



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/3/2013

TO: \_\_\_\_\_

FROM: Xzandra Fowler (xfowler@co.slo.ca.us or 805-781-1172)  
South County Team / Development Review

PROJECT DESCRIPTION: Revised: SUB2006-00205 TR2923 VISTA GRANDE PARTNERS – Proposed tract map for 18 unit planned development. Site location is Grande Avenue in Nipomo. APN: 092-142-034.

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 FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- \* Tract Map
- Road Name

\* Reapplication of SUB2006-00205

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

Landowner Name NIPOMO GRANDE, LLC Daytime Phone (805) 543-1706  
 Mailing Address 645 Clarion Court San Luis Obispo, CA Zip Code 93401  
 Email Address: rbachmann@specialtyconstruction.com

Applicant Name same as owner Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

\*Agent Name OASIS ASSOCIATES, INC. c/o C.M. Florence, AICP Daytime Phone (805) 541-4509  
 Mailing Address 3427 Miguelito Court San Luis Obispo, CA Zip Code 93401  
 Email Address: cmf@oasisassoc.com

## PROPERTY INFORMATION

Total Size of Site: 1.14 acres Assessor Parcel Number(s): 092-142-034  
 Legal Description: PARCEL 2 OF PM NO. CO-76-206 RECORDED IN BOOK 23, PAGE 24 OF PARCEL MAPS  
 Address of the project (if known): 545 Grande Avenue, Nipomo, CA 93444  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: (North) east corner of Grande Ave and Avenida de Amigos.

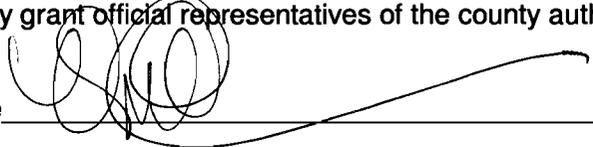
Describe current uses, existing structures, and other improvements and vegetation on the property:  
Vacant, existing drainage basin on east corner of property.

## PROPOSED PROJECT

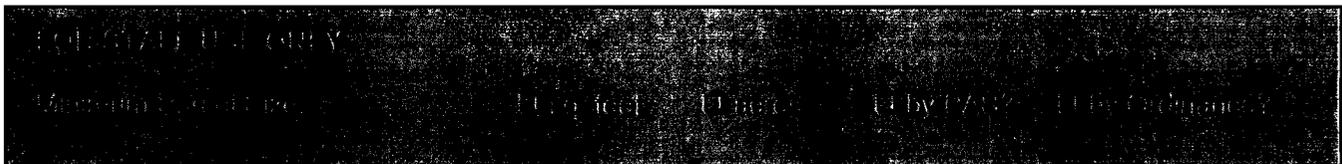
Describe the proposed project (incl. size of all proposed parcels): 17 unit Residential subdivision as common interest development.  
 Units are subdivided with real property lines, with common area lot held as common interest.

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature 

Date 19 Nov 13



# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: 14.9 unit/acre

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 1.14 ac

What will the property be used for after division: Residential Homes

Is the property part of a previous subdivision that you filed?  Yes  No

If Yes, what was the map number:  Tract No: \_\_\_\_\_  CO \_\_\_\_\_  COAL \_\_\_\_\_

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map?  Yes  No

Building permits or other approval?  Yes  No

**If you answered Yes to either question, please provide copies of all applicable materials.**

**Off-Site Improvements:** Will off-site road or drainage improvements be required?  Yes  No

**Surrounding parcel ownership:** Do you own adjacent property?  Yes  No

If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

**Describe existing and future access** to the proposed project site: Adjacent roads are soft shoulder. Site improvements will include installation of curb, gutter, and sidewalk. Site will have two (2) access driveways. One (1) on Grande Ave, one (1) on Avenida de Amigos.

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

North: RMF- Multi-Family Housing South: RMF- 4-plex

East: RMF- Multi-Family Housing West: Commercial Retail- Vacant

**Proposed water source:**  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: Nipomo Community Services District

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: Nipomo Community Services District

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

**Fire Agency:** List the agency responsible for fire protection: CalFire- Nipomo

**List available or proposed utilities:**  Gas  Telephone  Electricity  Cable TV

**Adjustments:** Are you requesting any adjustments?  Yes  No If Yes, please complete:

Parcel & site design (21.03.010(c))  Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e))  Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g))  Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request \_\_\_\_\_

**Quimby Ordinance (Section 21.09.010, et seq., of Title 21):**

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes                       Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: \_\_\_\_\_ Average slope of open space: \_\_\_\_\_

Describe the on-site recreational amenities being proposed and their location on the open space:

\_\_\_\_\_

Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

\_\_\_\_\_

**Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):** N/A

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

# 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:**

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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: 1.14 acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: Existing Stormwater Basin
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: Grande Ave and Avenida de Amigos

**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 \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial – Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? less than 6,070 gpd
4. How many service connections will be required? 17 Residential, 1 landscape
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. \_\_\_\_\_
- N/A 7. Does water meet the Health Agency's quality requirements?     Yes     No
 

Bacteriological?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Chemical?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Physical	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water analysis report submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- N/A 8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 

<input type="checkbox"/> Well Driller's Letter	<input type="checkbox"/> Water Quality Analysis	<input type="checkbox"/> OK	or	<input type="checkbox"/> Problems
<input type="checkbox"/> Will Serve Letter	<input type="checkbox"/> Pump Test _____	Hours _____		G.P.M. _____
<input type="checkbox"/> Surrounding Well Logs	<input type="checkbox"/> Hydrologic Study	<input type="checkbox"/> 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: N/A**

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: 30 ft    Location of connection: Avenida de Amigos
2. What is the amount of proposed flow? less than 6,070 gpd    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 Services
- 3. Where is the waste disposal storage in relation to buildings? enclosure is east of 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: 1681 Front St. Oceano, CA
- 3. Location of nearest fire station: Station 20- 450 Pioneer Avenue, Nipomo, CA 93444
- 4. Location of nearest public transit stop: .8 Miles- Tefft at Craillo
- 5. Are services (grocery/other shopping) within walking distance of the project?  Yes     No  
 If yes, what is the distance? .5 miles feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: vacant and undeveloped
- 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.

**Agricultural Information** N/A

**Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) 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): \_\_\_\_\_  
Common Recreation area for residents with turf area, table and benches, shade trellis, and children's play equipment
- 2. Will the development occur in phases?  Yes     No  
 If yes describe: First phase for 7 residential units and associated site improvements, second phase 7 units. Third phase 3 units
- 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 \*: Water and energy efficient fixtures and appliances, all walls and ceilings insulated, use of recycled building materials

\*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:  
General Plan Noise Element Mitigations for Highway noise.

