


TO: BOARD OF DIRECTORS  
FROM: BRUCE BUEL   
DATE: March 4, 2009

**AGENDA ITEM  
E-2  
MARCH 11, 2009**

**SEWER SERVICE REQUEST – TRACT 2797**

**ITEM**

Consider request for sewer service only (Intent-to-Serve Letter) for Tract 2797 [RECOMMEND APPROVAL].

**BACKGROUND**

The District received an application for sewer only service to Tract 2797, APN 092-451-048, located at the corner of Hazel Drive and Division Street on April 30, 2008. The Owner/Applicant is Mid-Pacific Investments LLC, Scott R. Lathrop, of San Luis Obispo. Omni Design Group, Inc., of San Luis Obispo, is the project Engineer.

The application is for a mixed use commercial and 4 unit residential sub-division development. Four parcels are proposed to be created. The property is located within County Service Area 1A and within the sewer prohibition area. The District will serve the project via the existing County owned sewer infrastructure and the project will receive water service from Golden State Water Company.

When staff was researching the existing agreement with CSA 1, staff determined that while the parcel was included under the current Memorandum of Understanding between the County and the District for CSA 1, only one dwelling unit equivalent was allocated to this parcel. Thus, the existing agreement needed to be amended to increase the number of dwelling units allocated to this parcel as well as increase the total number of dwelling unit equivalents provided sewer treatment within CSA 1. At the December 10, 2008 Board meeting, the Board approved Amendment No. 4 to the Service Agreement between San Luis Obispo County and Nipomo Community Services District for the Construction, Operation and Maintenance of the Nipomo Sewerage Project. The amendment assigned a total of 7 dwelling unit equivalents to the Tract 2797 project and increased the total maximum number of dwelling unit equivalents within CSA-1 to 519. The San Luis Obispo County Board of Supervisors approved the agreement amendment on February 24, 2009.

The sewer capacity charge for the project will be based on assigned dwelling unit equivalents and is estimated to be approximately \$48,500. To facilitate tax roll collection of sewer fees, as is the standard for properties in this service area, staff will set a monthly flat rate for sewer based on the assigned number of dwelling unit equivalents.

Attached is the draft Intent-to-Serve Letter that outlines the proposed conditions of approval for the project.

**RECOMMENDATION**

Staff recommends your Honorable Board direct staff to issue an Intent-to-Serve letter for the project with the conditions as outlined in the draft Intent-to-Serve Letter.

**ATTACHMENTS**

- Draft Intent-to-Serve Letter
- Application and Conceptual Rendering

# NIPOMO COMMUNITY

## BOARD MEMBERS

JAMES HARRISON, PRESIDENT  
LARRY VIERHEILIG, VICE PRESIDENT  
MICHAEL WINN, DIRECTOR  
CLIFFORD TROTTER, DIRECTOR  
ED EBY, DIRECTOR



# SERVICES DISTRICT

## STAFF

BRUCE BUEL, GENERAL MANAGER  
LISA BOGNUDA, FINANCE DIRECTOR/ASST. GM  
JON SEITZ, GENERAL COUNSEL  
PETER SEVCIK, P.E., DISTRICT ENGINEER

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

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Draft March 11, 2009

Mid Pacific Investments LLC  
Scott Lathrop  
P O Box 13938  
San Luis Obispo, CA 93406

**This is not a Will Serve letter**

SUBJECT: REVISED INTENT-TO-SERVE LETTER FOR SEWER SERVICE  
TRACT 2797, APN 092-451-048, HAZEL & DIVISION, NIPOMO (LATHROP)

An Intent-to-Serve (ITS) letter for sewer service only for TRACT 2797, APN 092-451-048, a mixed-use development in Nipomo (herein "Property" or "Project") is granted by the Nipomo Community Services District ("District") with the following conditions:

### GENERAL CONDITIONS:

- **This Intent-to-Serve letter is conditioned on Applicant providing a signed copy to the District Board Secretary within 30 days of issuance.**
- Connection to the District sewer facilities will be made via County owned collection system.
- Owner shall provide the District with a copy of County application approval and County project conditions of approval. (See I-T-S expiration conditions below.)
- Owner's use of the Property that increases or has the potential to increase sewer discharges from those uses identified in the approved plans are prohibited unless specifically authorized in writing by District. Applicant shall provide the District, for District's approval, a recordable document referencing the prohibited use restrictions. Prohibited uses include, but are not limited to, the following:
  - Restaurants
  - Commercial laundries
  - Car washes
  - Athletic clubs, gymnasiums, or similar uses
  - Swimming pools
- The use of self-regenerating water softeners within the Project is prohibited.
- The CSA-1 Sewer Service Agreement between the County and the District is amended to include Owner's Property. District will bill CSA-1 on monthly basis and County will bill property owner annually on tax roll for sewer service in accordance with the sewer service agreement.
- 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.

## **This is not a Will Serve letter**

### **PRIOR TO ISSUANCE OF A WILL SERVE LETTER:**

- 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 are currently estimated at \$48,500 and are subject to change.**
- Fees for Connection shall be calculated and owing as of the date the County issues the Certificate of Occupancy for the property from which the amount of the Deposit shall be deducted.
- Applicant shall provide the District, for District's approval, a recordable document referencing the prohibited property use restrictions outlined in the general conditions.
- Applicant shall provide District, for District's approval, a recordable document, prohibiting the use of self-regenerating water softeners within the Project.
- Applicant shall provide District with a set of County approved Project Improvement Plans.

### **PRIOR TO COUNTY ISSUING CERTIFICATE OF OCCUPANCY:**

- Applicant shall pay additional fees. Fees for Connection shall be calculated and owing as of the date the County issues the Certificate of Occupancy for the property from which the amount of the Deposit shall be deducted.
- Applicant shall satisfy all PCIA conditions.

Intent-to-Serve letters shall automatically terminate on the first to occur:

1. Failure of the Owner 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
2. Two (2) years. However, Owner 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.

This Intent-to-Serve Letter supersedes all prior Intent-to-Serve Letters. Please call with any questions.

Sincerely,  
NIPOMO COMMUNITY SERVICES DISTRICT

Bruce Buel,  
General Manager

**This is not a Will Serve letter**

I, \_\_\_\_\_, have read the foregoing revised Intent-to-Serve Letter for sewer service only for Tract 2797 and by my signature below, agree to the conditions contained herein.

