



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/28/2015

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: LRP2014-00016 BLACKLAKE GOLF COURSE – Proposed amendment to Blacklake Specific Plan, see supplemental project statement for details. Site location is Blacklake Golf Course. APNs: 091-411-006, 091-411-019, 091-411-026, 091-441-026, and 091-442-028.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building

Van

AMENDMENT TO BLACKLAKE SPECIFIC
PLAN
SCSC/ BKLK
REC

APPLICATION TYPE CHECK ALL THAT APPLY

- General Plan Amendment
- Ordinance Amendment
- Amendment w/update
- Specific Plan
- Specific Plan Amendment
- Other _____

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

Landowner Name Blacklake Golf Resort LLC Daytime Phone 805-781-3133
 Mailing Address PO Box 12910, San Luis Obispo Zip 93446
 Email Address: _____

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

Agent Name Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Road, Atascadero CA Zip 93422
 Email Address: jamie@kirk-consulting.net

*-411-
+019
091-441-026
091-442-028*

PROPERTY INFORMATION

Total Size of Site: +/- 300 AC Assessor Parcel Number(s): 091-441-026, 008 & 091-441-026, 025 & 091-440-014

Legal Description: _____

Address of the project (if known): Blacklake Golf Course

Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 south, Willow Road to Pomeroy to

Blacklake community development

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

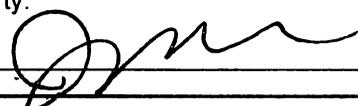
PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): _____

Amendment to Blacklake Specific Plan, please see supplemental project statement for details.

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  Date _____

FOR STAFF USE ONLY

Current Land Use Category: _____

PAS? Yes No

AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

.....
What are the Element(s) or Ordinance(s) requested for amendment:

- Land Use Element _____ Area Plan Framework for Planning
 Ag & Open Space Element Local Coastal Plan Land Use Ordinance
 Coastal Zone LUO Real Property Division Ordinance Construction Ordinance
 Growth Management Ordinance Other Blacklake Specific Plan Amendment

.....
If you are proposing an amendment to the maps of the general plan, complete the following:

What is the Existing Land Use Category?:

- Open Space Recreation Agriculture Rural Lands
 Residential Rural Residential Suburban Residential Single Family
 Residential Multi-Family Commercial Retail Commercial Service
 Industrial Office & Professional Public Facilities

What is the Existing Combining Designation(s)?: _____

What is the Requested Land Use Category?

- Open Space Recreation Agriculture Rural Lands
 Residential Rural Residential Suburban Residential Single Family
 Residential Multi-Family Commercial Retail Commercial Service
 Industrial Office & Professional Public Facilities

What is the Requested Combining Designation(s)?: _____

.....
If you are proposing an amendment to the text of the general plan, complete the following:

Page No. _____ Paragraph: _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

.....
If you are proposing an amendment to an ordinance, complete the following:

Section No. _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

.....
For all amendment requests, complete the following:

Reason for the request:: Update specific plan to add residential density and increase economic viability for golf course.

Describe existing and future access to the proposed project site: _____

Existing and future access from Pomeroy Road and Willow Road

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

North: RR- Open Space South: RR- Single Family Residence / Open Space

East: RR- Single Family Residence West: RR / REC / MUC- Single Family Residence

Proposed water source: On-site well Shared well Other _____

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

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: NCSD

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

Fire Agency: - List the agency responsible for fire protection: Cal Fire

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: 260 acres
Moderate slopes of 10-30%: 30 acres
Steep slopes over 30%: 10 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: Existing residential, commercial and golf course.
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: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain Propose replace golf course with single family homes
 Commercial/Office: explain Propose commercial and hospitality facilities.
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? _____ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: South County Sanitary
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: Lucia Mar Unified School District
- 2. Location of nearest police station: Nipomo
- 3. Location of nearest fire station: Nipomo
- 4. Location of nearest public transit stop: Nipomo
- 5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Original Specific Plan for residential, commercial recreation approved in 1984.
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include **two** copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: _____ Hours of Operation: _____
- 2. How many people will this project employ? _____
- 3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
- 6. What type of industrial waste materials will result from the project? Explain in detail: _____
- 7. Will hazardous products be used or stored on-site? Yes No

If yes, please describe in detail: _____

8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): _____
Existing common recreational golf and open space.
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: _____

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)



BLACK LAKE SPECIFIC PLAN AMENDMENT REQUEST

BOARD OF SUPERVISORS
AUTHORIZATION HEARING
PROJECT STATEMENT

BLACK LAKE VILLAGE PLAN

Specific Plan Amendment

Supplemental Project Statement

OVERVIEW

The following request is provided by the applicant, Blacklake Golf Resort LLC, for Amendments to the existing Blacklake Specific Plan. The Amendments requested include an increase in the allowed residential density and the addition of Hotels and other affiliated uses typically allowed in the Recreation land use category to Table III-A of the Black Lake Specific Plan.

Information provided below discusses the Specific Plan Amendments request. The applicant is requesting the Board of Supervisors authorize the processing of the Specific Plan Amendments.

HISTORY

The Blacklake Golf Resort (“Blacklake” or the “Resort”) was created in 1984 as a reconfigured, existing 18-hole destination resort property, which, at the time, included the Tourney Hill condominiums. These facilities accommodated large parties, visitors and tourists for golf outings and event activities. The Tourney Hills units, then privately owned by the previous owner of the golf course, effectively operated as a hotel, providing both short and long-term accommodations for the Resort customers. At the peak, after expansion from an 18-hole course into 27-holes, Blacklake would often experience over 115,000 rounds of golf per year, as well as hosting numerous banquets, events and activities for guests and residents alike. The golf course, combined with the visitor serving facilities and overnight accommodations, made Blacklake one of American Golf’s premier and most successful properties within its Countrywide portfolio.

In the late 1990’s the golf course ownership began to sell the Tourney Hill condominiums and most are now utilized as full-time residences. Only a few units remain as “visitor-serving rentals;” therefore, Blacklake’s ability to host large golf outings and tournaments has been severely diminished. The loss of overnight accommodations, combined with the construction of new golf courses on the Nipomo Mesa, has resulted in an adverse economic impact on Blacklake. Additionally golf courses nationwide have experienced diminished business activity to the point where the economic viability of golf courses as a stand-alone use in general is threatened.

After careful consideration of various options for the property, the ownership of Blacklake has determined that the opportunity to re-instill the visitor-serving/tourist/overnight accommodations aspect which was once a vital component of the economic health of Blacklake, is a key factor for its future survival. Equally important is the opportunity to add new housing types that will both strengthen the “Village’s viability” and assist in funding necessary improvements to the golf course and existing and future infrastructure.

Therefore, the proposed request has primarily two (2) interrelated components: (1) build visitor-serving accommodation facilities in the form of hotel(s), typically allowed and complimentary within the Recreational (REC) land use category; and (2) downsizing of the golf irrigated turf areas and conversion of those areas to residential uses, consistent with the surrounding neighborhoods. The additional homes provide an economic resource to help restructure the course, fund and modernize infrastructure and overall help support changes necessary within the Resort and neighborhood.

Both components are necessary, complimentary and an integral part of these proposed requests.

SETTING AND BACKGROUND

Black Lake Village is located on 515 acres on the Nipomo Mesa about two miles west of the Community of Nipomo. The Black Lake Specific Plan was approved in February 1983 on what was then an existing 18-hole golf course and farm. The approval provided for 515 residential units on 515 acres and modification to the existing 18-hole golf course to become a 27-hole golf resort, encompassing approximately 200 acres. The facilities included ancillary recreational facilities, a clubhouse, restaurant, banquet and bar, tennis courts, swim club, maintenance facilities, pro-shop, public parking areas, and golf cart storage. There are also recreation areas adjacent to Willow Road which allowed a variety of recreational oriented uses. The 1983 Specific Plan set aside a major portion of Black Lake Canyon as open space. Black Lake Canyon includes important habitat for special status species and undisturbed areas of natural vegetation. This area remains protected today.

Since 1983, the plan has undergone subsequent changes but the most notable occurred in 1998. The 1998 Specific Plan Amendment approved an increase in residential development from 515 units to 559 units, the addition of up to 5,000 square feet of use area for Food and Beverage Retail Sales to allow for a small neighborhood market. Also established was the Village Reserve Line around the Specific Plan property to allow the residential density to be under one (1) unit per acre.

Realizing that economic situation for Blacklake was becoming dire in 2004, Blacklake's ownership met with representatives of the Blacklake community, known as the liaison committee, and over a period of more than a year, developed an agreement that would facilitate moving forward with a project that added development to the Resort and had community's support. Proposed modifications to the golf course included a variety of areas.

Between the time of that agreement and the last five (5) years, economic changes have impacted the nature and scope of what would be economically viable. The new plan is similar in size, placement and nature of the facilities planned in 2004 but "refined" to meet current market demands.

PROJECT OBJECTIVES; VILLAGE RECREATION

The applicant's overall objective is to "return" Blacklake to a unique destination resort. This necessitates modification of the existing Specific Plan and other related entitlements to incorporate additional residential density and add visitor serving uses, hospitality uses, and overnight accommodations as well as "community services" that will serve the residents of Blacklake and adjacent neighborhoods /communities.

As previously stated, today the economic viability of Blacklake as a “free standing” course is in jeopardy. In order to compete and restore Blacklake’s economic viability, Blacklake Golf Resort LLC is proposing to transform the Blacklake Golf Resort back into the “destination” it once was when it included overnight lodging accommodations. The plans also incorporate “neighborhood” services and amenities. The ‘resort’ becomes the centerpiece, not only serving as a visitor destination with overnight accommodations but also as a community center able to serve some of the daily needs of the residents of Blacklake and surrounding neighborhoods.

The intent is to increase business, including golf rounds by adding the resort components and building additional single family and “retirement village” units. All uses combined will enable Blacklake Village to move into the future as an economically viable recreational community.