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): County Minor Use Permit (submitted concurrently)

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

**PROJECT STATEMENT/SUPPLEMENT**

*to the application for the proposed*

*Vista Grande Multi-Family Housing*

**Minor Use Permit & Tentative Tract Map No. 3055**

APN 092-142-034

545 Grande Avenue, Nipomo, CA 93444



Prepared for

**NIPOMO GRANDE, LLC**

Mr. Rudy Bachmann

645 Clarion Court

San Luis Obispo, CA 93401

Prepared by

**OASIS ASSOCIATES, INC.**

landscape architecture + planning

3427 Miguelito Court

San Luis Obispo, CA 93401

19 November 2013

## TABLE OF CONTENTS

I.	Project Introduction.....	1
II.	Project History .....	1
III.	Project Team .....	1
IV.	Project Location, Existing Conditions, and Surrounding Zoning.....	2
	a. Project Location .....	2
	b. Existing Conditions .....	2
	c. Surrounding Zoning/Use.....	2
V.	Project Description.....	2
	a. Land Division.....	2
	Table 1: Parcel Allocation .....	3
	b. Residential Development .....	3
	Table 2: Building Components.....	3
	c. Architectural Design.....	4
	d. Conceptual Landscape Design.....	4
	e. Infrastructure/Civil Improvements.....	5
VI.	Ordinance, Policy, and Design Standards Conformance .....	5
	a. Real Property Division – Title 21 .....	5
	b. Allowable Density and Open Area .....	5
	c. Setbacks.....	6
	d. Access and Parking .....	6
	e. Grading and Drainage .....	6
	f. Water and Wastewater Disposal.....	7
	g. Landscape Architecture .....	7
	h. Right of Way Improvements.....	7
	i. Noise .....	7

## APPENDICES

- Appendix A**      **Preliminary Title Report**  
First American Title Company  
March 15, 2012
- Appendix B**      **Intent to Serve Letter**  
Nipomo Community Services District  
June 12, 2013
- Appendix C**      **Plans & Tract Map (Reduced- 11" x 17")**
- Architectural Site Plans**  
Elements Architecture and Design  
October 31, 2013
- Vesting Tentative Tract Map No. 3055**  
**Preliminary Grading, Drainage and Utility Plan**  
Above Grade Engineering  
November 6, 2013
- Conceptual Landscape Plan**  
Oasis Associates, Inc.  
November 11, 2013
- Appendix D**      **Project Hydrology Report**  
Above Grade Engineering  
November 5, 2013

**PROJECT STATEMENT/SUPPLEMENT**  
*to the application for the proposed*  
**Vista Grande Multi-Family Housing**  
**Minor Use Permit & Tentative Tract Map No. 3055**

APN 092-142-034  
545 Grande Avenue, Nipomo, CA 93444  
19 November 2013

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**I. INTRODUCTION**

The distinctive community of Nipomo has attracted residents by providing a variety of housing options for local residents. Nipomo Grande, LLC is seeking to provide additional housing opportunities with the proposed 17-unit townhome development. The proposed residential subdivision will provide for the potential for entry level homeownership, while benefitting from the relative cost-effectiveness of constructing multi-family housing. The proposed project will fulfill the development densities encouraged by the County's land use designation of Residential Multi-Family.

**II. PROJECT HISTORY**

The subject property has been the subject of previous entitlements over time. In 2004, a 20-unit, 21,500 square foot apartment project (DRC2004-00179) was approved. This permit has since lapsed. In May 2007, Vista Grande Partners, Montecito, CA lodged a permit application (SUB2006-00205/Tract 2923) to construct an 18-unit Planned Unit Development. While the project application was deemed complete and the environmental analysis initiated by County staff, the Initial Study was never completed. Based upon the plethora of information generated during the analysis of the 18-unit project, staff determined to maintain the original project number and utilize the existing documentation to support the currently proposed project.

**III. PROJECT TEAM**

**A. Project Applicant**

NIPOMO GRANDE, LLC  
c/o Rudy Bachmann  
645 Clarion Court  
San Luis Obispo, CA 93401  
(805) 543-1706  
[rbachmann@specialtyconstruction.com](mailto:rbachmann@specialtyconstruction.com)

**B. Applicant's Agent**

OASIS ASSOCIATES, INC.  
c/o C.M. Florence, AICP  
3427 Miguelito Court  
San Luis Obispo, CA 93401  
(805) 541-4509  
[cmf@oasisassoc.com](mailto:cmf@oasisassoc.com)

**C. Project Architect**

ELEMENTS ARCHITECTURE + DESIGN  
Jennifer Martin, Architect  
254 Tally Ho Road  
Arroyo Grande, CA 93420  
(805) 481-2631  
[jennifer@eadarchitecture.com](mailto:jennifer@eadarchitecture.com)

**D. Project Civil Engineer & Surveyor**

ABOVE GRADE ENGINEERING, INC.  
c/o Scott Stokes, PE  
1304 Broad Street  
San Luis Obispo, CA 93401  
(805) 540-5115 X 11  
[scott@abovegradeengineering.com](mailto:scott@abovegradeengineering.com)

**E. Landscape Architect**  
OASIS ASSOCIATES, INC.  
c/o Scott Wright, ASLA  
3427 Miguelito Court  
San Luis Obispo, CA 93401  
(805) 541-4509  
[scott@oasisassoc.com](mailto:scott@oasisassoc.com)

#### IV. PROJECT LOCATION, EXISTING CONDITIONS, & SURROUNDING ZONING

##### A. Project Location

The subject property – 545 Grande Avenue (APN 092-142-034) is located on the northeast corner of Grande Avenue and Avenida de Amigos in the community of Nipomo. The property is approximately 350 feet west of Highway 101.



Figure 1. Aerial view of project site

##### B. Existing Conditions

The 1.14-acre property is vacant of structures and development. There is an existing drainage basin on the east corner of the property. There are no trees on the subject property, which is currently vegetated with seasonal non-native grasses. There are no right-of-way improvements, including curb, gutter, or sidewalk along the street frontages.

##### C. Surrounding Zoning/ Use

- North – Residential Multi-Family / Multi-Family Housing
- South – Residential Multi-Family / 4-plex housing
- East – Residential Multi-Family / Multi-Family Housing
- West – Commercial Retail / Vacant

#### V. PROJECT DESCRIPTION & COMPONENTS

##### A. Land Division

The proposed multi-family residential project consists of the subdivision of a 1.14 acre Residential Multi-Family zoned parcel in the Nipomo Planning Area of San Luis Obispo County. The subdivision would create seventeen (17) residential parcels (ranging from 1,325 to 1,638 SF) and one (1) common interest parcel. A Vesting Tentative Tract Map 3055 has been prepared to create the eighteen (18) parcels. The common parcel (Lot 18) will include the project's common and shared areas such as the access driveways, drainage facilities, open space, and visitor parking. The following table provides a lot-by-lot size, for a total of 49,699 square feet/1.14 acres.

**Table1. Parcel Allocation**

PARCEL NO.	SQ. FT.
Lot 1	1,373
Lot 2	1,325
Lot 3	1,373
Lot 4	1,373
Lot 5	1,325
Lot 6	1,373
Lot 7	1,373
Lot 8	1,325
Lot 9	1,325
Lot 10	1,373
Lot 11	1,373
Lot 12	1,325
Lot 13	1,325
Lot 14	1,373
Lot 15	1,638
Lot 16	1,648
Lot 17	1,638
Lot 18-common	25,841
<b>TOTAL SF</b>	<b>49,699</b>

**B. Residential Development**

The multi-family residential development consists of five (5) two-story buildings as described below. Units are designed in a townhome style, with living areas on the second and third levels with a two car garage on the ground floor.

**Table 2. Building Components**

Building No.	Building SF	Number of Units	Unit Types	Unit Living Space SF	Garage SF
1	5,817	3	(2) Plan A	1,352	472
			(1) Plan B	1,388	485
2	5,817	3	(2) Plan A	1,352	472
			(1) Plan B	1,388	485
3	7,787	4	(2) Plan A	1,352	472
			(2) Plan B	1,388	485
4	7,787	4	(2) Plan A	1,352	472
			(2) Plan B	1,388	485
5	6,762	3	(3) Plan C	1,653	452
<b>TOTALS</b>	<b>33,970</b>	<b>17</b>	<b>(8) Plan A</b> <b>(6) Plan B</b> <b>(3) Plan C</b>		

### C. Architectural Design

Taking hints from the classic traditional American-style home, Vista Grande is a new residential development that provides single family living in a multifamily environment. Vista Grande is designed for all age groups: young families, empty nesters, as well as professional singles. There are three (3) different unit layouts. Floor plans are compact yet provide open living spaces. The units all include 3 bedrooms, 2 ½ bathrooms, with an attached 2 car garage. All units plans have been designed with private outdoor patios that are an extension of the indoor living space.