Date: \_\_\_\_\_

Owner \_\_\_\_\_

\_\_\_\_\_  
Print Name (Owner)



# NIPOMO COMMUNITY SERVICES DISTRICT

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

Office use only:  
Date and Time  
Complete  
Application, and  
fees received:  
**RECEIVED**  
APR 30 2008

NIPOMO COMMUNITY  
SERVICES DISTRICT

## INTENT-TO-SERVE APPLICATION

- This is an application for: \_\_\_\_\_ Sewer and Water Service X ~~Water~~ SEWER Service Only
- SLO County Planning Department/Tract or Development No.: TRACT 2797
- 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: 1020 DIVISION Rd.
- Assessor's Parcel Number (APN) of lot(s) to be served: 092-451-048
- Owner Name: MID-PACIFIC INVESTMENTS LLC
- Mailing Address: P.O. Box 13938 San Luis Obispo CA. 93406
- Email: LATHROP.COMPANY@YAHOO.COM
- Phone: 805-801-8401 FAX: 805-541-5808
- Agent's Information (Architect or Engineer):  
Name: OMNI DESIGN GROUP, INC  
Address: 100 CROSS ST. SAN LUIS OBISPO CA. 93401  
Email: \_\_\_\_\_  
Phone: 805-544-9700 FAX: 805-544-4327
- 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 type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Mixed Use (Commercial and Residential)

12. Number of Dwelling Units 4 Number of Low Income units 0

13. Does this project require a sub-division?  Yes  No  
If yes, number of new lots created 4

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:

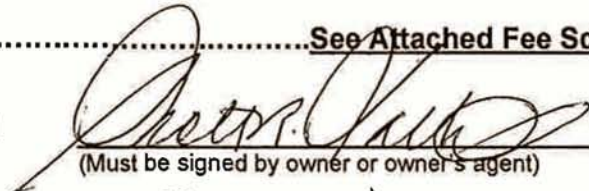
The Applicant agrees that in accordance with generally accepted construction practices, Applicant shall assume sole and complete responsibility for the condition of the job site during the course of the project, including the safety of persons and property; that this requirement shall apply continuously 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 4.30.08

Signed



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

Print Name

SCOTT R. LATHROP

**OWNER'S STATEMENT**

We, the undersigned, hereby state that we are all the owners of, (and all record holders of security interest in,) and all parties having any record title in the real property included within the subdivision and project shown on this map, and that each of us does hereby consent to the filing and/or recordation of this map, and further by recordation of this map, we hereby relinquish all rights by vehicular access to or egress from Lots No. 1 & 2 over and across said Lots abutting Division Street and hereby offer for dedication the 6 foot public trail easement and reserve the Public Utilities Easement as shown hereon.

Mid Pacific Investment, LLC

By: Scott Lathrop, \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY**

State of California }  
County of \_\_\_\_\_ } ss

On \_\_\_\_\_ before me, \_\_\_\_\_ a Notary Public for the State of California, personally appeared \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Name Printed \_\_\_\_\_  
Commission No. \_\_\_\_\_  
County of San Luis Obispo, California.  
Name Printed \_\_\_\_\_ Time \_\_\_\_\_  
My Commission expires \_\_\_\_\_

**NOTARY**

State of California }  
County of \_\_\_\_\_ } ss

On \_\_\_\_\_ before me, \_\_\_\_\_ a Notary Public for the State of California, personally appeared \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Name Printed \_\_\_\_\_  
Commission No. \_\_\_\_\_  
County of San Luis Obispo, California.  
My Commission expires \_\_\_\_\_

**DOCUMENTS RECORDED CONCURRENTLY**

A RECIPROCAL ACCESS EASEMENT FOR INGRESS AND EGRESS OVER LOT 1 IN FAVOR OF LOTS 2, 3, AND 4 PER AGREEMENT RECORDED AS DOC. No. 2007-

IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

**TRACT 2797**

BEING A DIVISION OF LOT 59 OF TRACT 618 AS RECORD IN BOOK 10 AT PAGE 33 OF MAPS OF SAN LUIS OBISPO COUNTY OFFICIAL RECORDS.

**DEED OF TRUST**

Chicago Title Company, as Trustee, under a deed of trust recorded June 24, 2005, as Instrument No. 2005-051360 and under a deed of trust recorded June 24, 2005, as Instrument No. 2005-051361, of Official Records in the county of San Luis Obispo, state of California, does hereby consent to the preparation and recordation of this map.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name Printed \_\_\_\_\_ Time \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



**SURVEYOR'S STATEMENT**

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Scott Lathrop, in June of 2007. I hereby state that this final map substantially conforms to the approved or conditionally approved tentative map if any. I also hereby state that all monuments are of the character and occupy the positions indicated or will be set by December 31 2008 and are sufficient to enable the survey to be retraced.

Brian S. Borum P.L.S. 8006  
Lic. Expires 12/31/08

**COUNTY SURVEYOR'S STATEMENT**

I hereby state that I have examined the map entitled "Tract 2797", that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof and that all the provisions of the Subdivision Map Act and the San Luis Obispo County Code have been complied with and that I am satisfied that this map is technically correct.

Dated: \_\_\_\_\_

County Surveyor \_\_\_\_\_

**Board of Supervisors Certificate**

I do hereby state that the Board of Supervisors of the County of San Luis Obispo, State of California, did, on, \_\_\_\_\_ 20\_\_\_\_ approve this map of "Tract 2797" in accordance with the provisions of the Subdivision Map Act, and the relinquishment of access as accepted on behalf of the public and hereby reject without prejudice the 6 foot public trail easement shown hereon.

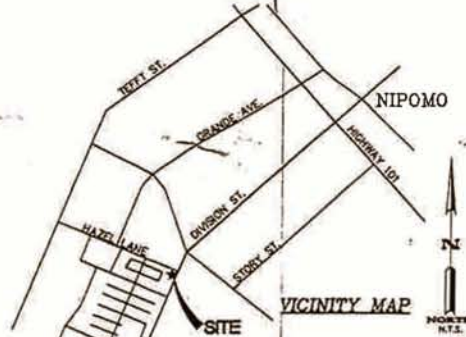
Clerk of the Board of Supervisors of the County of San Luis Obispo State of California Date \_\_\_\_\_

**RECORDER'S STATEMENT**

Filed this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ in Book \_\_\_\_\_ of Maps at Page \_\_\_\_\_ at the request of Brian S. Borum PLS, Omni Design Group Inc., Document No. \_\_\_\_\_ Fee: \_\_\_\_\_

Signed: \_\_\_\_\_ County Recorder

By: \_\_\_\_\_ Deputy



RECEIVED

APR 30 2008

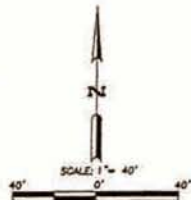
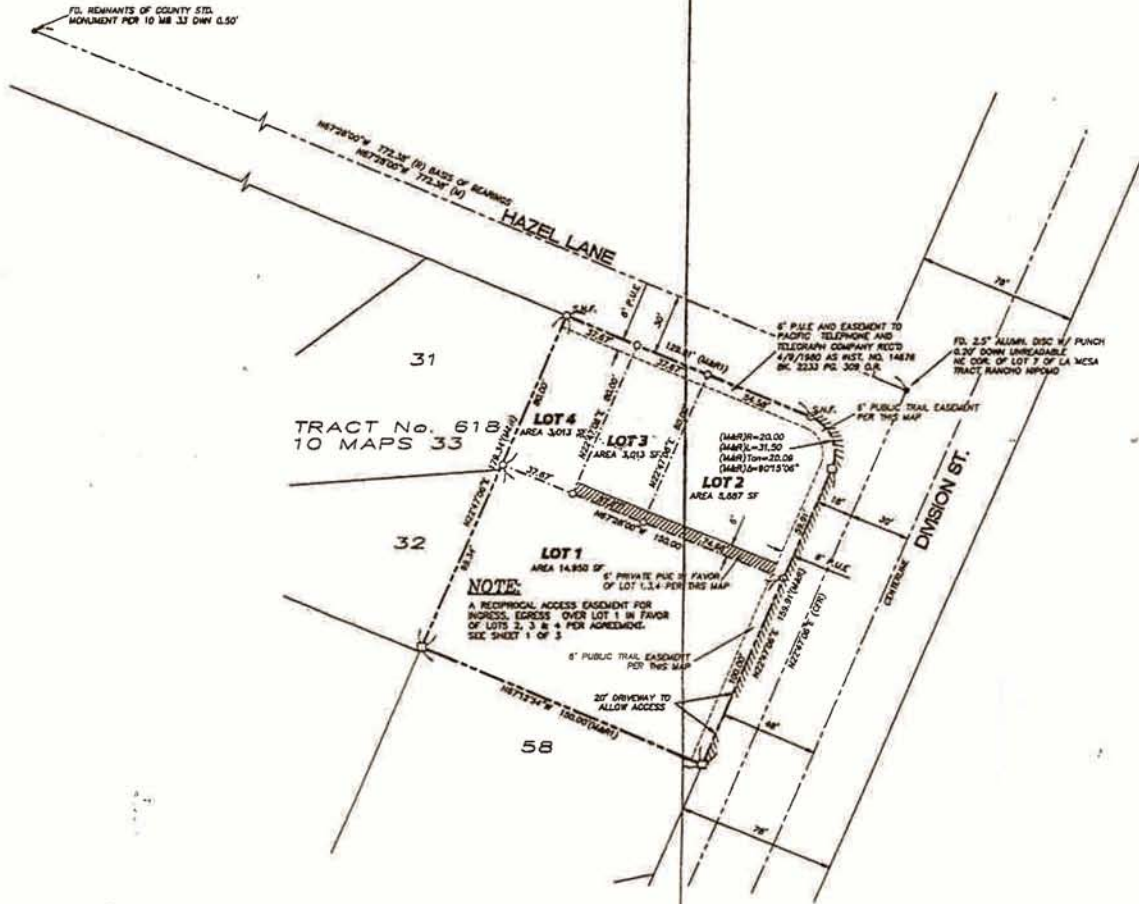
NIPOMO COMMUNITY SERVICES DISTRICT