REQUIRED APPROVALS:

- I. Specific Plan Amendment
- II. Vesting Phased Tentative Tract Map
- III. Phased Conditional Use Permit
- IV. Process for Entitlements
 - Board of Supervisors Authorization
 - Planning Commission Hearing for Specific Plan Amendment
 - Recommendation to the Board of Supervisors on the proposed amendments and environmental document
 - Board of Supervisors Hearing for Specific Plan Amendment Consider Planning Commission recommendation and take final action on the proposed amendments.
 - Planning Commission Hearing for Phased Vesting Tentative Tract Map and Phased Conditional Use Permit
 - Final action

SPECIFIC PLAN AMENDMENT REQUEST DETAILS:

The overall development plans are still conceptual and significant refinement is expected as outreach is ongoing with current residents. We expect these conceptual plans will be refined based on this ongoing dialogue, with final plans expected by February, 2015. Knowing there are likely going to be modifications to the existing conceptual plans, for purposes of the Specific Plan Authorization Hearing, we request the Authorization to contemplate the general merits of the request(s); increased residential density and the

addition of resort hospitality components. Presuming general concepts are supported by the Board, the specific design details will be vetted through the Specific Plan Amendment Applications.

Knowing the sensitivity we all share regarding water, these plans have been conceived to produce a substantial positive “water savings” approach. The plans are consistent with and compatible with Blacklake neighborhood/community standards. “Intent to Serve” letters have been issued by the Nipomo Community Services District, the following general assumptions of project scope were provided to the NCS D:

Conceptual Project Components:

- 90-100 Golf Bungalows (Single Family Residences)
- Re-Establish existing Clubhouse at existing Willow Road entry, including visitor & member amenities
- 60-80 Retirement Village duplexes
- 100-120 Hotel Suites – Visitor Serving and Neighborhood Serving Accessory Uses (Village Center)
 - Restaurant, Neighbor, Retail, and continued Banquet & Event
- Relocate existing Maintenance Facilities
- Upgrades to Golf Course & Water Conservation implementation

Development Locations: All projects are proposed within existing, developed areas of the Resort property:

- The Lodge & Village Center are proposed to be located in the vicinity of the existing Clubhouse. The Resort components will include re-creation of the existing restaurants, lounge, meeting and banquet facilities. Also included will be accessory retail and services square footage to serve neighbors and visitors alike.
- The Golf Bungalows (small lot SFR) are sited in various locations throughout the existing golf course. The majority of these units will be located between the existing Clubhouse and Willow Road. Other units are scattered in small pockets throughout the project site. All units are proposed to be located on what are currently existing, irrigated turf areas, thus significantly reducing irrigated turf.
- The Retirement Village homes are anticipated to be attached and detached units. These units will be located near the Lodge & Village Center, again, within existing irrigated turf areas. Convenient cart and walking paths will be created.
- A new Clubhouse and Lodge may include “time share units” and possibly limited, overnight RV spaces.
- The former Clubhouse (currently Maintenance) will be expanded with facilities, including visitor accommodations and recreation facilities.
- A new north – south vehicular connection (private road) is proposed connecting the Resort area to Willow Road. This is a significant circulation benefit for the existing community.
- Trails and pedestrian paths apart from and including golf paths will connect the existing and proposed communities to the Village Center.

Water Use:

The projects will result in a significant reduction of existing irrigated turf and thus ground water use. The effect will be increased groundwater recharge and the project will import new water to serve the proposed development. Supplemental Water will be purchased to serve the demands of all new development. The NCSD conditionally approved Intent to Serve requests at their October 22, 2014 meeting. Copies of the letters are included in this Authorization Request Package.

Existing water sources utilized by the golf resort include the following:

- Approximately 400-500 AF/YR of ground water is used for irrigation. This water is provided from several, private, on-site wells.
- Additionally, approximately 50 AF/YR of treated (recycled) water is received from the NCSD/Blacklake wastewater plant, it is blended and applied to portions of the golf course for supplemental irrigation water.
- Additionally, approximately 8.5 AF/YR of “domestic water” is currently provided by NCSD to Blacklake Golf Resort for its existing facilities.

Based on the current “conceptual plan,” a total “water savings” of approximately 120 AF/YR may be achieved by development of the projects. The water savings will be accomplished through several means, as follows:

Reduction in Existing Groundwater Use: 95 AF/YR:

- The project includes modifications to the existing golf course, including various improvements to the existing irrigation system, water storage facilities and a reduction of irrigated turf. The irrigation improvements and removal of existing irrigated turf areas will result in a water savings estimated by the project engineer of 95 AF/YR.

Increase in Groundwater Recharge: 26 AF/YR:

- Based on the current conceptual plan, the new uses will require the purchase of approximately 32.1 AF/YR of water from the NCSD. This “new” imported water source will result in an additional 25.7 AF/YR treated effluent which in turn becomes added “gray water” for resort irrigation.

SUMMARY OF REQUESTS:

Addition of Hotels and Motels to the Allowable Use Table:

The existing Specific Plan includes Hotels and Motels and ancillary uses as an allowable use (Page I-4); however, the Development and Phasing Plans that were approved in 1983 did not specifically include Hotel facilities. The current project is proposing to specify Hotel and Motels (including Timeshares and interval ownerships) as an allowable use within the Primary and Secondary Recreational Areas, subject to a future Conditional Use Permit approval.

Removal of the Location Limitation for Food and Beverage Retail Sales:

In order to provide additional community/neighborhood serving opportunities within Blacklake Village, the location limitation for Food and Beverage Retail Sales should be removed from the Primary Recreation Area Use Chart. This will allow a small market and other community and visitor-serving uses to be located in the Resort Village/Lodge area.

Amend Allowable Use Table for Secondary Recreation Areas to include Eating and Drinking Places and RV Parks, subject to Conditional Use Permit Approval:

This modification will allow the previous Clubhouse use that is located adjacent to Willow Road to be officially reestablished. This area is intended to serve as a smaller secondary clubhouse to serve residents, visitors, and community members looking for a more community oriented experience. A limited overnight Recreational Vehicle (RV) parking area is proposed in this area as a means to provide on-site accommodations to visitors that are traveling in RV's. The RV area will provide full hook-ups to ensure that generators are not used thereby eliminating noise impacts that are typically associated with RV parks. Timeshare/interval units are also proposed in this area to provide additional lodging options.

Increase in Residential Density

The project includes a request to increase the current residential density specified in the Specific Plan. The existing Specific Plan allows 559 residential units. While the exact numbers for the current proposal have not been finalized, it is anticipated that the Specific Plan Amendment request will include approximately an additional 160 residential and retirement units. However, residential unit counts may increase or decrease based on feedback from the existing residents on the various housing types being contemplated by the ownership. The additional units will be achieved through a mix of small lot single family residential units consistent with existing development and clustered; small footprint attached and detached units (Retirement Village).

Blacklake Community Meeting

County of San Luis Obispo Application

Conceptual Specific Plan Amendment, Tract Map, and Conditional Use Permit

August 27, 2014

Conceptual Project Overview

- **Amendment Specific Plan**
 - Modify allowed uses to include Hotel
 - Conceptual Additional Residential Development
- **Tract Map**
 - Conceptual Residential Subdivision
 - Single Family Residential
 - Retirement Village
- **Conditional Use Permit**
 - Conceptual Hotel / Resort
 - Restaurant / Retail Uses

Conceptual Project Components

Proposed Development to include:

- 93 Golf Bungalows (Single Family Residences)
- 11 Time Share Suites and New Clubhouse
- 52 Retirement Village Units
- 119 Hotel Suites – Visitor and Neighborhood Serving Accessory Uses
 - Restaurant, Retail, Banquet
- Re-Establish Club House at Willow Road
- Relocate Maintenance Facilities
- Upgrades to Golf Course