Figure 2. Rendering of Building 1 from southwest corner

The combined buildings have moderately pitched roofs, little to no overhangs, side gables and front facing gable or shed roofs. The exterior finish is low texture stucco in complementing colors, with horizontal siding accents. High quality windows and highly durable interior finishes are included throughout the design.

### D. Conceptual Landscape Design

Exterior patios have been proposed to provide the homeowner a more private alternative to use the outdoor space. A decorative wood fence encloses the private patios and small at-grade planters allow plants to be grown within the space. The common open space includes a child's playground and patio with overhead trellis and picnic tables. A small turf area is adjacent and can be used for active play.



Figure 3. Conceptual Landscape Plan

The landscape architectural design consists of selectively placed trees and shrubs, of appropriate height and species, to create an aesthetically pleasing planting design. The planting scheme is designed with large canopy trees to provide shade for exterior areas, to frame desirable views of the hills, to screen utilitarian areas, and protection from the prevailing wind. Fruit trees are located around the site for use by the residents. Native and naturalized drought-tolerant plants have been proposed to help conserve water resources.

In addition to native plant material, several water conserving irrigation methods are proposed such as: fully-automatic controller, drip irrigation, flow sensor, and soil moisture sensor that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. See Conceptual Landscape Plan, Oasis Associates, Inc., November 11, 2013 for more information.

### **E. Infrastructure/ Civil Improvements**

The project will be developed in three (3) phases. The first phase consists of construction of buildings 1 and 3 (seven (7) units) closest to Grande Avenue along with related drive aisles, sidewalks, and landscaping. Phase 2 includes Building 2 and 4 (seven (7) units), the balance of the drive aisles and sidewalk improvements, and the common open space area. The third phase completes the project with the development of Building 5 (the three (3) remaining three units). The proposed phasing is depicted on the Tentative Tract Map (Above Grade Engineering, November 6, 2013).

Preliminary Grading, Drainage, and Utilities plans are also included with the Tentative Tract Map. The subject property will require minimal grading to meet the required finished floor elevations. A 4 foot retaining walls is proposed to be installed along the existing drainage basin. This will create more usable open space while maintaining the water retention capacity of the basin. The rolled curbs are proposed for the property's private drive aisles to soften the visual impact of the hardscape. Site drainage will be directed to the drainage basin. See the Project Hydrology Report (Above Grade Engineering, November 5, 2013) for drainage calculations and further information.

## **VI. ORDINANCE, POLICY, & DESIGN STANDARDS CONFORMANCE**

The proposed development is subject to the San Luis Obispo County regulatory framework and the Subdivision Map Act. The Land Use Ordinance ("LUO") Title 22 provides county-wide policies as well as chapters for specific planning areas. The subject property is within the Nipomo Urban Area of the South County Planning Area (§22.112). The Nipomo Urban Area and South County Planning Area chapters include additional policies and standards for specific areas and types of development. The proposed project complies with the development standards of the LUO and applicable planning area standards, as detailed below.

Residential multi-family developments within the Nipomo Urban Area must be reviewed and approved via a Minor Use Permit ("MUP"). The MUP application is submitted in conjunction with the land division application.

### **A. Real Property Division- Title 21**

The proposed subdivision complies with the County ordinances (noted below) and the Subdivision Map Act. The eighteen (18) proposed parcels include site improvements, including drainage and grading, pursuant to Subdivision Map Act §§ 66411 and 66411.1.a. The resulting parcels and common area will organize infrastructure and access to efficiently service the development. The common area will be owned as undivided interest by the owners of the seventeen (17) parcels.

### **B. Allowable Density and Open Area**

LUO Figure 112-58 (Nipomo Urban Area) identifies the subject property's density as 20 units per acre. The proposed project density is 14.9 units per acre (17 units/ 1.14 acres). Additionally, the LUO establishes a maximum floor area of 48% of the project site and minimum open space area of 45% of the project site for a medium intensity residential development (§22.10.130 - Residential Density). The proposed project floor area is 48.5% of the project site (24,103 SF total living space ÷ 49,658 SF project site). The proposed project's open space is 58.9% of the project site (29,267 SF site less

building footprint and parking areas ÷ 49,658 SF project site) which is well above the required minimum.

Residential Multi-Family developments within the Nipomo Urban Area are required to provide private outdoor space and common open space. The proposed project provides each unit with 242 SF to 308 SF of private open space as a ground-level fenced patio. The dimensional LUO standard for ground level private spaces is 15 feet by 15 feet. The proposed project patios are a minimum of 11 feet by 22 feet. The patios do not meet the required minimum dimension, however, the per-unit square footage of private area provided is greater than the LUO dimensioned minimum. The proposed project is required to provide 1,063 SF of common open space (250 SF/4 units). (§22.112.080.H.3) The proposed project exceeds the requirement by provided 1,711 SF of common open space including an active recreation area with children's play area, shade trellis, and tables with benches. (See Conceptual Landscape Plan, Oasis Associates, Inc., November 11, 2013)

### **C. Setbacks**

Although the Nipomo Urban Area Plan requires an eight (8) foot parkway between the curb and sidewalk (§22.112.080.A.2), the existing sidewalk adjacent to the development (east on Grande Avenue and south on Avenida de Amigos) was constructed as an integral curb, gutter, sidewalk. The proposed project street frontage is designed to be consistent with the adjacent sidewalks, while the design incorporates an eight (8) foot planting area at the back of sidewalk to accommodate street trees and additional landscaping.

The subject property is a corner parcel, with Grande Avenue as the primary frontage. The Nipomo Urban Area standards require a fifteen (15) foot street yard setback for residential multi-family developments with alleys (§22.112.080.H.5). Building 1, which faces Grande Avenue, is setback sixteen (16) feet from the property line. All other buildings are setback at least 10 feet from property lines, which meets the LOU side and rear setback requirements for parcels of one acre or less.

### **D. Access and Parking**

The proposed subdivision includes a common interest parcel which contains the project drive aisles and circulation. Access is provided as one (1) entry on Grande Avenue and one (1) entry on Avenida de Amigos.

Parking for each residence is provided as private enclosed two-car garage; totaling 34 spaces. This meets the LUO parking requirement of 2 parking spaces for residential multi-family units with 3 or more bedrooms. The LUO also requires six (6) guest parking spaces (1 space + 1 space/4 units). Seven (7) guest parking spaces are provided at various locations, including one (1) accessible space.

### **E. Grading and Drainage**

The proposed subdivision includes a preliminary grading, drainage and utility plan. The subject property will require site grading for site access and building pads. See the Preliminary Grading and Drainage Plan (Above Grade Engineering, November 6, 2013) for more detail. There is an existing drainage basin on the east side of the property which was designed to service the subject property and adjacent property to the south. Based on the hydrology analysis, there is adequate volume available in the basin for the site's stormwater needs. (See Hydrology Report, Above Grade Engineering,

November 5, 2013) Since the project drains to a terminal basin on site, additional storm water treatment is not required per the County of San Luis Obispo drainage standards.

#### **F. Water and Wastewater Disposal**

The project has received an Intent-to-Serve letter from Nipomo Community Service District (“NCS D”) for both domestic water use and wastewater disposal services. NCS D will issue a Will Service letter upon completion of site improvements associated with the subdivision. The NCS D has determined that sufficient water and wastewater disposal capacity is available to service the project.