100 Over Street, Suite 101  
San Luis Obispo CA, 93401  
Phone: (805) 544-9700  
Fax: (805) 544-4327  
email: info@omnidesigngroup.com

COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
**TRACT 2797**

BEING A DIVISION OF LOT 59 OF TRACT NO. 618, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED MARCH 27, 1980 IN BOOK 10, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**BASIS OF BEARINGS**

THE CENTERLINE OF HAZEL LANE BEARS N 87°23'00" W FOR TRACT 618 RECORDED IN BOOK 10 OF MAPS AT PAGE 33.

**LEGEND**

- SET 1" IRON PIPE AND CAP "PLS 8006" DIM 6"
- FID. MONUMENT AS NOTED
- △ FID. CENTERLINE MONUMENT AS NOTED
- FID. 1/2" REBAR WITH CAP PE 21907 PGR (R)
- P.U.E. PUBLIC UTILITY EASEMENT
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- /////// INDICATES ACCESS DENIED TO DIVISION ST.

**REFERENCES**

- (R) : TRACT NO. 618 10 MB 33
- (M) : MEASURED



100 Cross Street, Suite 101  
 San Luis Obispo, CA 93401  
 Phone: (805) 544-4700  
 Fax: (805) 544-4327  
 email: info@omnidesigngroup.com



IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

**TRACT 2797**

BEING A DIVISION OF LOT 59 OF TRACT 618 AS RECORD IN BOOK 10 AT PAGE 33 OF MAPS OF SAN LUIS OBISPO COUNTY OFFICIAL RECORDS.

A.) THAT THE OWNER(S) OF LOT(S) 1-4 IS RESPONSIBLE FOR ONGOING MAINTENANCE OF DRAINAGE BASIN AND ADJACENT LANDSCAPING IN A VIABLE CONDITION ON A CONTINUING BASIS INTO PERPETUITY.

B.) ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COUNTY STANDARD IMPROVEMENT SPECIFICATIONS AND DRAWINGS. ALL DRIVEWAYS CONSTRUCTED ON COUNTY ROADS REQUIRE AN ENCROACHMENT PERMIT.

C.) IF IMPROVEMENTS ARE BONDED FOR, ALL PUBLIC IMPROVEMENTS (ROADS, DRAINAGE, AND UTILITIES) SHALL BE COMPLETED PRIOR TO OCCUPANCY OF ANY NEW STRUCTURE.

D.) A NOTICE THAT NO CONSTRUCTION PERMITS WILL BE GIVEN A FINAL INSPECTION UNTIL THE FIRE SAFETY CONDITIONS ESTABLISHED IN THE LETTER DATED DECEMBER 19, 2005 FROM THE CALIFORNIA DEPARTMENT OF FORESTRY (CDF)/COUNTY FIRE DEPARTMENT ARE COMPLETED. PRIOR TO OCCUPANCY OR FINAL INSPECTION, WHICH EVER OCCURS FIRST, THE APPLICANT SHALL OBTAIN FINAL INSPECTION APPROVAL OF ALL REQUIRED FIRE/LIFE SAFETY MEASURES.

E.) 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 BE IN 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 (NON-POTABLE) 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 FREEBOARD (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. ALL DIRT STOCK-PILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED.

F.) 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 GREEN WASTE MATERIAL ON THE PROJECT SITE AS WELL AS TWO WRITTEN ESTIMATES FOR CHIPPING, GRINDING, OR HAULING THE GREEN WASTE.

G.) PRIOR TO ANY SITE DISTURBANCE, THE APPLICANT SHALL HAVE A GEOLOGIC EVALUATION COMPLETED TO DETERMINE IF NATURALLY OCCURRING ASBESTOS (NOA) IS PRESENT WITHIN THE AREA OF DISTURBANCE. IF NOA IS NOT PRESENT, AN EXEMPTION REQUEST SHALL BE FILED WITH THE APCD. IF NOA IS PRESENT, THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE AIR TOXICS CONTROL MEASURE.

H.) PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS ON ALL PARCELS, THE APPLICANTS SHALL SUBMIT A DRAINAGE PLAN PER COUNTY LAND USE ORDINANCE, SEC. 22.52.080 THAT WILL BE INCORPORATED INTO THE DEVELOPMENT TO MINIMIZE POTENTIAL DRAINAGE IMPACTS. THIS DRAINAGE PLAN WILL NEED TO INCLUDE ADEQUATE MEASURES, SUCH AS CONSTRUCTING ONSITE RETENTION AND DETENTION BASINS, OR INSTALLING SURFACE WATER FLOW DISSIPATORS. THE DRAINAGE PLAN FOR THE INCREASED RUNOFF FROM NEW CONSTRUCTION WILL NEED TO SHOW THAT THERE WILL NOT BE ANY INCREASE IN SURFACE RUNOFF BEYOND THAT OF HISTORIC FLOWS.

I.) PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS FOR THE RESIDENTIAL DEVELOPMENT ON PROPOSED PARCEL 3, THE APPLICANT SHALL SHOW ON THE CONSTRUCTION PLANS THE FOLLOWING FOR NOISE MITIGATION:

- A. AIR CONDITIONING OR A MECHANICAL VENTILATION SYSTEM.
- B. WINDOWS AND SLIDING GLASS DOORS MOUNTED IN LOW AIR INFILTRATION RATE FRAMES.
- C. SOLID CORE EXTERIOR DOORS WITH PERIMETER WEATHER STRIPPING AND THRESHOLD SHIELDS.