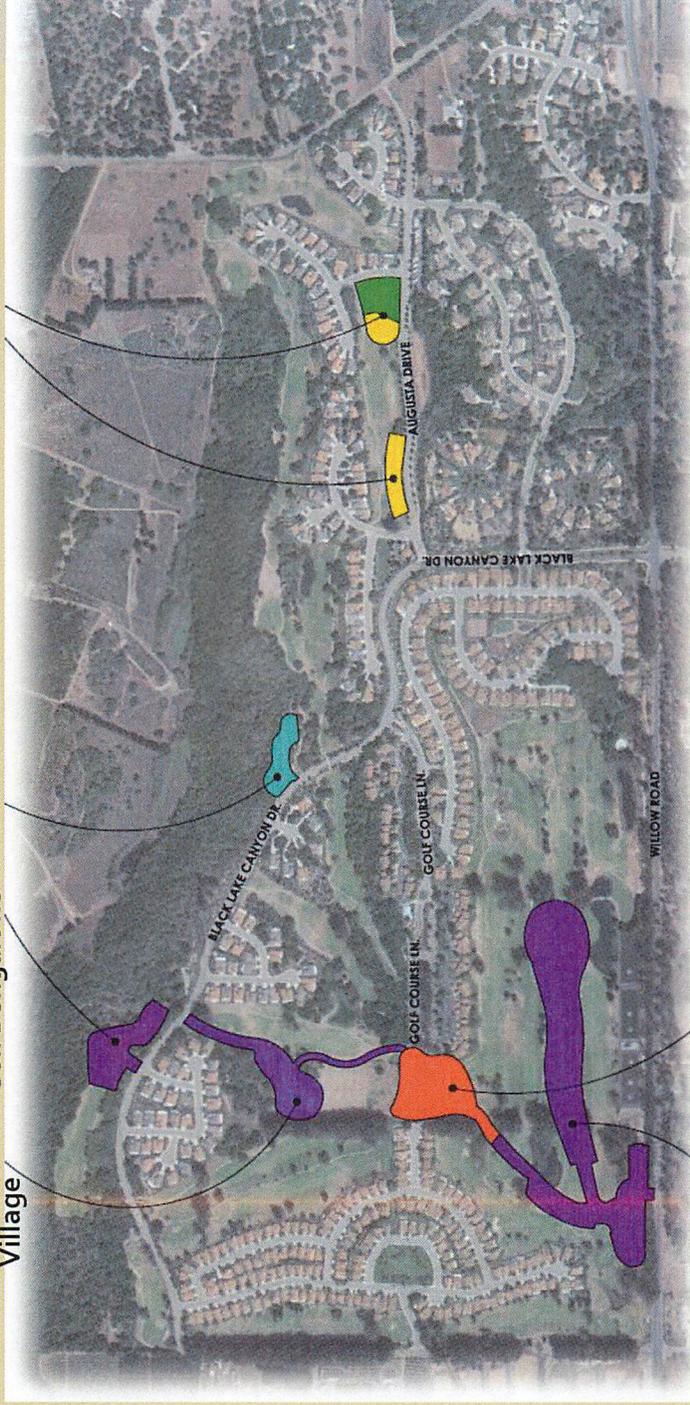
Overall Site Plan

Retirement Village

Golf Bungalows

Golf Bungalows

Golf Bungalows



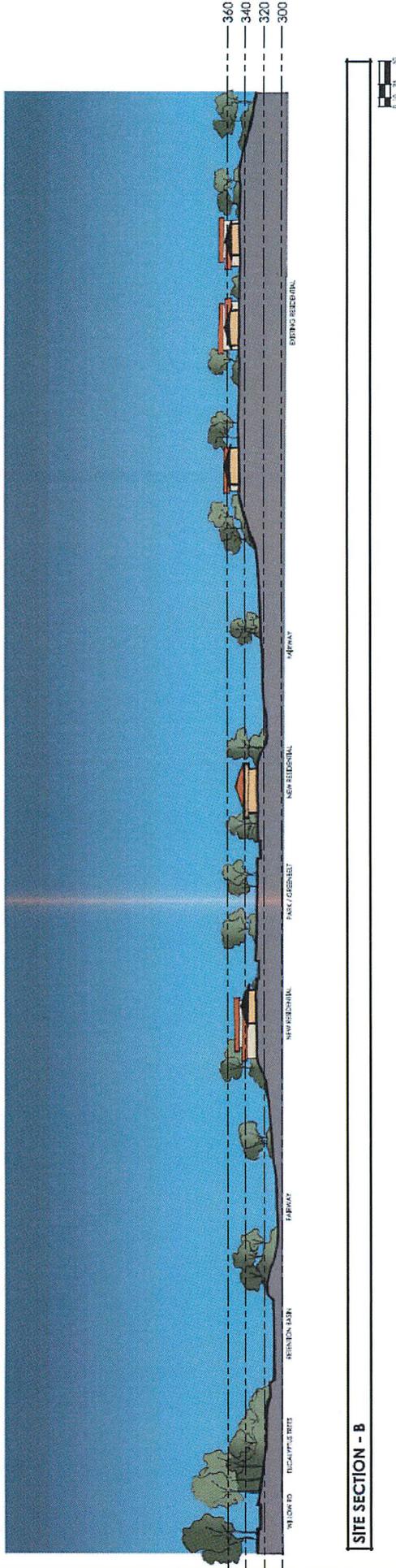
Golf Bungalows,
Time Share
Suites, and
Clubhouse

Blacklake Lodge
& Village Center
(Hotel Suites)

Conceptual Development with access to Willow Road

60 Golf Bungalows
11 Time Share Suites
New Clubhouse

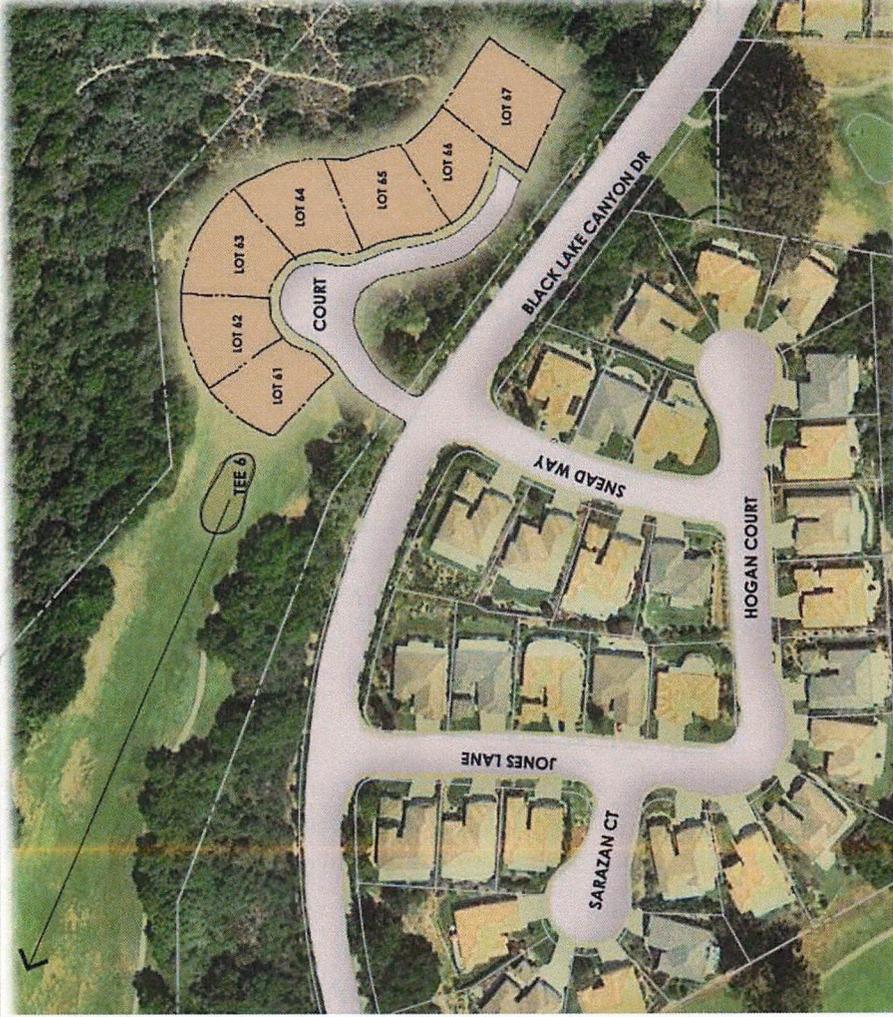




Cross Section B

Conceptual Development at Hole 6

7 Golf Bungalows



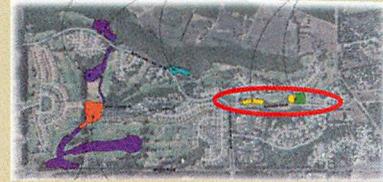
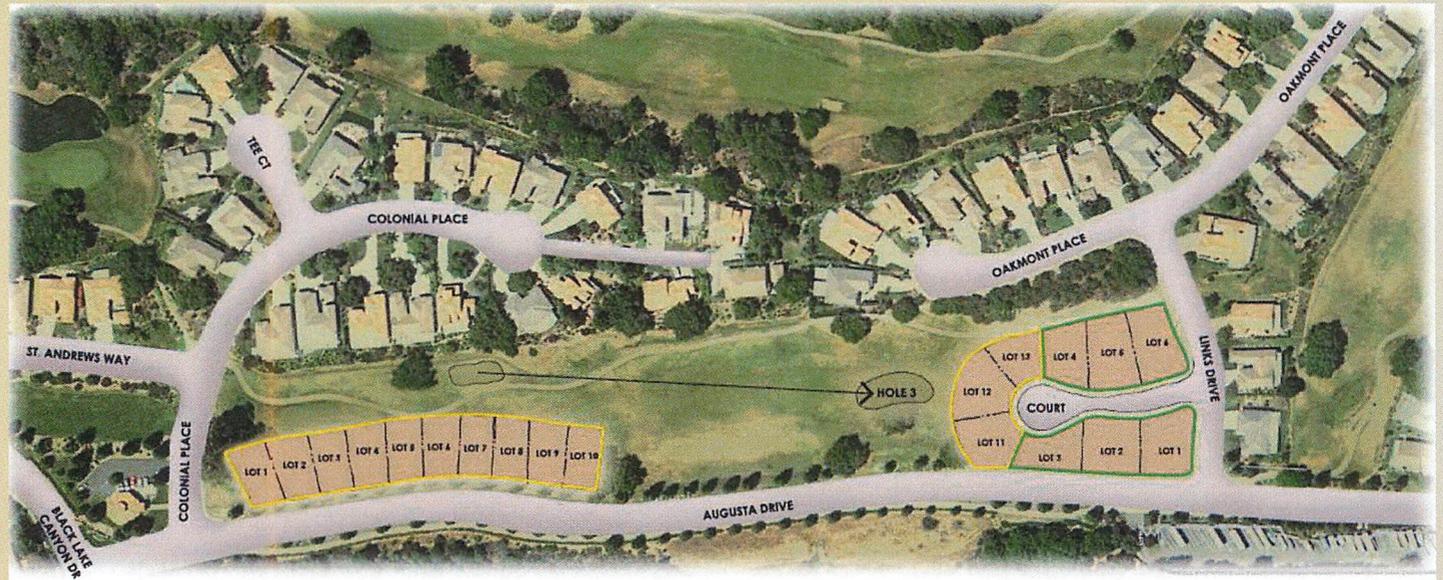
Residences at Blacklake Canyon Drive