#### **G. Landscape Architecture**

The proposed project is within the Nipomo Mesa Water Conservation Area (§22.112.020.F). There are landscape standards for developments within the conservation area. The project will utilize a smart-control drip irrigation system on an independent water connection. The project has 460 SF turf as part of the development’s common open space, this is well under the allowable 5,100 SF (300 SF/ unit) of turf area.

#### **H. Right of Way Improvements**

The proposed project includes improvements to the Grande Avenue and Avenida de Amigos rights-of-way. Currently, the streets are “soft shoulder” with no curb, gutter, or sidewalk. Installation of curb, gutter, sidewalks, and street trees is part of the site (and right-of-way) improvements. During the previous iteration of the subdivision (circa 2007) the County had discussed the need for a left-hand turn lane on Grande Avenue to Avenida de Amigos. If the County determined the left turn lane is required, the applicant will include the turn lane as part of the subdivision right-of-way improvement plans.

#### **I. Noise**

The Nipomo Urban Area standards for Residential Multi-Family require that noise mitigation be included as part of the Minor Use Permit review. The proposed project is with 350 feet of US Highway 101. There is an existing multi-family development between the highway and subject property. Based on the San Luis Obispo County General Plan Noise Element (1992) the subject property is within the 65 dB noise contour. As residential development is considered a sensitive noise receptor, noise levels are not to exceed 60 dB for exterior spaces and 45 for interior areas. The noise Element includes standard mitigations measure that can reduce exterior noise levels by 5 dB and interior levels up to 30 dB. By utilizing the County General Plan mitigations the project will comply with the noise level requirements for a residential development. Standard mitigations for interior noise are outlined in Table 1.1.C of the Noise Element and include: a) Air conditioning or a mechanical ventilation system b). Windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications) c) Solid core exterior doors with perimeter weather stripping and threshold seals.

# VISTA GRANDE

545 GRANDE AVENUE AT AVENIDA DE AMIGOS  
NIPOMO CA

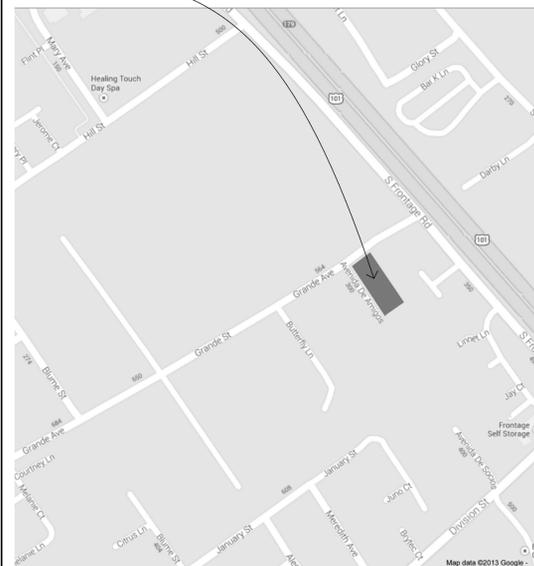


VIEW LOOKING SOUTHEAST



## VICINITY MAP

SITE



## PROJECT TEAM

**ARCHITECT:**  
ELEMENTS ARCHITECTURE + DESIGN  
254 TALLY HO ROAD  
ARROYO GRANDE, CA 93420  
OFFICE PHONE: 805-481-2631  
CONTACT: JENNIFER MARTIN, ARCHITECT  
EMAIL: jennifer@eadarchitecture.com

**PLANNING**  
OASIS AND ASSOCIATES  
3427 MIGUELITO COURT  
SAN LUIS OBISPO, CA 93401  
OFFICE PHONE: 805-541-4509  
CONTACT: EMILY EWER  
EMAIL: emily@oasisassoc.com

**SURVEYOR**  
ABOVE GRADE ENGINEERING  
1304 BROAD STREET  
SAN LUIS OBISPO, CA 93401  
OFFICE PHONE: 805-540-5115  
CONTACT: SCOTT STOKES, PE  
EMAIL: scott@abovegradeengineering.com

**CIVIL ENGINEER:**  
ABOVE GRADE ENGINEERING  
1304 BROAD STREET  
SAN LUIS OBISPO, CA 93401  
OFFICE PHONE: 805-540-5115  
CONTACT: SCOTT STOKES, PE  
EMAIL: scott@abovegradeengineering.com

**LANDSCAPE**  
OASIS AND ASSOCIATES  
3427 MIGUELITO COURT  
SAN LUIS OBISPO, CA 93401  
OFFICE PHONE: 805-541-4509  
CONTACT: EMILY EWER  
EMAIL: emily@oasisassoc.com

## PROJECT DATA

**BUILDING INFORMATION:**  
OCCUPANCY.....R-3  
CONSTRUCTION TYPE.....V-B  
STORIES.....2  
ALLOWABLE BUILDING HEIGHT.....35'  
FIRE SPRINKLERS.....YES

**PLANNING INFORMATION**  
MAXIMUM ALLOWED DENSITY .....20DU/ACRE  
PROPOSED BUILDING HEIGHT.....26'-6"

REQUIRED PARKING.....2 PER UNIT AND  
.....1 GUEST SPACE PER 4 UNITS  
.....= 39 REQUIRED

PROPOSED PARKING .....34 IN GARAGES  
.....7 GUEST SPACES  
.....= 41 PROVIDED

REQUIRED COMMON OPEN SPACE..... 250SF PER 4 UNITS = 1062.50SF  
PROPOSED COMMON OPEN SPACE.....1711 SF

SEE SHEETS P06-P08 FOR INDIVIDUAL FLOOR PLAN AREA  
BUILDING 1 AND 2 FOOTPRINT .....3292 SF  
BUILDING 3 AND 4 FOOTPRINT .....4371 SF  
BUILDING 5 FOOTPRINT .....3735 SF

### LOT COVERAGE

BUILDINGS	19,061 SF (38%)
DRIVEWAYS AND ROADS	9,818 SF (20%)
PARKING SPACES	1,330 SF (3%)
OPEN SPACE	19,449.4 SF (39%)
TOTAL LOT	49,658.4 SF (100%)

## OWNER INFORMATION

NIPOMO GRANDE LLC  
645 CLARION COURT  
SAN LUIS OBISPO, CA 93405  
PHONE: 805-543-1706  
CONTACT: RUDY BACHMANN

## PROJECT DESCRIPTION

**PROJECT ADDRESS:**  
545 GRANDE AVENUE  
NIPOMO, CA  
93444

APN: .....092-142-034  
LEGAL DESCRIPTION.....PARCEL 2 OF PM CO-76-206 (23-PM-24)  
COUNTY OF SAN LUIS OBISPO

LAND USE ZONE.....RMF (RESIDENTIAL MULTI FAMILY)

LOT SIZE.....1.14 ACRES(49,658.4 SF)

**PROJECT DESCRIPTION:** 17 UNIT RESIDENTIAL SUBDIVISION,  
PREVIOUSLY SUBMITTED 18 UNIT CONDOMINIUM PROJECT  
(VISTA GRANDE VILLAS SUB2006-00205).