J.) ALL WATER FIXTURES INSTALLED (INCLUDING SHOWERS, FAUCETS, ETC.) THAT ARE NOT SPECIFIED IN THE UNIFORM PLUMBING CODE SHALL BE OF AN ULTRA LOW FLOW DESIGN, WHERE APPLICABLE. WATER USING APPLIANCES (E.G., DISHWASHERS, CLOTHES WASHERS, ETC.) SHALL BE OF HIGH WATER EFFICIENCY DESIGN. THESE SHALL BE SHOWN ON ALL APPLICABLE PLANS PRIOR TO PERMIT ISSUANCE.

K.) PRIOR TO FINAL INSPECTION OR OCCUPANCY (WHICHEVER OCCURS FIRST), THE FOLLOWING MEASURES SHALL BE APPLIED TO THE PROPOSED TURF AREAS:

1. DRIP IRRIGATION SYSTEMS ARE REQUIRED FOR ALL LANDSCAPE AREAS EXCEPT TURF AREAS. THE DRIP IRRIGATION SYSTEM SHALL INCLUDE THE FOLLOWING COMPONENTS: AUTOMATIC RAIN SHUT-OFF DEVICE, SOIL MOISTURE SENSORS, A SEPARATE METER FOR OUTDOOR WATER AND AN OPERATING MANUAL TO INSTRUCT THE BUILDING OCCUPANT HOW TO USE AND MAINTAIN THE WATER CONSERVATION HARDWARE.
2. THE MAXIMUM AMOUNT OF TURF (LAWN) AREA SHALL NOT EXCEED TWENTY PERCENT OF THE SITE'S TOTAL IRRIGATED LANDSCAPE AREA, TO A MAXIMUM OF 1,500 SQUARE FEET.
3. A SOLID WALL OR FENCING SHALL BE SHOWN ON ALL SIDE AND REAR PROPERTY LINES OF THE PROJECT.



100 Cross Street, Suite 101  
San Luis Obispo CA 93401  
Phone: (805) 544-9700  
Fax: (805) 544-4337  
email: info@omnigroup.com

SHEET 3 OF 3 SHEETS



CONCEPTUAL RENDERING

MIXED - USE

# LATHROP NIPOMO

## CORNER HAZEL AND DIVISION

### NIPOMO, CA

**SITE SUMMARY**

LEGAL DESCRIPTION 1500 DIVISION ST. NIPOMO CA  
 10 UNITS 020000, COUNTY SAN LUIS OBISPO  
 APN 034-026-030  
 ZONING OR SR-01-05-01  
 ADJACENT SIDE NORTH HAZEL ST. INDUSTRIAL  
 EAST DIVISION ST. INDUSTRIAL  
 WEST DIVISION ST. RESIDENTIAL  
 SOUTH HAZEL ST. RESIDENTIAL  
 PROPOSED USE COMMERCIAL/ RESIDENTIAL MIXED USE  
 DISTRICT MAP 020000 LUT  
 PREVIOUS USES 2008-01-01  
 DISTRICT MAP SR-01-05-01  
 SETBACKS- FRONT YIELD ACTUAL 15'-0"  
 SIDE YIELD 10' ACTUAL 10'-0"  
 REAR YIELD 10' ACTUAL 10'-0"  
 LOT COVERAGE 34%  
 LOTS 2.02 A.C.  
 LOTS 2.02 A.C.  
 28,315 SQ. FT. OF SITE  
 PERMITTED COCKTAIL PRICES TO 30% A.C.  
 2.77 A.C.  
 28,315 SQ. FT.

**BUILDING SUMMARY**

PROPOSED USE	STY COMMERCIAL/ RESIDENTIAL	ZONING	REQUIREMENTS
BUILDING HEIGHT	BUILDING HEIGHT	30'	30'
	MAX. ALLOWABLE BUILDING HEIGHT	30'	30'
	MIN. BUILDING HEIGHT	8'	8'
	MIN. BUILDING HEIGHT	8'	8'
BUILDING FOOTPRINT	MAX. BUILDING FOOTPRINT	3,400 SQ. FT.	3,400 SQ. FT.
	MIN. BUILDING FOOTPRINT	1,700 SQ. FT.	1,700 SQ. FT.
BUILDING VOLUME	MAX. BUILDING VOLUME	102,000 CU. FT.	102,000 CU. FT.
	MIN. BUILDING VOLUME	51,000 CU. FT.	51,000 CU. FT.
BUILDING MASSING	MAX. BUILDING MASSING	1,700 SQ. FT.	1,700 SQ. FT.
	MIN. BUILDING MASSING	850 SQ. FT.	850 SQ. FT.
BUILDING MASSING	MAX. BUILDING MASSING	1,700 SQ. FT.	1,700 SQ. FT.
	MIN. BUILDING MASSING	850 SQ. FT.	850 SQ. FT.
TOTAL		3,400 SQ. FT.	3,400 SQ. FT.

**SHEET INDEX**

- 001 TITLE SHEET
- 002 SITE / LAYOUT PLAN
- 003 SITE INFORMATION
- 004 BUILDING 1 1ST FLOOR PLAN
- 005 BUILDING 1 2ND FLOOR PLAN
- 006 BUILDING 1 EXTERIOR ELEVATIONS
- 007 BUILDING 1 3RD FLOOR PLAN
- 008 BUILDING 1 4TH FLOOR PLAN
- 009 BUILDING 1 & 2 EXTERIOR ELEVATIONS
- 010 LANDSCAPE PLAN

**PROJECT DESCRIPTION**

REVISION TO PREVIOUSLY APPROVED PROJECT. CHANGES FROM LOTS 1 & 2, THIS LOT AND REVISION TO EXISTING ON THE FIRST FLOOR AND ADDITION TO ADJACENT ON THE SECOND FLOOR. THE OTHER LOTS ARE WHOLLY FINISHED WITH EXISTING BUILDING.