7 Golf Bungalows



Conceptual Residences at Hole 3

19 Golf Bungalows



Conceptual Retirement Village at Hole 1

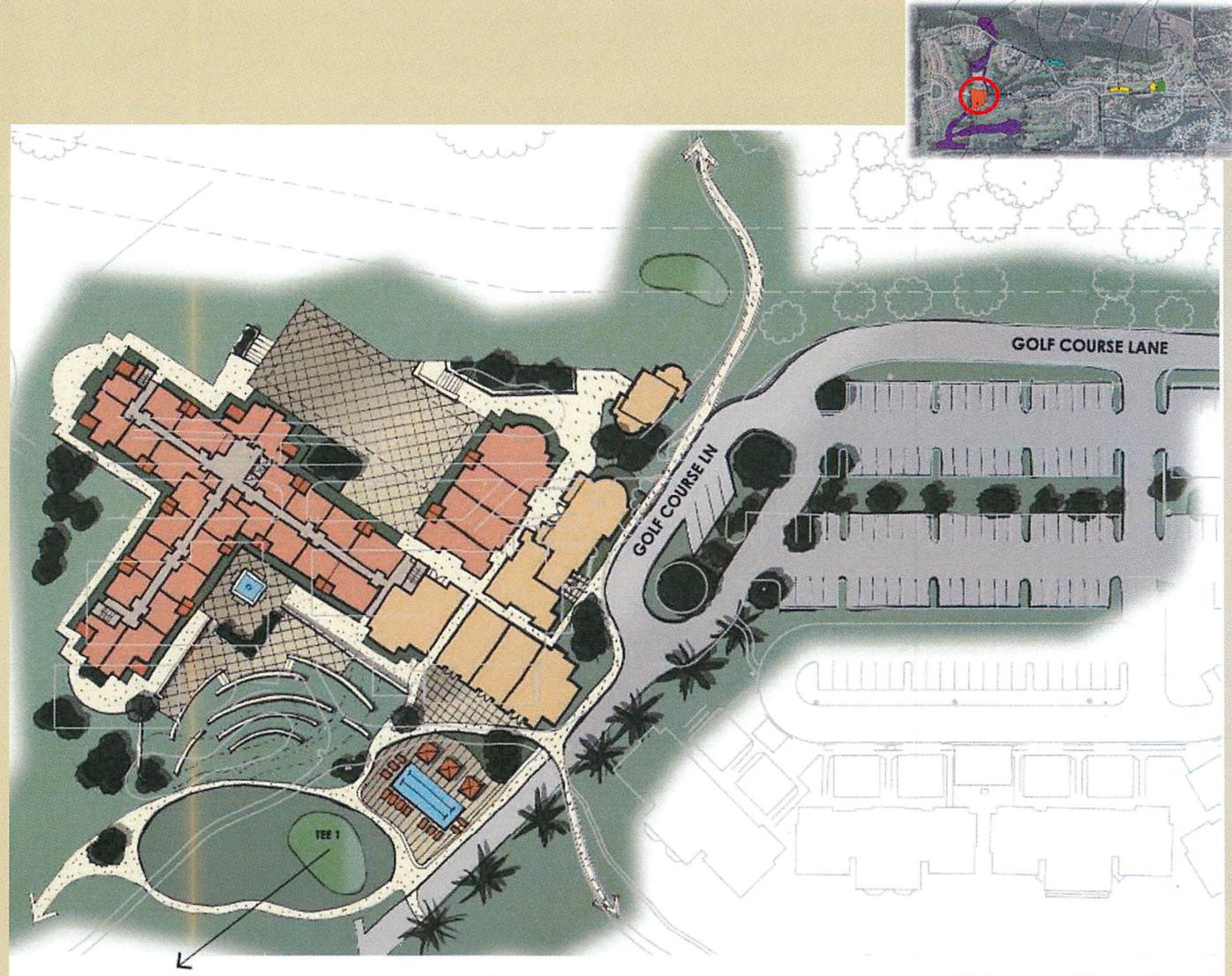
52 Small Footprint Attached Units
13 Fourplexes

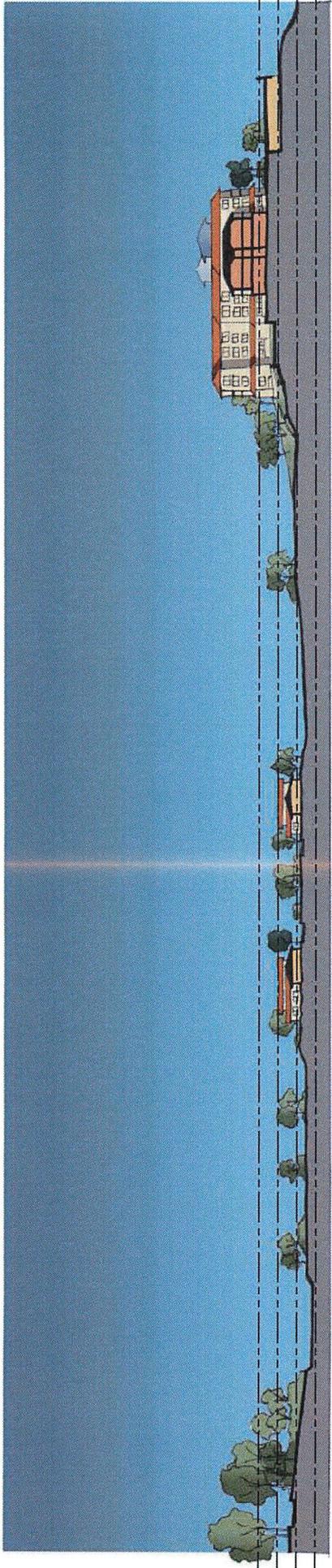


Conceptual Blacklake Lodge & Village Center

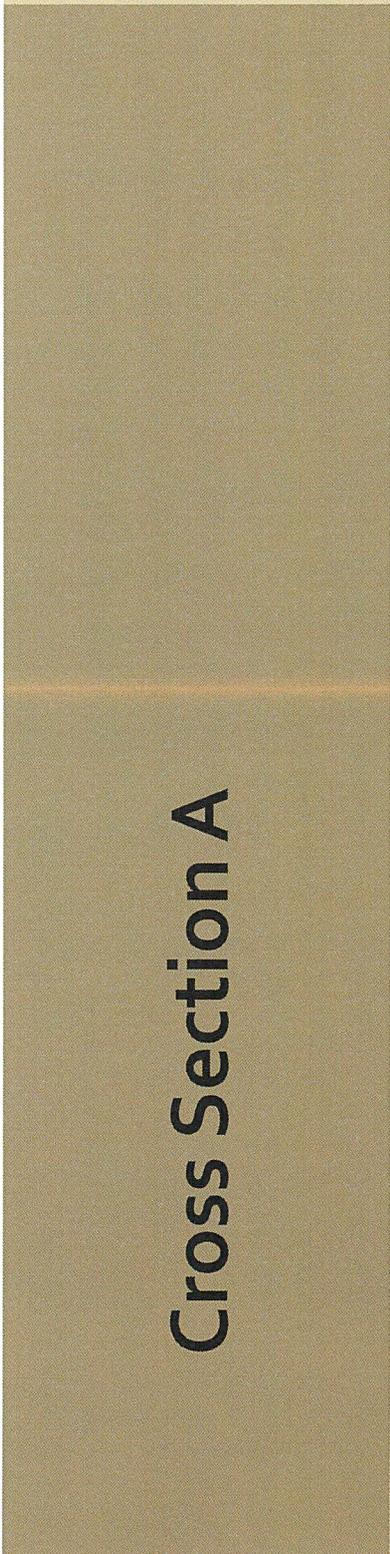
119 Hotel Suites
Restaurant / Lounge
Meeting Rooms
Banquet Rooms
Retail
Event Areas

*Blacklake Village pedestrian
and golf cart community
character will be retained*

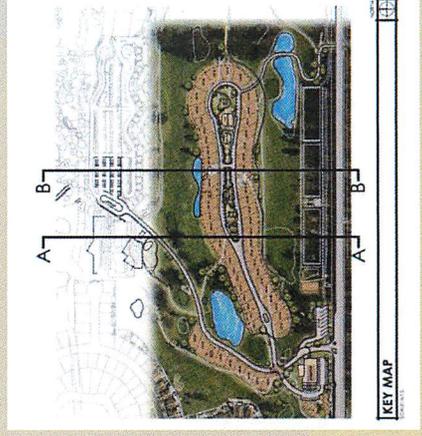




SITE SECTION - A



Cross Section A



KEY MAP

Projected Total Water Use for Proposed Development

- 32.2 Acre Feet / Year

Purchase Supplemental Water from NCSD for New Development

Projected Water Use

Proposed New Development Water Usage Imported from NCSD

Unit Type	Unit Quantity	Rate ft/yr	AFY
Golf Bungalows (Single Family)	93	0.15	14.0
Hotel Suites and Facilities	130	0.1	13.0
Retirement Village	52	0.1	5.2
Total			32.2

Water Savings

Projected Water Savings:

- Reduction in Turf Areas
- Improvements / Upgrades to Existing Irrigation System

94.9 Acre Feet / Year

Proposed Water Savings Due to Resort Modifications (Changes in Turf)

Modification	AC and AFY	Rate ft/yr or %	AFY
Reduced Turf Area (AC)	23	2.6	59.8
Improved Irrigation System (AFY)	458.5	0.05	22.9
Conversion of Turf to Vines/Orchards (AC)	15	1	15.0
Increase in Pond Area (AC)	1.5	1.87	-2.8
Total			94.9

Waste Water Recharge from New Development

Additional
Waste Water
Recharge

25.7 Acre Feet / Year

Resulting Additional Waste Water Recharge from New Development

Unit Type	Water Usage AFY	Recharge Rate %	AFY
Golf Bungalows (Single Family)	13.95	80%	11.2
Hotel Suites & Facilities	13	80%	10.4
Retirement Village	5.2	80%	4.2
Total			25.7