SLOPE: APPROX 2%  
EXISTING USE: VACANT

## SHEET INDEX

### ARCHITECTURAL SHEET INDEX

P01	TITLE SHEET
P02	ARCHITECTURAL SITE PLAN
P03	BUILDINGS 1 AND 2 FLOOR PLANS
P04	BUILDINGS 3 AND 4 FLOOR PLANS
P05	BUILDING 5 FLOOR PLANS
P06	PLAN A FIRST AND SECOND FLOOR PLAN
P07	PLAN B FIRST AND SECOND FLOOR PLAN
P08	PLAN C FIRST AND SECOND FLOOR PLAN
P09	BUILDING RENDERINGS
P10	BUILDING STREET ELEVATIONS

### CIVIL SHEET INDEX

C1	TENTATIVE TRACT MAP
C2	PRELIMINARY GRADING AND DRAINAGE
C3	PRELIMINARY SITE UTILITY

CONCEPTUAL LANDSCAPE PLAN

VISTA GRANDE

NIPOMO GRANDE LLC  
545 GRANDE STREET  
NIPOMO, CA  
93444

1" = 1' ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	10/31/13
Scale:	AS NOTED
Drawn:	jm
Job:	
Sheet	

P01

Plotted On: 10/31/13

TITLE SHEET













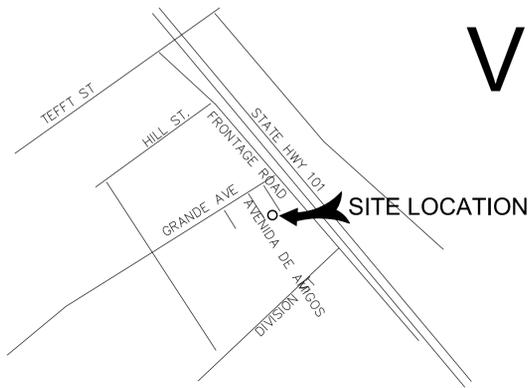






# VESTING TENTATIVE TRACT MAP

## VISTA GRANDE TRACT NO. 3055



Vicinity Map  
Not to Scale

**APPLICANT/OWNER:**  
GRANDE NIPOMO LLC  
645 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
PHONE: (805) 543-1706

**PROPERTY DATA:**  
APN: 092-142-034  
AREA: 1.14 ACRES

EXISTING ZONING: RMF

**LOT 18 EASEMENTS:**  
PRIVATE ACCESS  
PUBLIC AND PRIVATE UTILITY  
STORM DRAIN  
MAINTENANCE  
OPEN SPACE  
PARKING

**ENGINEER:**  
ABOVE GRADE ENGINEERING, INC.  
1304 BROAD STREET  
SAN LUIS OBISPO, CA 93401  
PHONE: (805) 540-5115

**ARCHITECT:**  
ELEMENTS ARCHITECTURE DESIGN  
254 TALLY HO ROAD  
ARROYO GRANDE, CA 93420  
PHONE/FAX: (805) 481-2631

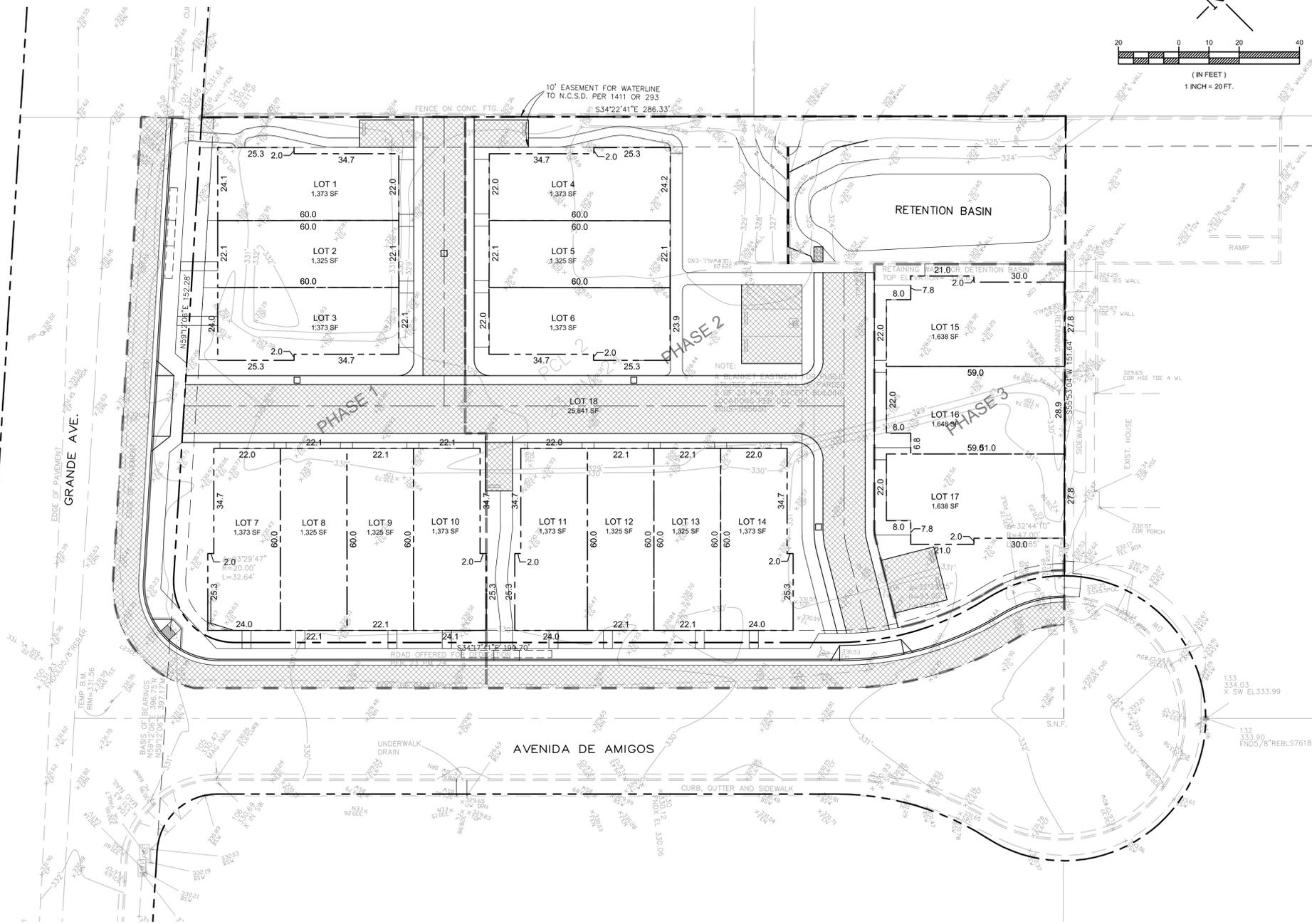
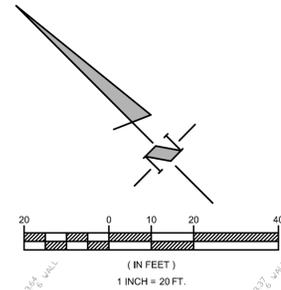
CONTACT: JENNIFER MARTIN, ARCHITECT

**BENCHMARK:**  
THE BENCH MARK FOR THIS PROJECT IS THE TOP OF SEWER MANHOLE RIM AT THE INTERSECTION OF GRANDE AVE. AND AVENIDA DE AMIGOS

ELEVATION 331.56 (FROM TOPOGRAPHIC MAP BY EDA DATED 9-10-2000 JOB NO. 22517000)

- SURVEYORS NOTES:**
- EASEMENTS HAVE BEEN PLOTTED ACCORDING TO TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4006-1782519, DATED MAY 3, 2005.
  - ONLY SURFACE EVIDENCE OF UNDERGROUND UTILITIES ARE SHOWN ON THIS MAP. I MAKE NO WARRANTY AS TO THE LOCATION, TYPE OR DEPTH OF UNDERGROUND UTILITIES. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 PRIOR TO ANY EXCAVATION.
  - IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
  - THE SIGNED AND SEALED ORIGINAL OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP WHICH HAVE BEEN CHANGED, ALTERED OR UPDATED FROM THE ORIGINAL DIGITAL COPY.
  - PROPERTY LINES SHOWN ARE BASED ON RECORD INFORMATION, AND A BOUNDARY SURVEY WAS NOT PERFORMED.