**VICINITY MAP**



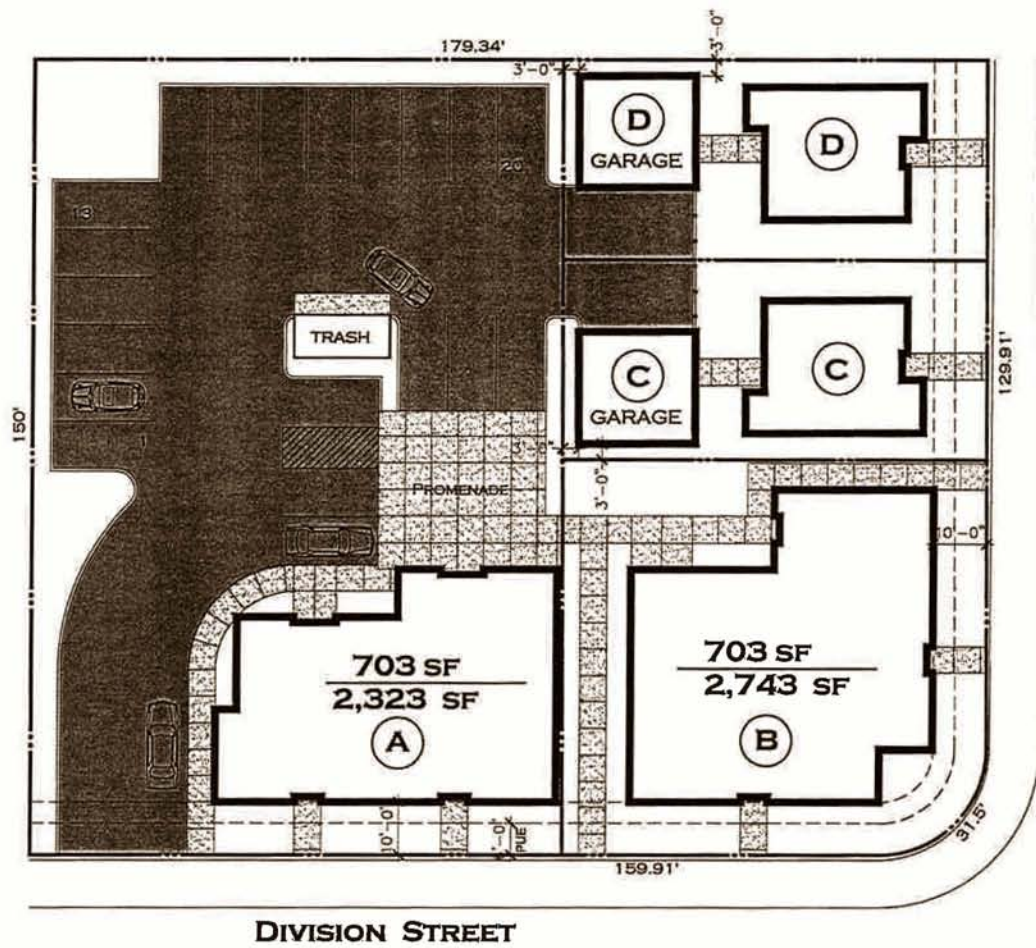
W.M. ARCHITECTURE

W. MARK WELLS, ARCHITECT  
 REG. ARCHITECT NO. 17000  
 1500 S. DIVISION ST. NIPOMO, CA 93450  
 TEL: 805.738.1100 FAX: 805.738.1100

LATHROP NIPOMO  
 MIXED USE  
 NIPOMO, CA

TITLE SHEET

001  
 07.12.2011  
 DP1



HAZEL DRIVE

DIVISION STREET

**SCHEMATIC SITE / GRADING PLAN**



**REFERENCE NOTES**

- 1 CONCRETE WALKWAY
- 2 ACCESSIBLE PARKING
- 3 EXISTING TREE
- 4 TREES TO BE REMOVED
- 5 8" SCHEDULE 40 PIPE
- 6 SANDS DATE
- 7 ASPHALT PARKING SURFACE
- 8 FLAGSTONE PAVING
- 9 BRICK/STONE DRIVEWAY
- 10 8" FINISH GRADE
- 11 8" FINISH GRADE
- 12 8" x 8" MOTORCYCLE SPACE
- 13 EXISTING SIDEWALK, SEPARATE FROM STREET
- 14 EXISTING WALKWAY TO BE REMOVED
- 15 8" x 8" BLOCK PAVING
- 16 8" x 8" PAVEMENT DRIVE SPACE
- 17 NEW 8" x 8" PAVEMENT PARALLEL TO ADJACENT FIRE DEPT
- 18 EXISTING SIDEWALK TO BE REMOVED
- 19 NEW SIDEWALK, SIDEWALK AND CURB FOR NEW CITY SIDEWALK
- 20 NEW SIDEWALK STAIRWAY AND CITY SIDEWALK

**GENERAL NOTES**

A. ALL FULLY SHOWN CONDITIONS TO BE CONSIDERED UNLESS INDICATED OTHERWISE.

**DRAINAGE CALCULATIONS**

THE DRAINAGE CONCEPT WAS DESIGNED TO PROVIDE A SURFACE FLOW TO BOTH HAZEL STREET AND DIVISION STREET. THE LOCATION OF THE RECEIVING AREAS IS SUBJECT TO PROVIDER A MINIMUM 10% TO 20% SLOPE. THE APPROVAL WILL BE THE RESPONSIBILITY OF THE DRAINAGE ENGINEER AND THE ARCHITECT TO PROVIDE CALCULATIONS. CHANNELS WILL BE CONSIDERED BY ARCHITECT AND UTILITY FOR EACH PROPOSED AND THE DRAINAGE TO EXISTING CONDITIONS STREET IMPROVEMENTS.

W.M. ARCHITECTURE

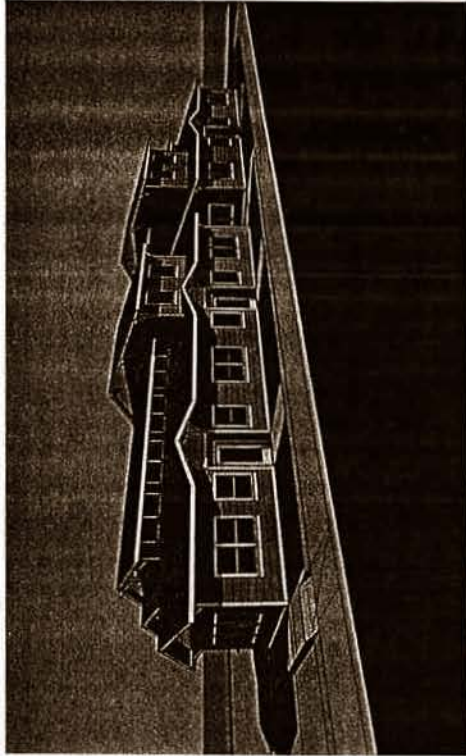
MICHAEL W. WEAVER  
MICHAEL M. WEAVER  
MICHAEL J. WEAVER  
MICHAEL K. WEAVER  
MICHAEL L. WEAVER  
MICHAEL N. WEAVER  
MICHAEL O. WEAVER  
MICHAEL P. WEAVER  
MICHAEL Q. WEAVER  
MICHAEL R. WEAVER  
MICHAEL S. WEAVER  
MICHAEL T. WEAVER  
MICHAEL U. WEAVER  
MICHAEL V. WEAVER  
MICHAEL W. WEAVER  
MICHAEL X. WEAVER  
MICHAEL Y. WEAVER  
MICHAEL Z. WEAVER