Projected Reduction in Groundwater Pumping

Reduced Groundwater Extraction

120.6 Acre Feet / Year

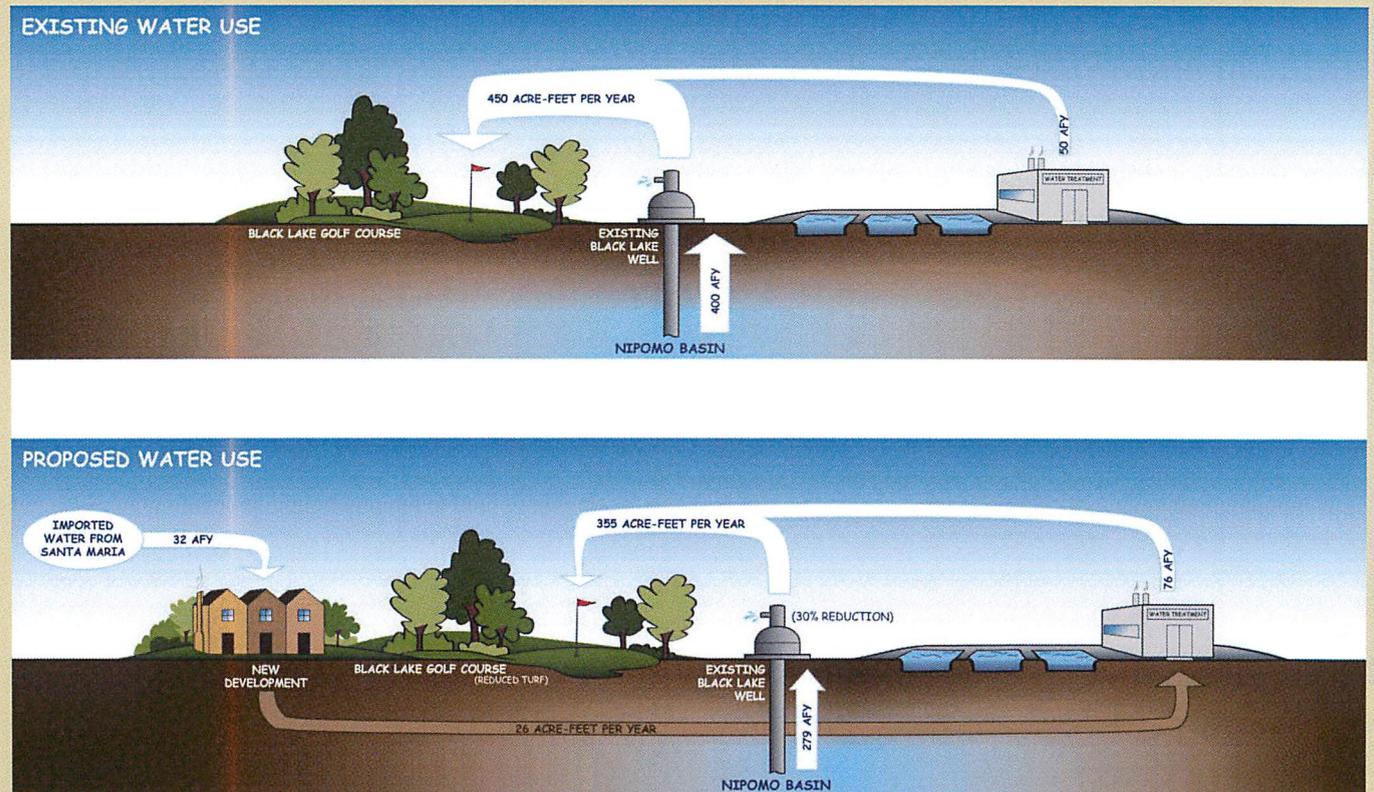
Projected Water Savings

<u>Item</u>	<u>AFY</u>
Resort Modifications (Reduction in Turf)	94.9
Waste Water Recharge From New Developer	25.7
Total Project "Savings"	120.6

Water Savings Summary

Proposed development will reduce water use from the Nipomo Mesa Basin by:

- IMPORTING water from Santa Maria
- Increase recycled water used for irrigation – Removal of irrigated turf
- Replace irrigation system with more water efficient system



Improvements to Sewer

Project will Pay its Fair Share for Improvements to Existing Sewer Deficiencies

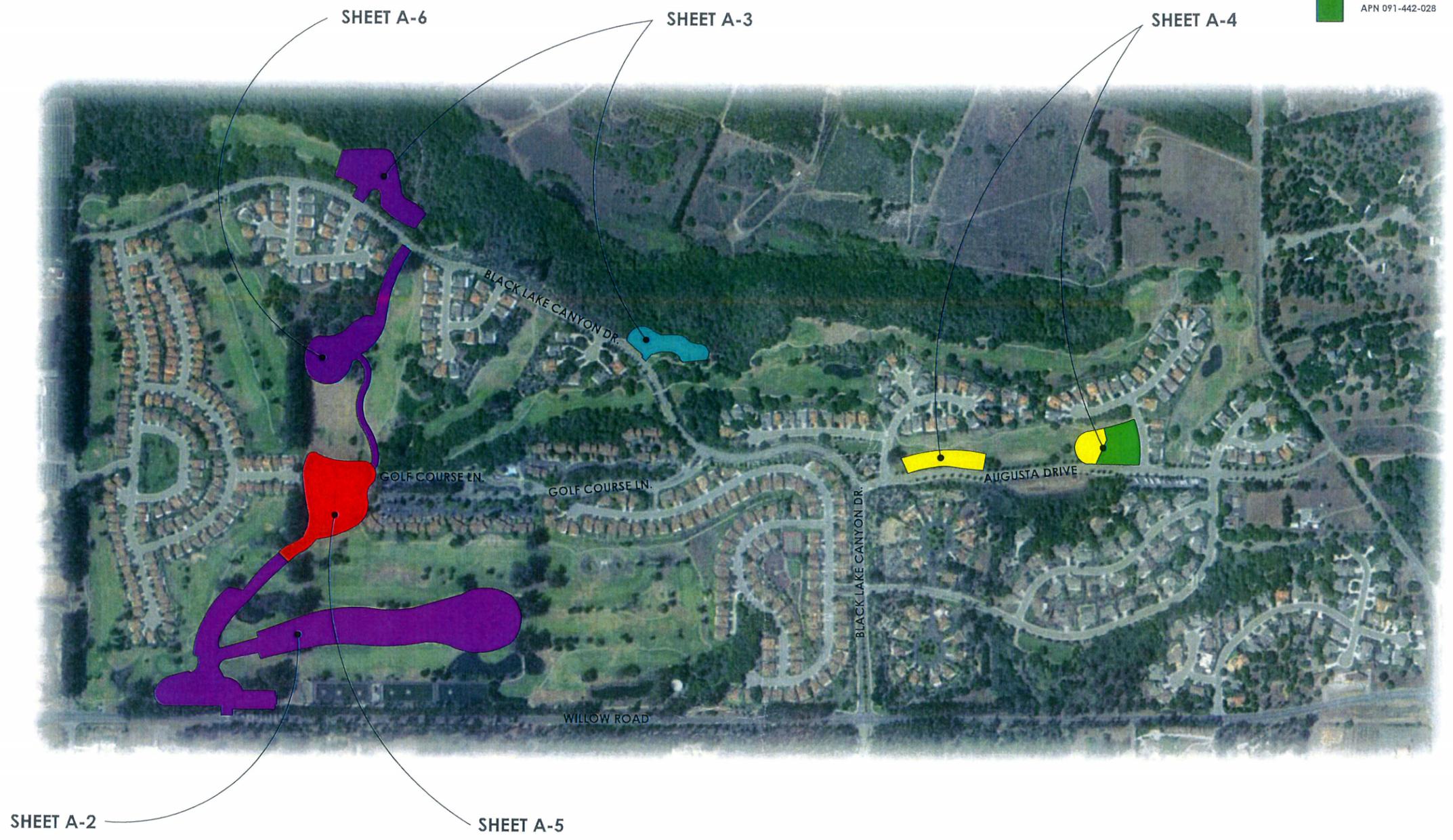
- Relocate and Replace Aging Sewer Line
- Line Wastewater Ponds

**Additional Units and Uses will
Reduce Overall Assessment for
Existing Residents**

Next Steps

- **NCSD**
- **Board of Supervisors Authorization Hearing**
- **Submit Formal Applications to County**
- **Supplemental EIR**
- **Planning Commission Hearing**
- **Board of Supervisor's**
- **Planning Commission**
- **Approval Early to Mid 2016**