**SHEET INDEX:**  
C-1 VESTING TENTATIVE MAP  
C-2 PRELIMINARY GRADING PLAN  
C-3 UTILITY PLAN



ABOVE GRADE ENGINEERING

1304 Broad Street  
San Luis Obispo, CA 93401  
phone: (805) 540-5115  
fax: (805) 540-5116  
A California Corporation  
State Status # 98256

ENGINEER OF RECORD:



DATE:

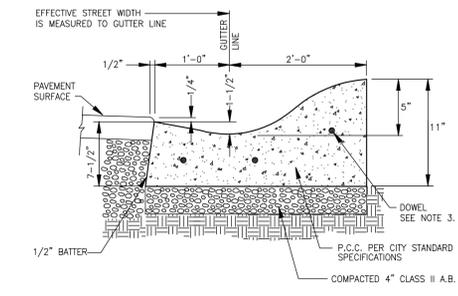
VISTA GRANDE  
545 GRANDE AVE, NIPOMO, CA  
VESTING TENTATIVE MAP  
TRACT #

NO.	REVISION	DATE

DESIGNED: SJS  
DRAWN: DWB  
JOB NUMBER: 12012

SHEET:  
**C-1**

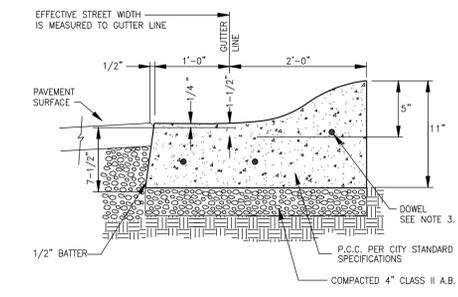
DATE: November 6, 2012



DEEP SCORE MARKS ON 10 FOOT CENTERS

- NOTES:
1. USE OF ROLLED CURB SUBJECT TO APPROVAL BY THE CITY ENGINEER
  2. WHERE SIDEWALK IS ADJACENT TO CURB, THE CURB AND SIDEWALK SHALL BE POURED MONOLITHIC AND SCORED ACCORDING TO DETAIL NO. 102.
  3. SEE DETAIL 101 FOR DOWELS (TYP.) AND GENERAL CURB NOTES.

**DOWNHILL ROLLED CURB**  
-NTS-



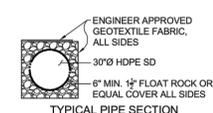
DEEP SCORE MARKS ON 10 FOOT CENTERS

- NOTES:
1. USE OF ROLLED CURB SUBJECT TO APPROVAL BY THE CITY ENGINEER
  2. WHERE SIDEWALK IS ADJACENT TO CURB, THE CURB AND SIDEWALK SHALL BE POURED MONOLITHIC AND SCORED ACCORDING TO DETAIL NO. 102.
  3. SEE DETAIL 101 FOR DOWELS (TYP.) AND GENERAL CURB NOTES.

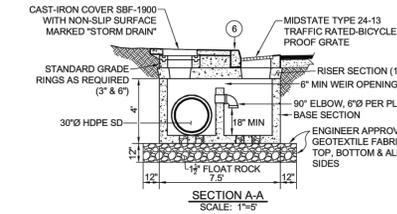
**UPHILL ROLLED CURB**  
-NTS-

- NOTES:
1. USE OF THIS STANDARD DRAWING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE PRIOR DEPARTMENT APPROVAL.
  2. CONCRETE BOX BASE SECTION, TRAFFIC RATED TOP SLAB, GRADE RINGS, CURB TOP, GRATE, FRAME AND COVER SHALL BE "MID-STATE CONCRETE PRODUCTS" SLO COUNTY STANDARD OR APPROVED EQUAL.
  3. REFER TO SECTION S.2.2 FOR ADDITIONAL DESIGN CRITERIA.
  4. PROVIDE 2-FEET MIN COVER OVER THE PERFORATED STORM DRAIN, AND PROVIDE 12-INCHES MIN CROSSING CLEARANCE BETWEEN UTILITY LATERAL CROSSINGS AND THE PERFORATED STORM DRAIN.
  5. A 30% HDPE PERFORATED STORM DRAIN SHALL BE REQUIRED BY THE DEPARTMENT.
  6. INSTALL STORM DRAIN MARKER PER D-6.

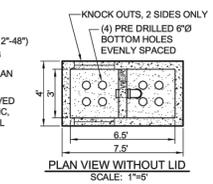
ALL CATCH BASINS SHALL BE EQUIP WITH A STAINLESS STEEL FRAME DESIGNED TO ACCEPT A "DripPac"™ STORM DRAIN FILTER INSERT, OR EQUAL



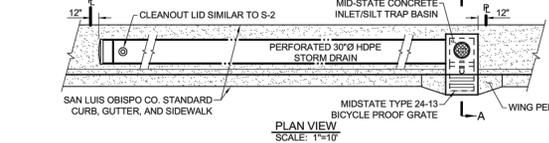
TYPICAL PIPE SECTION  
SCALE: 1"=5'



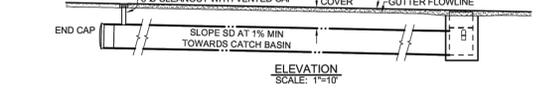
SECTION A-A  
SCALE: 1"=5'



PLAN VIEW WITHOUT LID  
SCALE: 1"=5'

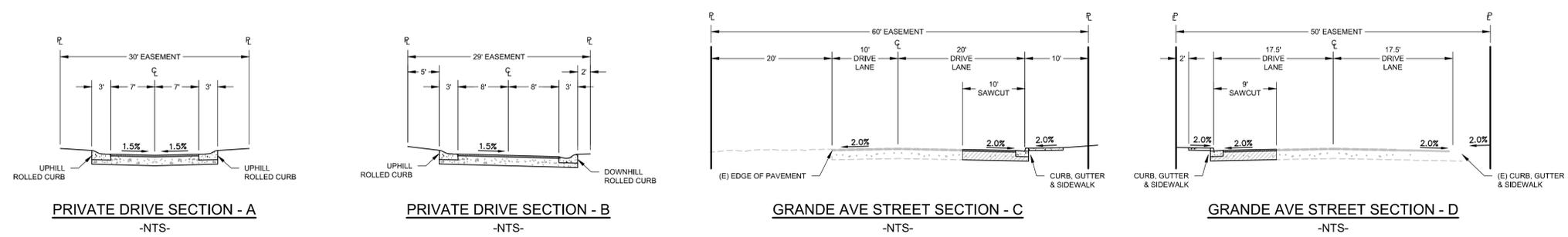


PLAN VIEW  
SCALE: 1"=10'



ELEVATION  
SCALE: 1"=10'