LATHROP NIPOMO  
MIXED USE  
NIPOMO, CA

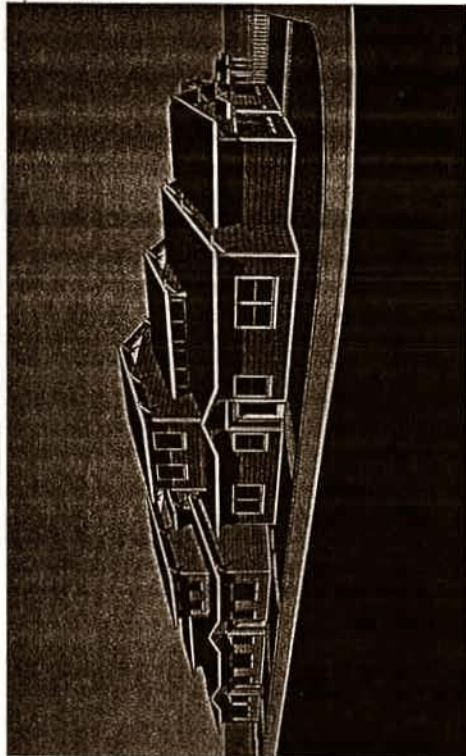
SCHEMATIC SITE /  
GRADING PLAN

03/19/20  
07/12/07

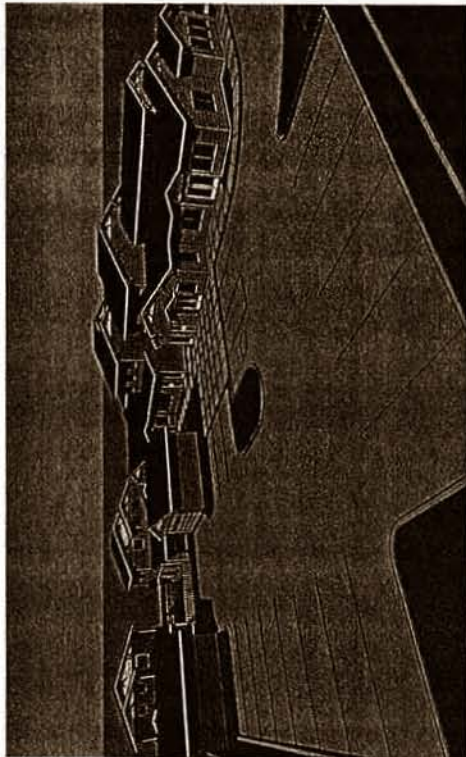
**DP2**



SOUTH-EAST CORNER



NORTH-EAST CORNER

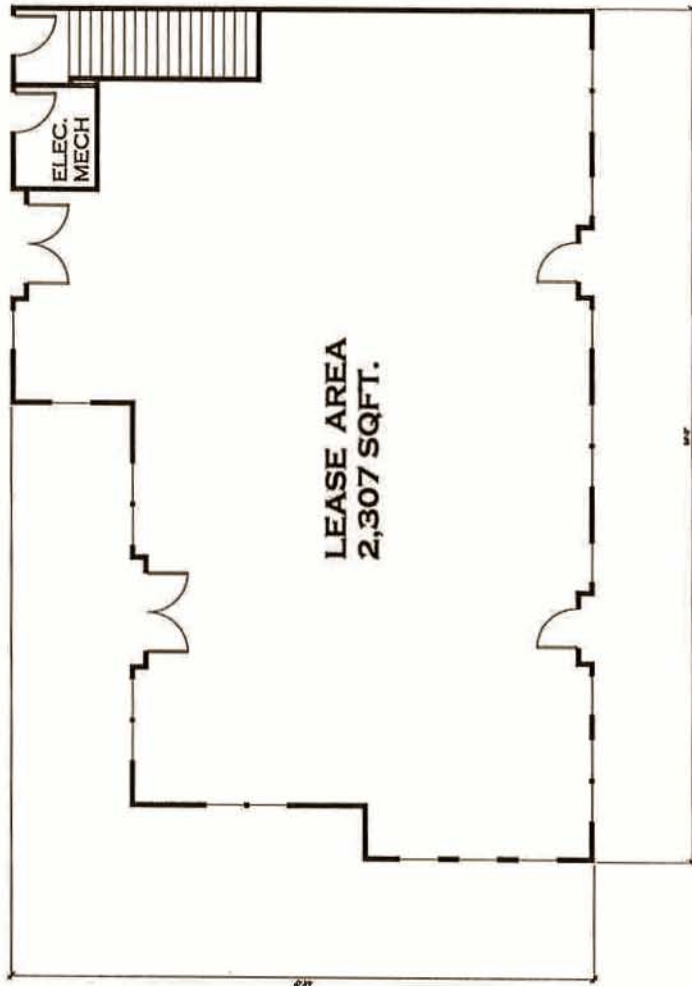



SOUTH-WEST CORNER



NORTH-WEST CORNER

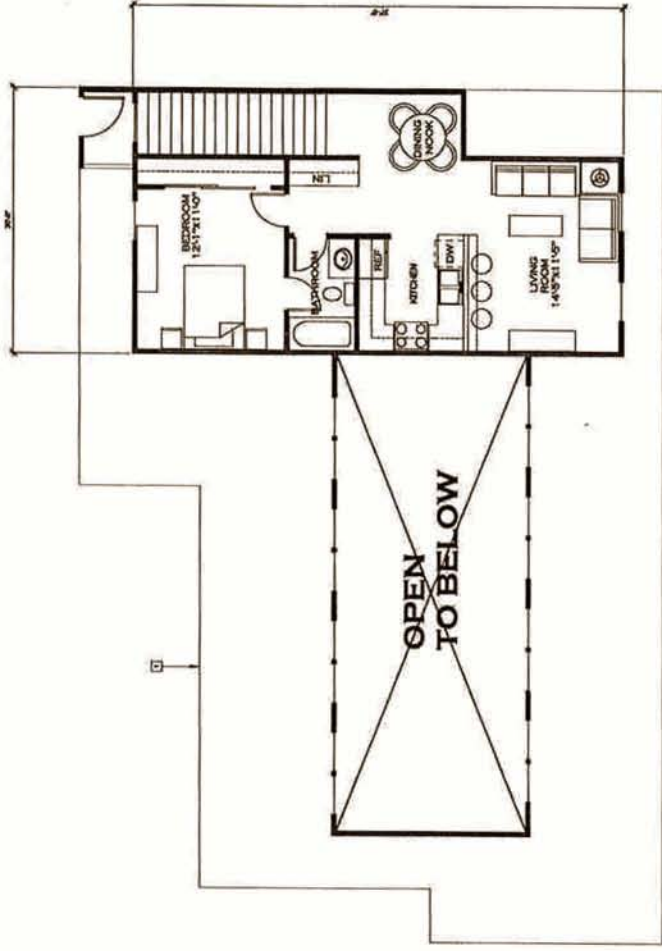
SITE PERSPECTIVES



BLDG. 'A' SCHEMATIC 1ST FLOOR PLAN 

**REFERENCE NOTES**

- 1. Noted per the floor plan.

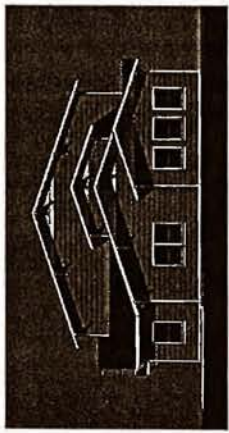


**BLDG. 'A' SCHEMATIC 2ND FLOOR PLAN**



**MATERIAL LIST**

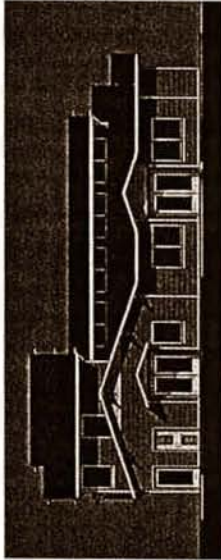
- WALLS:**
- 1. WOOD
  - 2. PAINTED TO MATCH TRIM FINISH
  - 3. BRICK
  - 4. BRICK WITH WOOD PANELS
  - 5. BRICK WITH WOOD PANELS
  - 6. BRICK WITH WOOD PANELS
  - 7. BRICK WITH WOOD PANELS
  - 8. BRICK WITH WOOD PANELS
  - 9. BRICK WITH WOOD PANELS
  - 10. BRICK WITH WOOD PANELS
- DOORS:**
- 1. WOOD TRIM DOORS WITH WOOD PANELS
  - 2. WOOD TRIM DOORS WITH WOOD PANELS