LEGEND	
	APN 091-411-006
	APN 091-411-026
	APN 091-411-019
	APN 091-441-026
	APN 091-442-028

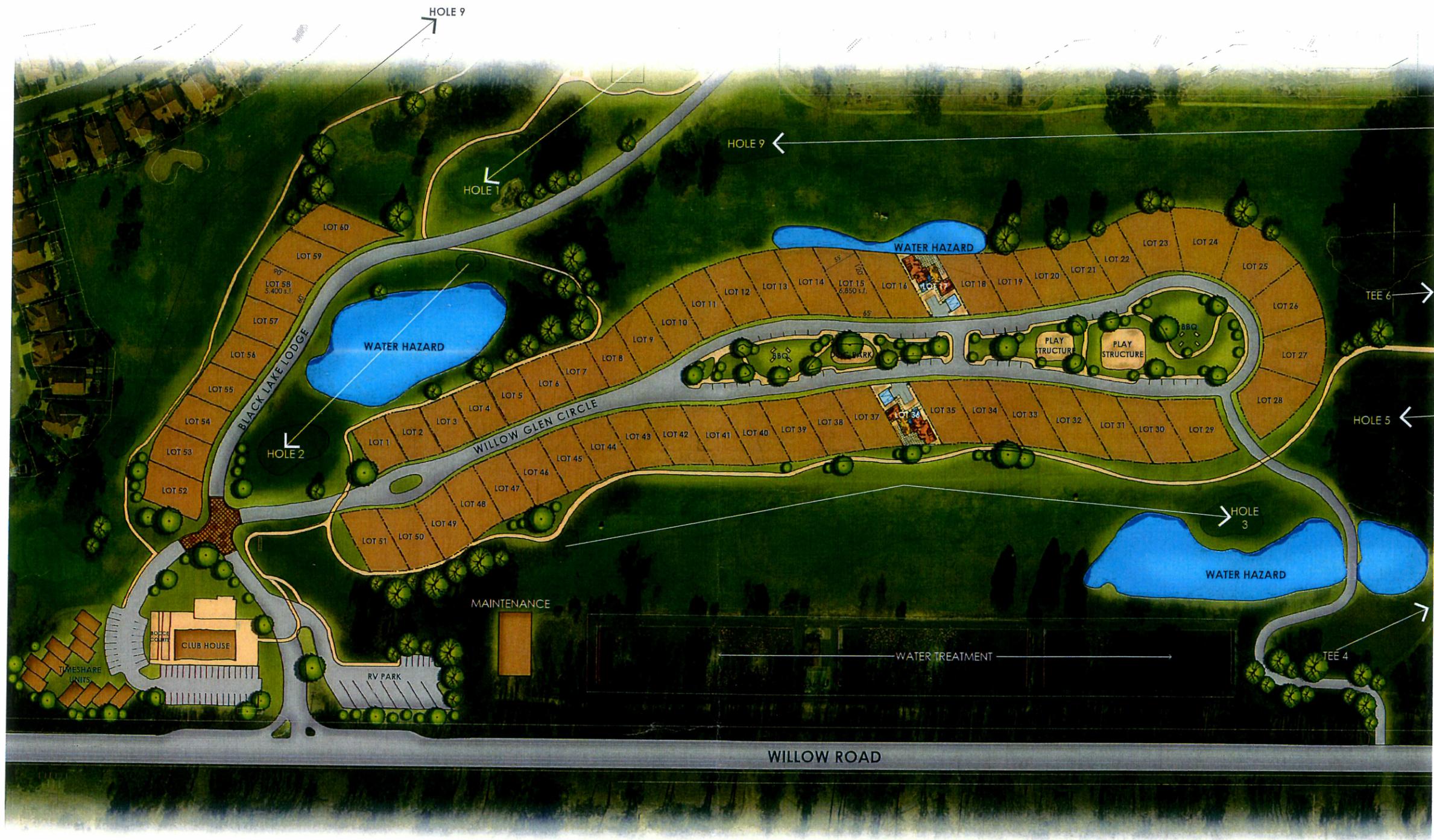


OVERALL SITE PLAN



BLACKLAKE
BLACKLAKE
NIPOMO, CALIFORNIA

August 16, 2014
A-1



SITE PLAN - NEW LOTS WITH NEW ENTRANCE OFF OF WILLOW ROAD

APN 091-411-026



	BLACKLAKE BLACKLAKE NIPOMO, CALIFORNIA	August 18, 2014 1"=50' @ 36x48 A-2
	1200 JENNIFER AVENUE SUITE 100, NIPOMO, CA 93448 (805) 739-1111	