**ROLLED SIDE INFILTRATOR (R.S.I.) - D-2c**  
-NTS-

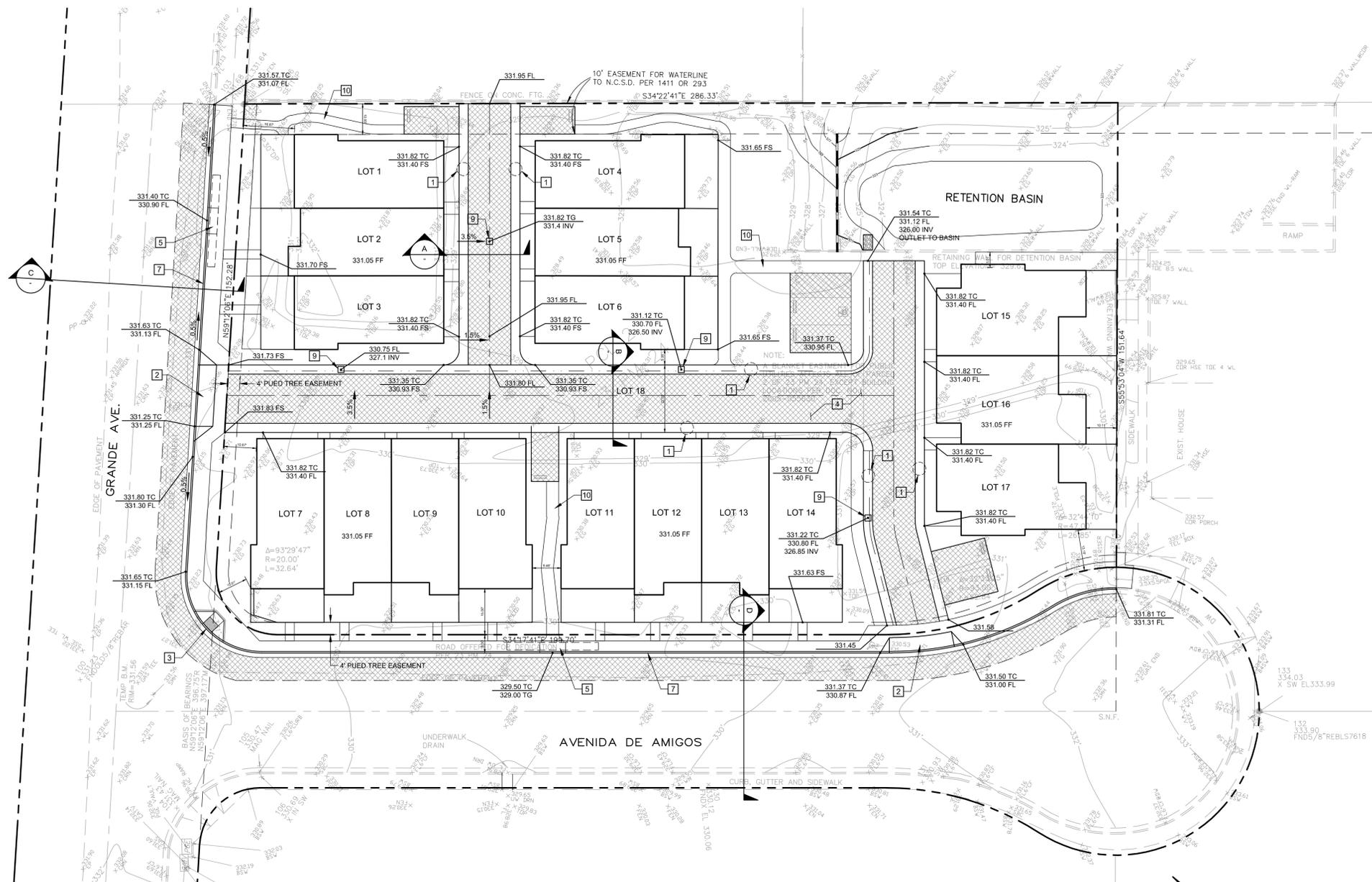


**PRIVATE DRIVE SECTION - A**  
-NTS-

**PRIVATE DRIVE SECTION - B**  
-NTS-

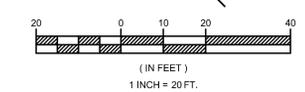
**GRANDE AVE STREET SECTION - C**  
-NTS-

**GRANDE AVE STREET SECTION - D**  
-NTS-



**KEY NOTES**

- 1 ROLLED CURB WITH NO PARKING, PAINT CURB RED
- 2 DRIVEWAY PER CO DET.
- 3 NEW CURB RAMP PER CALTRANS STD. A8A
- 4 AC PAVEMENT
- 5 NEW STORM DRAIN INLET PER SLO CO. STD.
- 6 NEW CONCRETE CROSS GUTTER PER SLO CO.
- 7 NEW CURB AND GUTTER PER SLO CO. STD.
- 8 NEW A.C. DIKE TYPE B PER SLO CO. STD.
- 9 2' STORM DRAIN CATCH BASIN
- 10 CONCRETE FLAT WORK



Drawing name: N:\2012\12012-Grande-TTM(Engineering)\TTM\Sheets\12012-C2-RGD.dwg

PLOT DATE: Nov 06, 2013 - 4:18pm

PLOT BY: Eddie

**VISTA GRANDE**  
545 GRANDE AVE, NIPOMO, CA  
**PRELIMINARY GRADING PLAN**

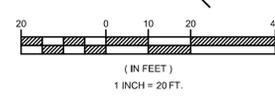
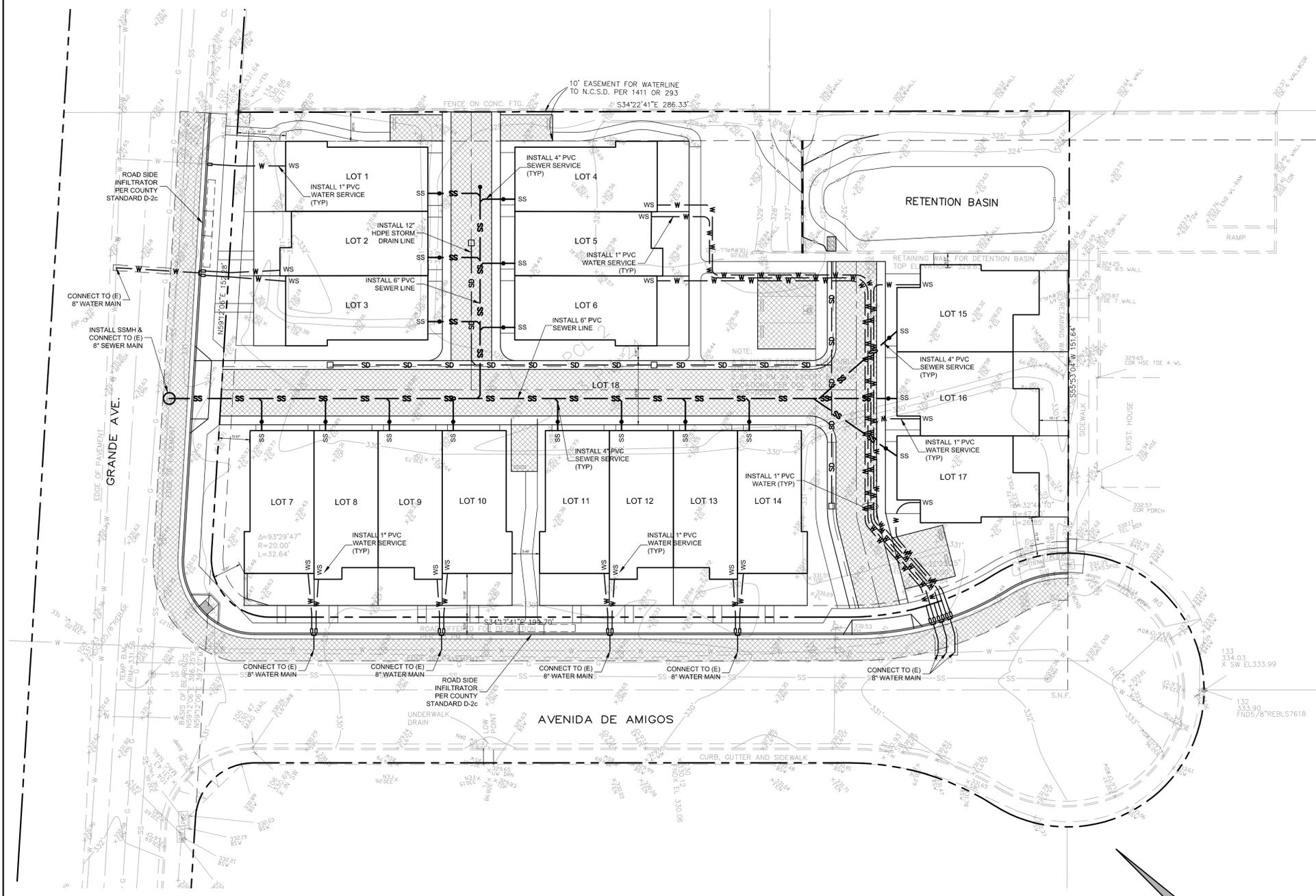
NO.	REVISION	DATE

