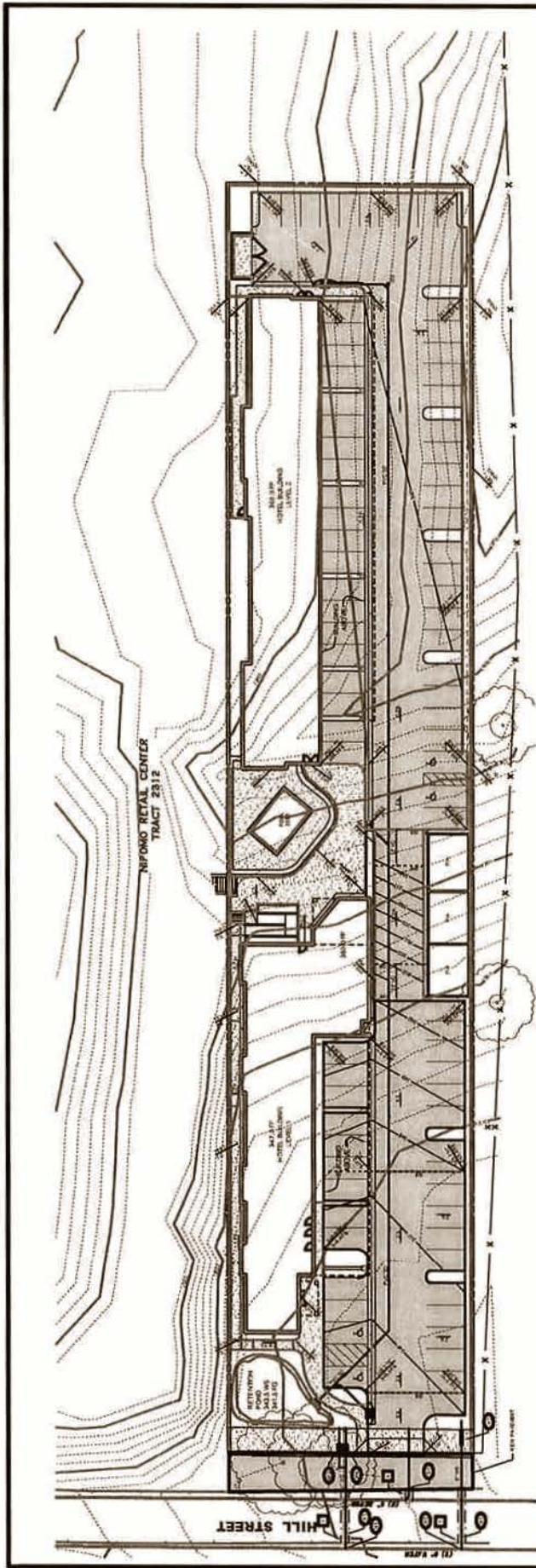
TABLE K-3 (Continued)

Type of Occupancy	Gallons (liters) Per Day
10. Institutions (Resident) .....	.75 (283.9) per person
Nursing home.....	125 (473.1) per person
Rest home.....	125 (473.1) per person
11. Laundries, self-service	
(minimum 10 hours per day).....	.50 (189.3) per wash cycle
Commercial.....	Per manufacturer's specifications
12. Motel .....	.50 (189.3) per bed space
with kitchen.....	.60 (227.1) per bed space
13. Offices .....	.20 (75.7) per employee
14. Parks, mobile homes .....	.250 (946.3) per space
picnic parks (toilets only) .....	.20 (75.7) per parking space
recreational vehicles –	
without water hook-up.....	.75 (283.9) per space
with water and sewer hook-up	100 (378.5) per space
15. Restaurants – cafeterias.....	.20 (75.7) per employee
toilet.....	.7 (26.5) per customer
kitchen waste.....	.6 (22.7) per meal
add for garbage disposal.....	.1 (3.8) per meal
add for cocktail lounge .....	.2 (7.6) per customer
kitchen waste – Disposable service .....	.2 (7.6) per meal
16. Schools – Staff and office .....	.20 (75.7) per person
Elementary students .....	.15 (56.8) per person
Intermediate and high.....	.20 (75.7) per student
with gym and showers, add .....	.5 (18.9) per student
with cafeteria, add.....	.3 (11.4) per student
Boarding, total waste.....	100 (378.5) per person
17. Service station, toilets.....	1000 (3785) for 1st bay
	500 (1892.5) for each additional bay
18. Stores .....	.20 (75.7) per employee
public restrooms, add.....	.1 per 10 sq. ft. (4.1/m ²) of floor space
19. Swimming pools, public.....	.10 (37.9) per person
20. Theaters, auditoriums.....	.5 (18.9) per seat
drive-in.....	.10 (37.9) per space

(a) **Recommended Design Criteria.** Sewage disposal systems sized using the estimated waste/sewage flow rates should be calculated as follows:

- (1) Waste/sewage flow, up to 1,500 gallons/day (5,677.5 L/day)
Flow x 1.5 = septic tank size
- (2) Waste/sewage flow, over 1,500 gallons/day (5,677.5 L/day)
Flow x 0.75 + 1,125 = septic tank size
- (3) Secondary system shall be sized for total flow per 24 hours.

(b) Also see Section K 2 of this appendix.



- DEMOLITION NOTES:**
- 1. DEMOLISH EXISTING HOTEL BUILDING.
 - 2. DEMOLISH EXISTING POOL BUILDING.
- UTILITY CONSTRUCTION NOTES:**
- 1. INSTALL 12" DIAMETER WATER MAIN FROM 1st STREET TO HOTEL BUILDING.
 - 2. INSTALL 12" DIAMETER SEWER MAIN FROM 1st STREET TO HOTEL BUILDING.
 - 3. INSTALL 12" DIAMETER WATER MAIN FROM 1st STREET TO POOL BUILDING.
 - 4. INSTALL 12" DIAMETER SEWER MAIN FROM 1st STREET TO POOL BUILDING.
 - 5. INSTALL 12" DIAMETER WATER MAIN FROM 1st STREET TO POOL.
 - 6. INSTALL 12" DIAMETER SEWER MAIN FROM 1st STREET TO POOL.
 - 7. INSTALL 12" DIAMETER WATER MAIN FROM 1st STREET TO HOTEL BUILDING AND POOL BUILDING.
 - 8. INSTALL 12" DIAMETER SEWER MAIN FROM 1st STREET TO HOTEL BUILDING AND POOL BUILDING.



ADA COMPLIANCE NIPOMO HOTEL WATER AND SEWER PLAN PROJECT NO. 123456789 DATE: 12/31/2000 DRAWN BY: J. SMITH CHECKED BY: M. JONES SCALE: AS SHOWN	
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DIGALERT
 ENR. TOLL FREE
 1-800-227-3600
 4000 W. 10th St.
 Brea, CA 92621
 (714) 991-1000
 UNDISBURSED FEES AS SET BY CALIFORNIA

EXISTING NCSD FACILITIES