SITE PLAN - NEW LOTS AT HOLE 6

APN 091-411-026



SITE PLAN - REMOVE EXISTING HOLE

APN 091-411-019



BLACKLAKE
BLACKLAKE
NIPOMO, CALIFORNIA

August 18, 2014
1:00 P.M.
A-3



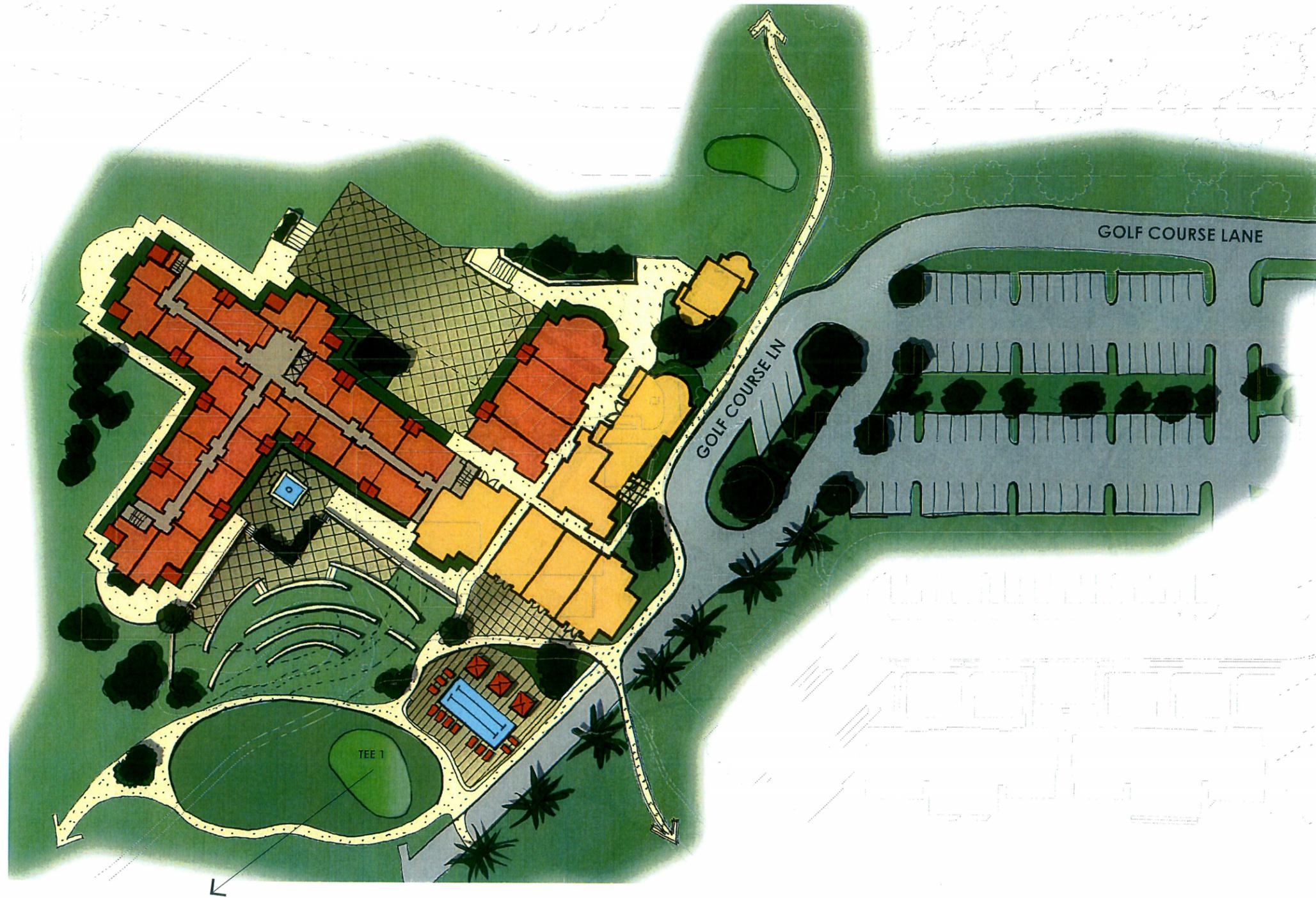
SITE PLAN - NEW LOTS AT HOLE 3

- APN 091-441-026
- APN 091-442-028



BLACKLAKE
BLACKLAKE
NIPOMO, CALIFORNIA

August 18, 2014
1"=50' @ 36x48
A-4



SITE PLAN - HOTEL

APN 091-411-006



BLACKLAKE
BLACKLAKE
NIPOMO, CALIFORNIA

August 18, 2014
1:30 @ 3648
A-5

TO BLACK LAKE
CANYON ROAD



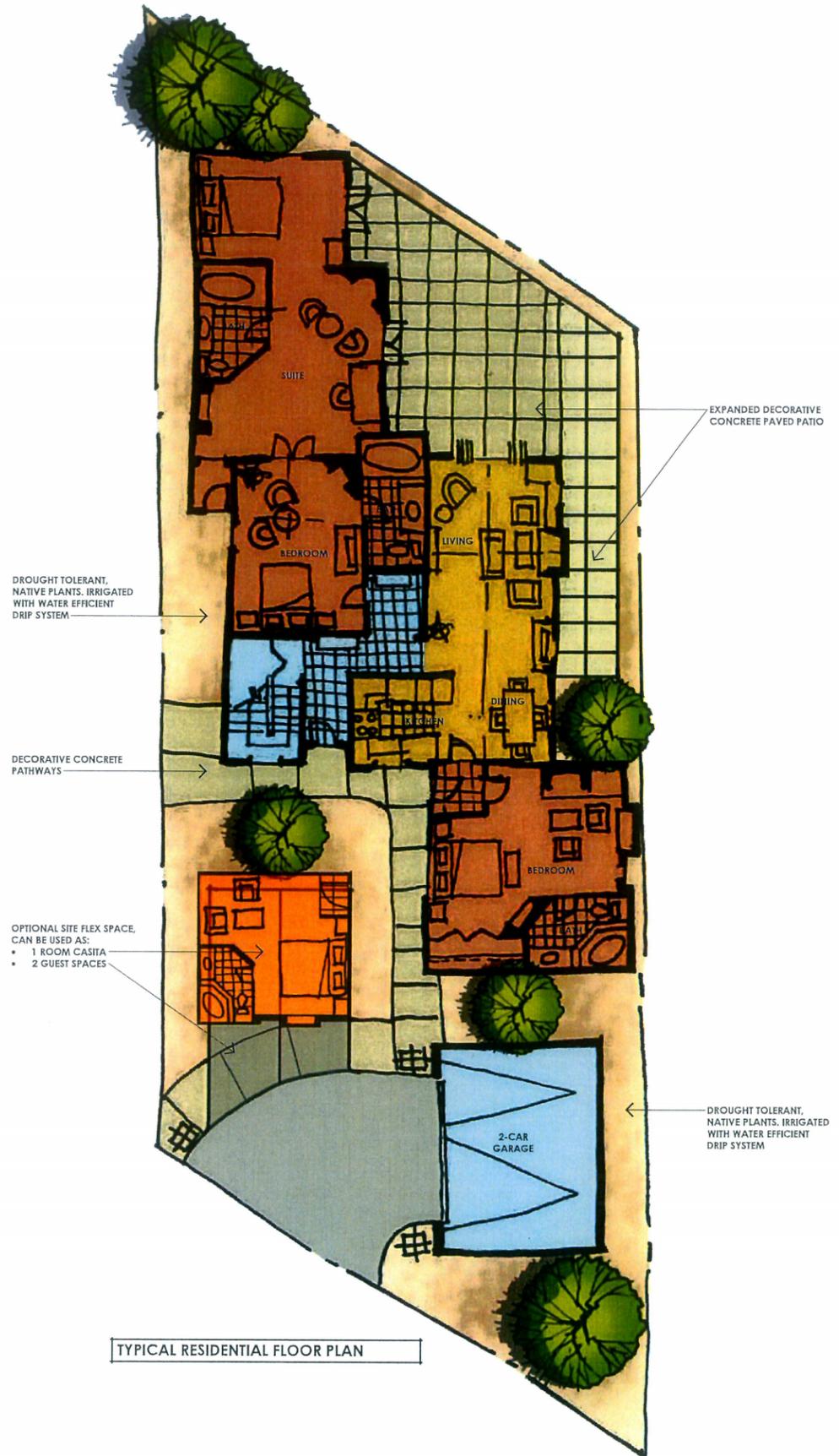
SITE PLAN - SENIOR HOUSING

APN 091-411-026

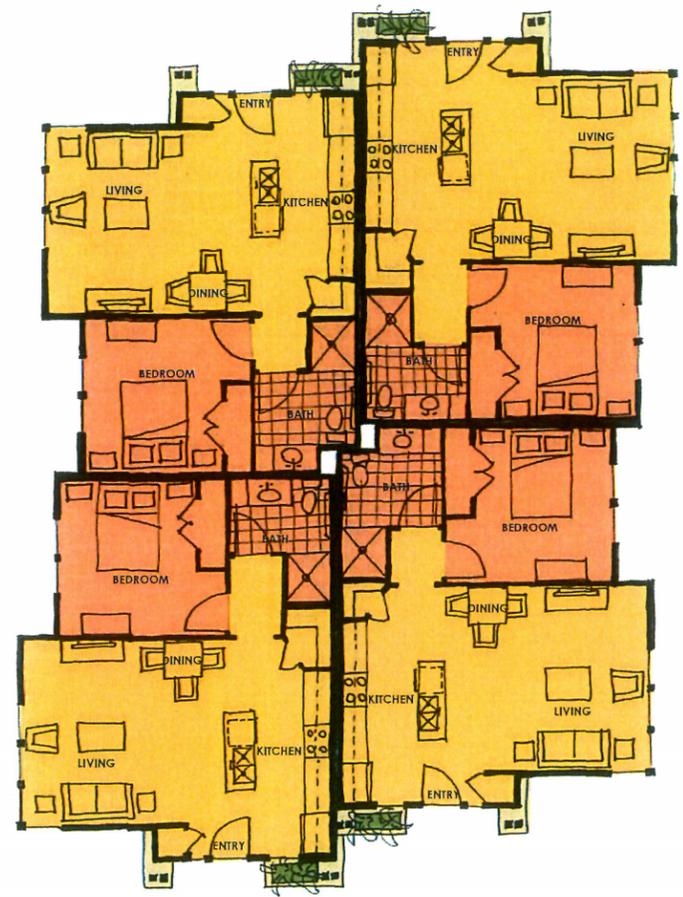


BLACKLAKE
BLACKLAKE
NIPOMO, CALIFORNIA

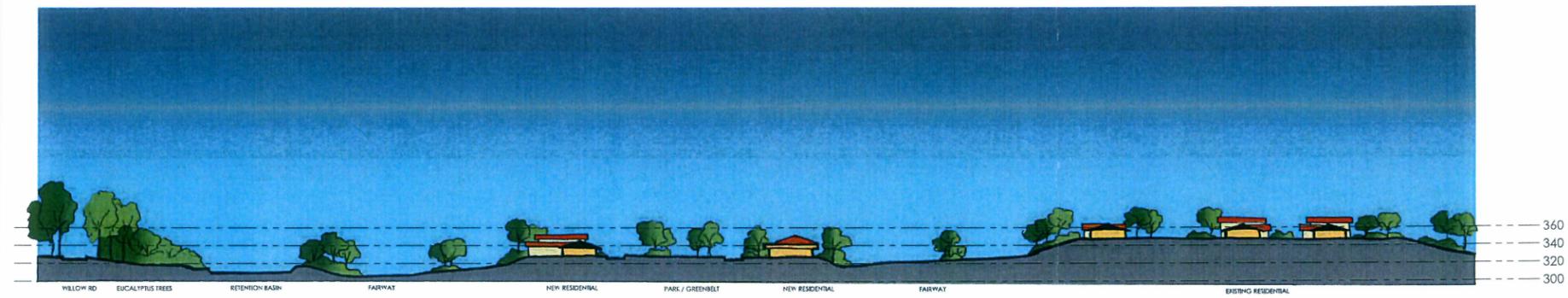
August 18, 2014
7:30 P 3048
A-6



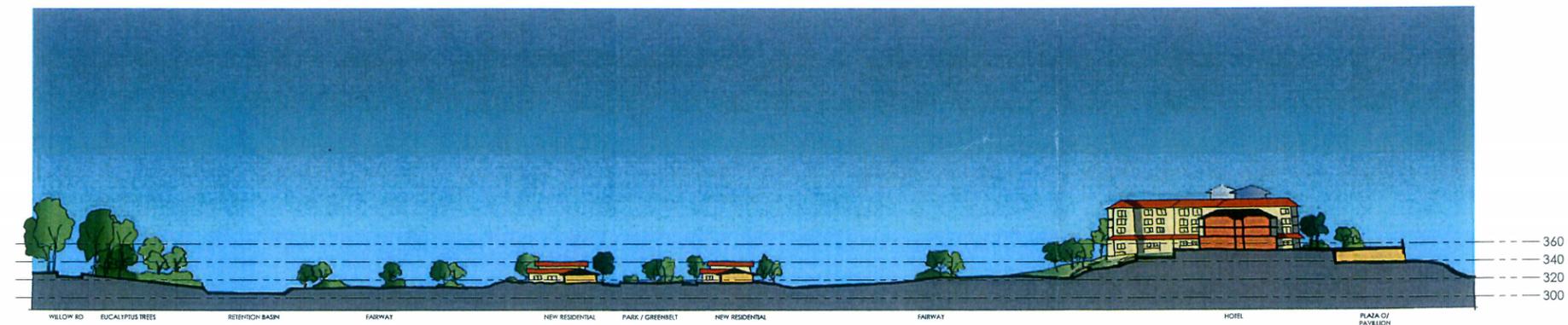
TYPICAL RESIDENTIAL FLOOR PLAN



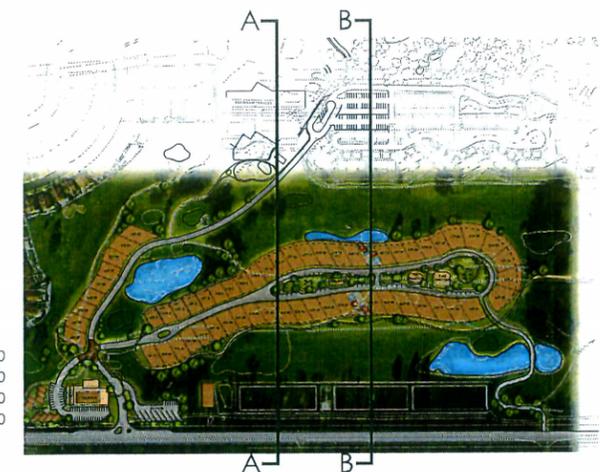
TYPICAL SENIOR HOUSING FLOOR PLAN



SITE SECTION - B



SITE SECTION - A



KEY MAP

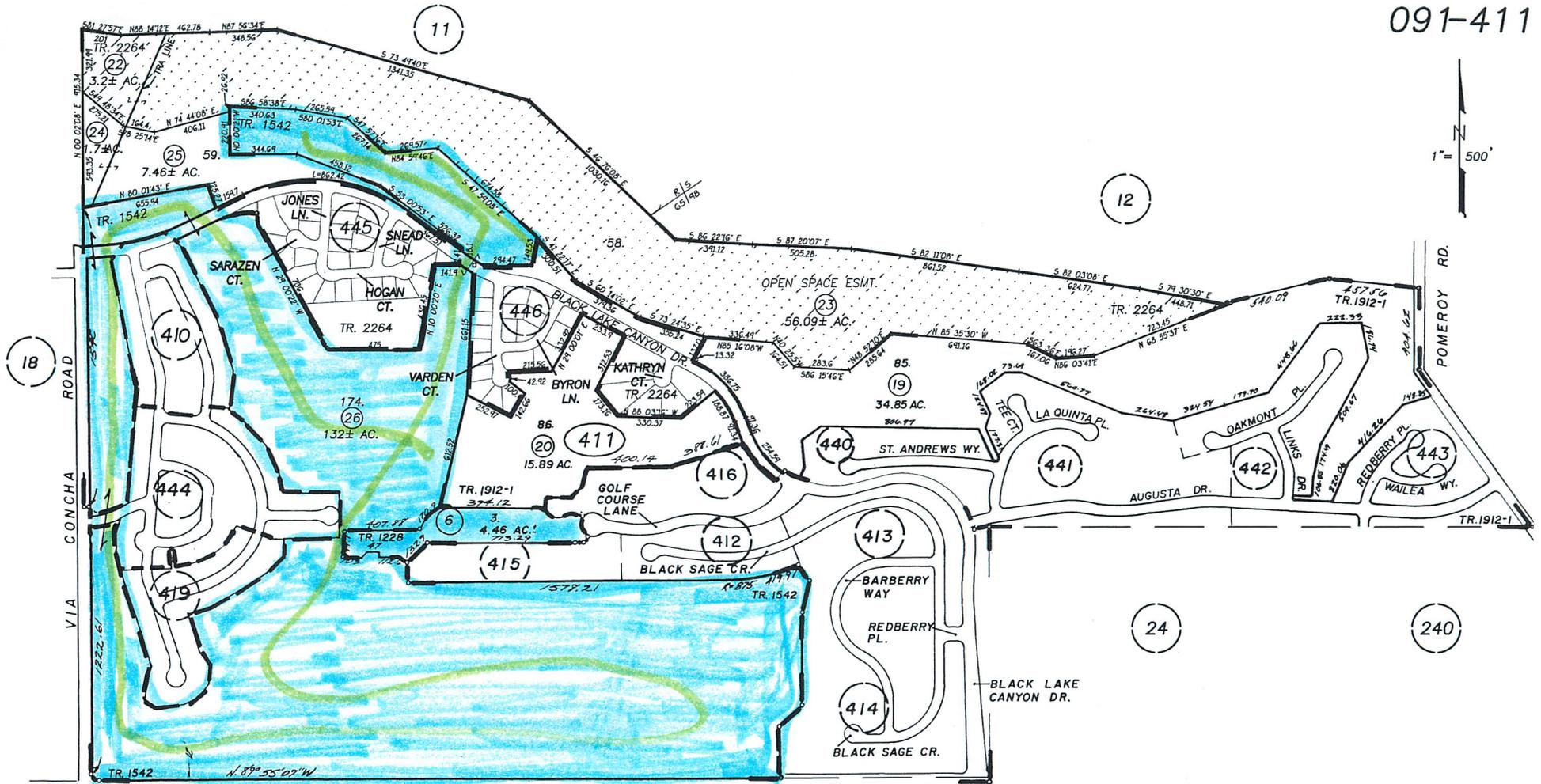
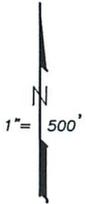
SCALE: 1" = 25'