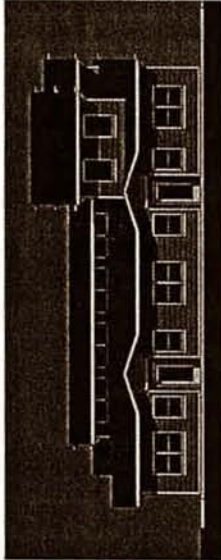
SOUTH ELEVATION



NORTH ELEVATION



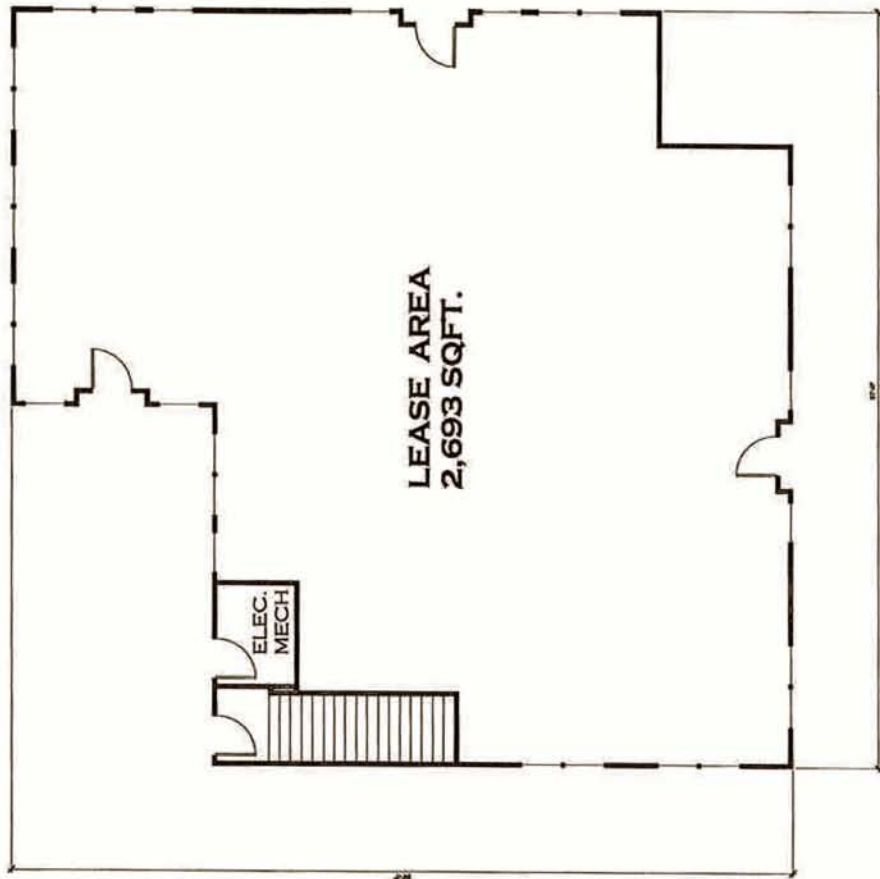
WEST ELEVATION




EAST ELEVATION



**BLDG. A EXTERIOR ELEVATIONS**

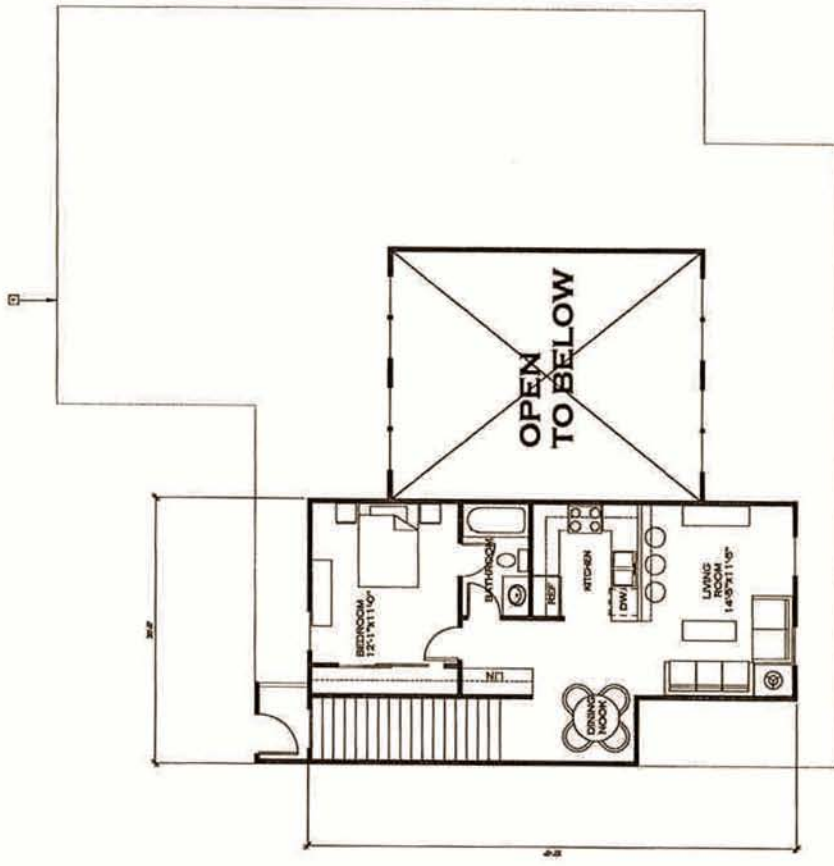


BLDG. 'B' SCHEMATIC 1ST FLOOR PLAN 



**REFERENCE NOTES**

- OUTLINE OF FLOOR AREA



BLDG. 'B' SCHEMATIC 2ND FLOOR PLAN 



NORTH ELEVATION



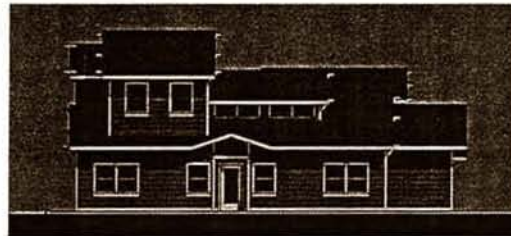
SOUTH ELEVATION

**MATERIAL LIST**

- WALLS:**
- 1 WOOD: HORIZONTAL BOARD AND BATT BRICK
  - 2 WALL TRIM: PAINTED S4 WOOD TRIM PROFILE
  - 3 ROOF: GYPSUM BOARD / SHINGLE ROOFING
  - 4 WINDOW TRIM: WOOD WINDOW TRIM - PAINTED
  - 5 WINDOW FRAMES: VINYL WINDOW
  - 6 OUTDOORING: WOOD ROOF / OUTDOORING - PAINTED
- DOORS:**
- 7 METAL: WOOD FINISH DOORS WITH WOOD PANELS - PAINTED
  - 8 ARCHITECT: SOLID CORE WOOD DOOR / INDOORING - PAINTED



WEST ELEVATION



EAST ELEVATION

**BLDG. B EXTERIOR ELEVATIONS**



ARCHITECTS, INC.

PROFESSIONAL SEAL  
 STATE OF MICHIGAN  
 ARCHITECTS  
 LICENSE NO. 083034

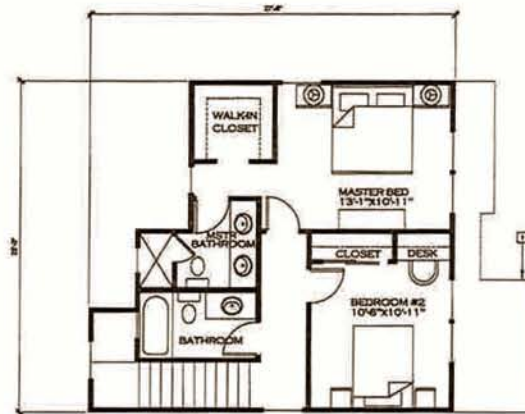
LATHROP / POMO  
 MIXED USE  
 PROJECT

SCHEMATIC / BLDG. B  
 EXTERIOR ELEVATIONS

03/15/24  
 07/12/20

**DP5.2**

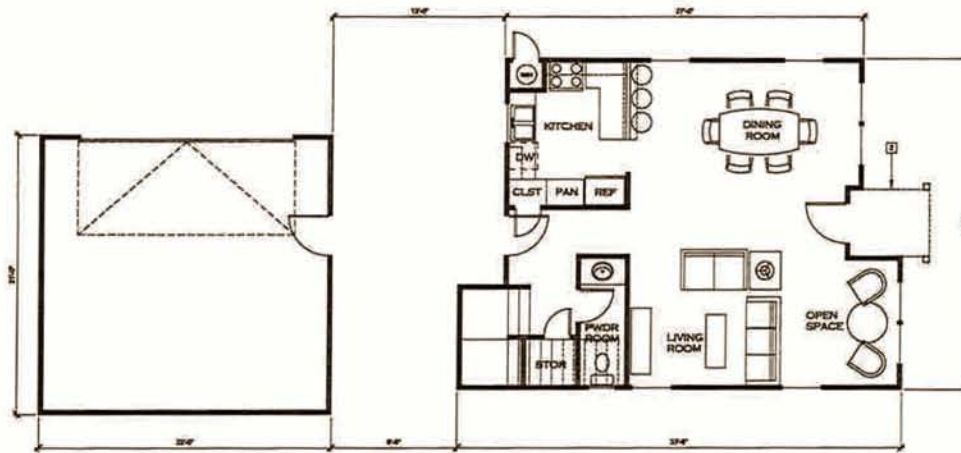
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2ND FLOOR PLAN

REFERENCE NOTES

- OUTLINE OF 1/2 FLOOR BELOW
- ▬ ROOF PROJECTION ABOVE



1ST FLOOR PLAN

BLDG. 'C' & 'D' SCHEMATIC FLOOR PLANS



**W**  
**M**  
ARCHITECTURE

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LATHROP NIFOMO  
MIXED USE  
PHASE 2  
SANTA ANA, CA

RESIDENTIAL SCHEMATIC  
FLOOR PLANS

03/15/20  
07/12/20

DP6

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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

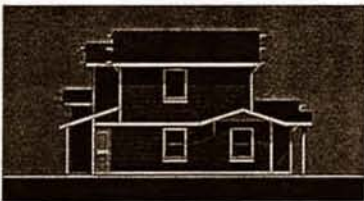
**BLDG. 'C' ELEVATIONS**



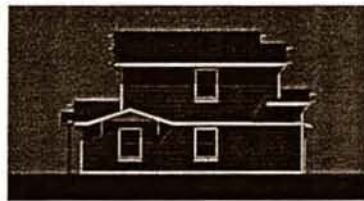
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

**BLDG. 'D' ELEVATIONS**

**BLDG. 'C' & 'D' EXTERIOR ELEVATIONS**

**MATERIAL LIST**

- WALLS:**
- 1 WOOD: HORIZONTAL BOARD AND BATTING
  - 2 WALL TRIM: PAINTED 1/2" X 2" TRIM
  - 3 ROOF: COMPOSITE ASPHALT SHINGLE ROOFING
  - 4 SKECHY TRIM: WOOD BRACKET HANGER - PAINTED  
WOOD BRACKET CHAIRS - PAINTED
  - 5 FINISH: VINYL SIDING
  - 6 OUTLOOKING: 4" WOOD ROOF OUTLOOKING - PAINTED
- DOORS:**
- 7 REFRIGERATOR: WOOD FINISH DOOR WITH WOOD PANELS - BAKED
  - 8 WATER HEATER: RIGID CORE WOOD DOOR HULLCAPS - BAKED



LATHROP NIPOMO  
MIXED USE  
NIPOMO, CA

SCHEMATIC BLDG. 'C' & 'D'  
EXTERIOR ELEVATIONS

03154  
07.12.07

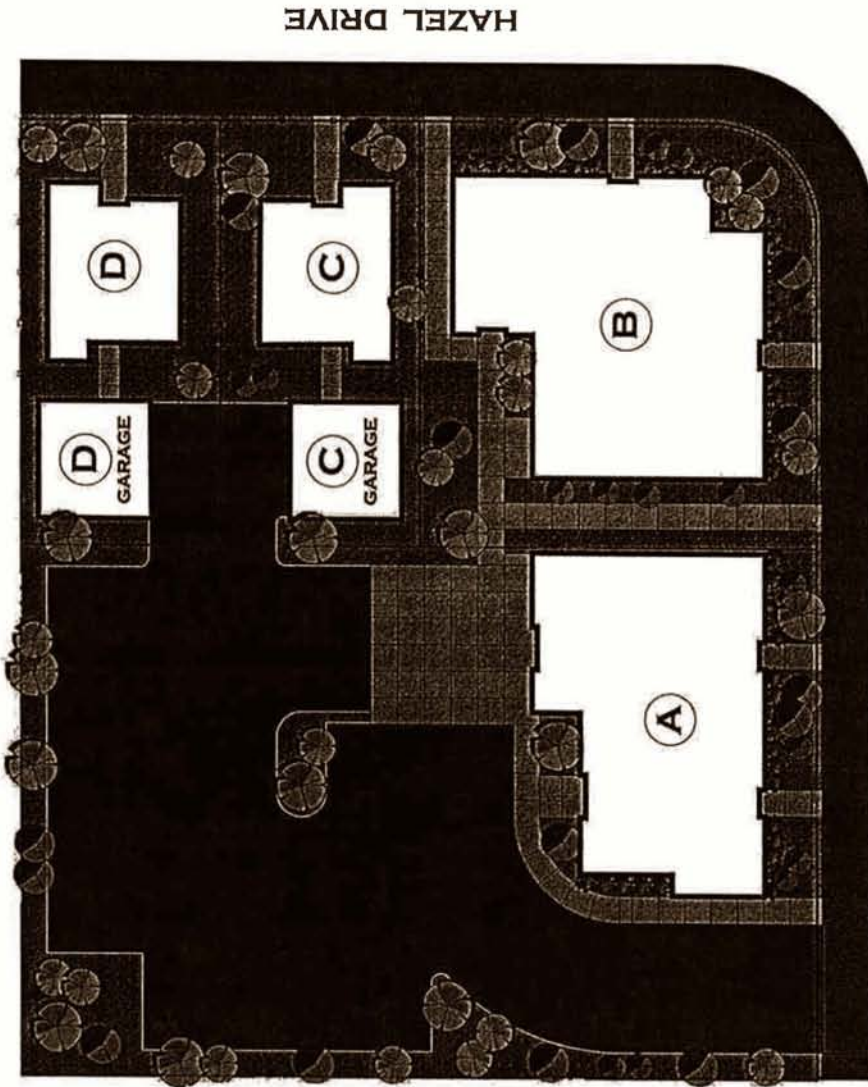
DP6 1



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**LANDSCAPE LEGEND**

	EXISTING LANDSCAPE ELEMENTS
	NEW LANDSCAPE ELEMENTS
	NEW CONCRETE PAVING
	NEW PAVING
	NEW SITE WORK



**SCHEMATIC LANDSCAPE PLAN**