ARTIS
STUDIO
ARCHITECTS
1344 DEVEREUX BLVD
SAN DIEGO, CA 92108
TEL: 619.444.1111
WWW.ARTISSTUDIO.COM

BLACKLAKE
BLACKLAKE
NIPOMO, CALIFORNIA

DATE: August 18, 2014
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: [Blank]
A-8



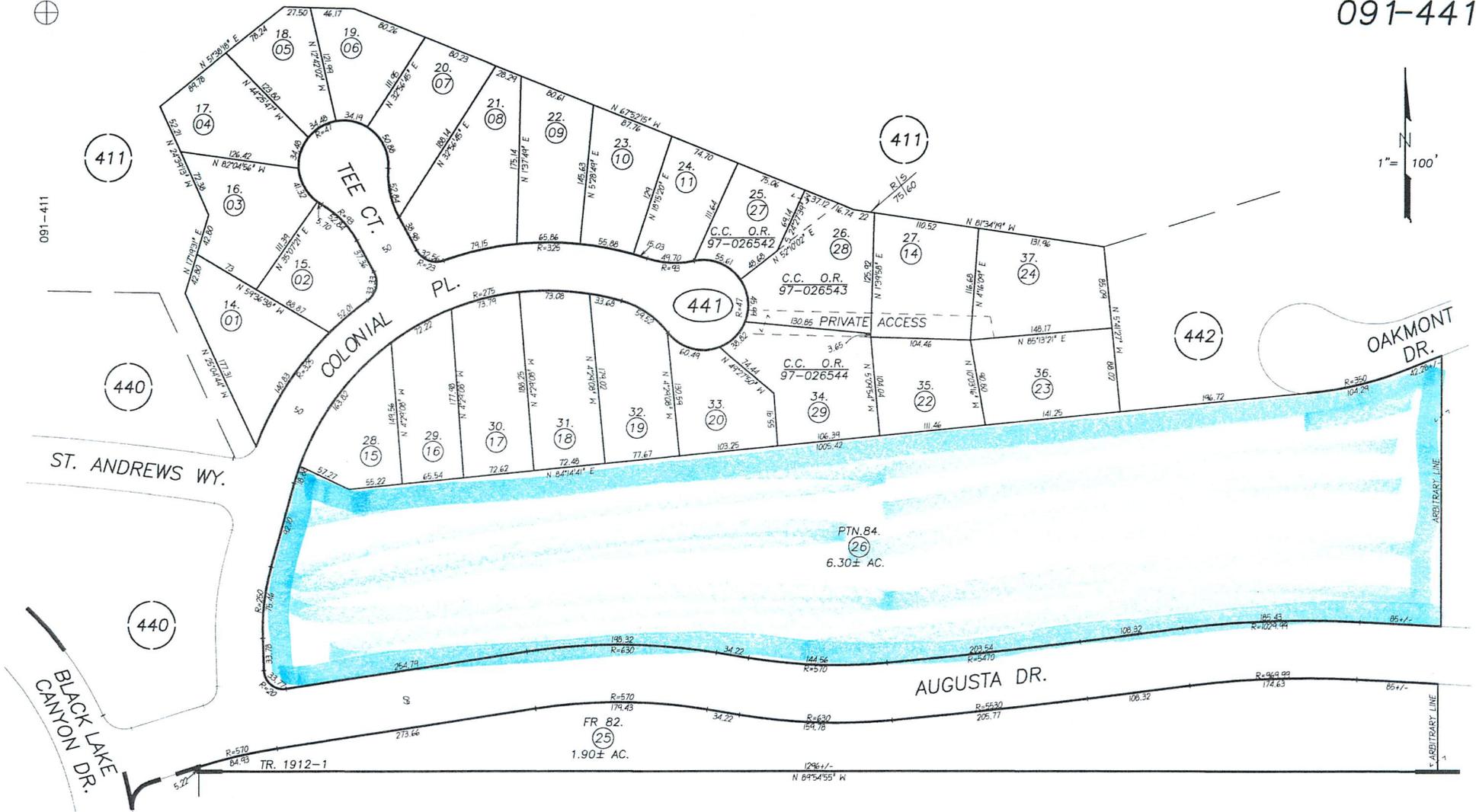
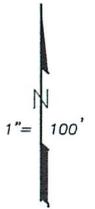
REVISIONS	
I.S.	DATE
04-289	01-20-04



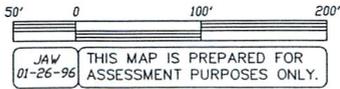
JAW
05-03-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2264, R.M. Bk. 18 , Pg. 65
 TRACT 1109 (BLACK LAKE) R. M. BK. 11, PG. 85.
 TRACT 1228 R. M. BK. 12, PG. 43
 TRACT 1542, R.M. BK. 15, PG. 10.
 TRACT 1912-UNIT 1, R.M. BK. 17, PG. 55.

NIPOMO VICINITY
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 091 PAGE 411



REVISIONS	
I.S.	DATE
NA	05-18-11

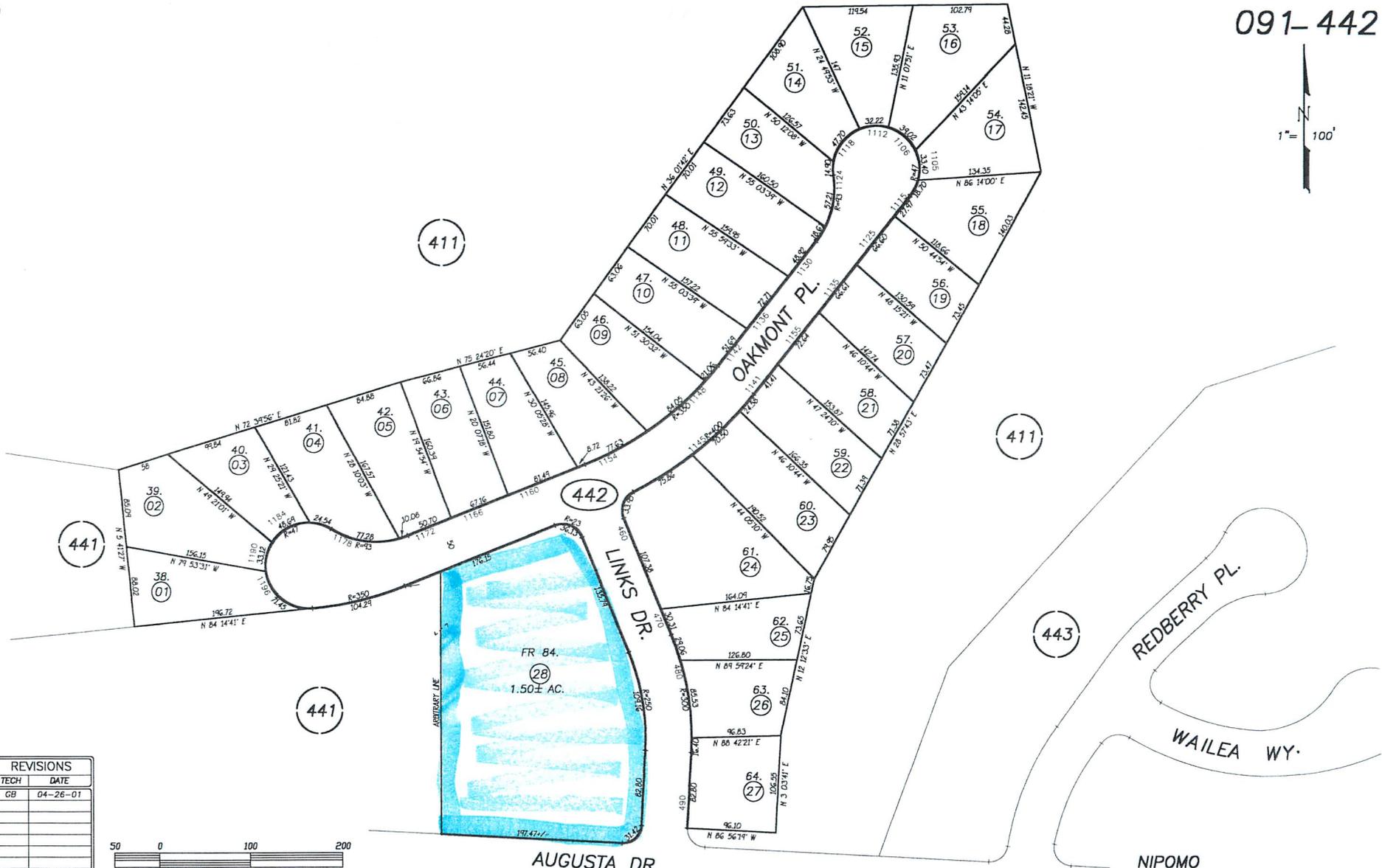
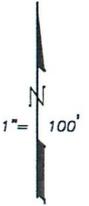


243



091-411

091-442



REVISIONS	
TECH	DATE
GB	04-26-01



SWW 01/26/96 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

AUGUSTA DR.
 TR. 1912-UNIT 1, R.M. Bk. 17 , Pg. 55

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 091 PAGE 442