DESIGNED: SJS  
DRAWN: DWB  
JOB NUMBER: 12012  
SHEET:  
**C-2**  
DATE: November 6, 2012



**LEGEND:**

- |        |                               |       |                                |
|--------|-------------------------------|-------|--------------------------------|
| (E)    | EXISTING GROUND               | —SD—  | EXISTING STORM DRAIN           |
| EG     | EXISTING WATER LINE           | —W—   | EXISTING WATER LINE            |
| EP     | EDGE OF PAVEMENT              | —S—   | EXISTING SEWER LINE            |
| FS     | FINISH SURFACE                | —G—   | EXISTING GAS LINE              |
| FG     | FINISH GRADE                  | —E—   | EXISTING ELECTRICAL CONDUIT    |
| GB     | GRADE BREAK                   | —TEL— | EXISTING FIBER OPTICAL CONDUIT |
| TG     | TOP OF GRATE                  | □     | CATCH BASIN (CB)               |
| TC     | TOP OF CURB                   | ○     | AREA DRAIN (AD)                |
| L      | LENGTH                        | HDPE  | HIGH DENSITY POLYETHYLENE      |
| S      | SLOPE                         | SDMH  | STORM DRAIN MANHOLE            |
| INV    | INVERT                        | —SD—  | STORM DRAIN                    |
| 2%     | RATE & DIRECTION OF FLOW      | —W—   | WATER LINE                     |
| 347.20 | ELEVATION                     | —SS—  | SANITARY SEWER                 |
| —      | GRADED SWALE                  | —E—   | ELECTRICAL CONDUIT             |
| —○—    | EXISTING FENCE                | —TEL— | COMMUNICATION CONDUIT          |
| —○—    | EXISTING INDEX CONTOUR        | —JT—  | JOINT TRENCH                   |
| —○—    | EXISTING INTERMEDIATE CONTOUR | —     | PROPERTY LINE                  |
| —○—    | PROPOSED INDEX CONTOUR        | —     | PROPOSED SAWCUT                |
| —○—    | PROPOSED INTERMEDIATE CONTOUR |       |                                |



Drawing name: N:\2012\12012-Grande-TTM(Engineering)\TTM\Sheets\12012-C3-UT.dwg

PLOT DATE: Nov 06, 2013 - 4:21pm

PLOT BY: Eddie

**VISTA GRANDE**  
545 GRANDE AVE, NIPOMO, CA  
**PRELIMINARY UTILITY PLAN**

NO.	REVISION	DATE

DESIGNED: SJS  
DRAWN: DWB  
JOB NUMBER: 12012  
SHEET:  
**C-3**  
DATE: November 6, 2012



**PROPOSED PLANT LEGEND**

TREES		
BOTANICAL / COMMON NAME	SIZE	NOTES
<b>CANOPY TREES</b>		
PISTACHIA CHINENSIS CHINESE PISTACHE	15 GAL	DECIDUOUS; FALL COLOR
MELALEUCA QUINQUENERVIA CAJEPUT TREE	24" BOX	EVERGREEN; WHITE BARK
PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE	15 GAL	DECIDUOUS; BROAD CANOPY
TRISTANIA CONFERTA BRISBANE BOX	24" BOX	UPRIGHT GROWTH; EVERGREEN
<b>PEDESTRIAN SCALE / ACCENTS</b>		
ARBUTUS 'MARINA' STRAWBERRY TREE	24" BOX	EVERGREEN; FLOWERING
LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	DECIDUOUS; FLOWERING
<b>DETENTION BASIN TREES</b>		
Platanus racemosa CALIFORNIA SYCAMORE	15 GAL	DECIDUOUS; CA. NATIVE
<b>FRUIT TREES</b>		
VARIOUS MIX OF APPLE, CITRUS, PEAR, APRICOT, AVOCADO, PEACH	15 GAL	
<b>SHRUBS / GROUNDCOVER / PERENNIALS</b>		
BOTANICAL / COMMON NAME	SIZE	NOTES
<b>MEDIUM-SIZE</b>		
PITTIOSPORUM TOBIRA 'VARIEGATA' VARIEGATED TOBIRA	5 GAL	LIGHT GREEN FOLIAGE
VIBURNUM TINUS 'SPRING BOUQUET' LAURUSTINUS	5 GAL	WHITE FLOWERS
WESTRINGIA FRUIT. 'WYNABBIE GEM' COAST ROSEMARY	5 GAL	GREY-GREEN FOLIAGE
<b>SMALL-SIZE</b>		
CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF CALLISTEMON	5 GAL	RED FLOWERS
PHORMIUM CLTVS. NEW ZEALAND FLAX	5 GAL	SWORD-SHAPED FOLIAGE
RHAPHIOLEPIS UMBELLATA 'MINOR' RHAPHIOLEPIS	5 GAL	WHITE FLOWERS
<b>ACCENTS</b>		
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	BLUE-GREEN SUCCULENT
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GAL	SMALL PALM; MULTI-TRUNK
CORDYLIN 'FESTIVAL GRASS' CHINESE PISTACHE	5 GAL	BURGUNDY FOLIAGE
PHORMIUM CLTVS. NEW ZEALAND FLAX	5 GAL	SWORD-SHAPED FOLIAGE
<b>ORNAMENTAL GRASSES</b>		
CAREX TESTACEA ORANGE SEDGE	1 GAL	ORANGE FOLIAGE
HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL	BLUE-GREEN FOLIAGE
MISCANTHUS TRANSMORRISONENSIS EVERGREEN MISCANTHUS	1 GAL	EVERGREEN; TAN FLOWER HEADS
<b>SMALL-SCALE GROUNDCOVER</b>		
ARCTOSTAPHYLOS 'EMERALD CARPET' ARCTOSTAPHYLOS	1 GAL	CA. NATIVE; PINK FLOWERS
CORREA 'DUSKY BELLS' AUSTRALIAN FUCHSIA	1 GAL	PINK FLOWERS
JUNIPERUS CONFERTA SHORE JUNIPER	1 GAL	LIGHT GREEN FOLIAGE
<b>DETENTION BASIN PLANTS</b>		
JUNCUS PATENS CALIFORNIA GREY RUSH	1 GAL	BLUE/GREEN FOLIAGE
LEYMUS CONDENSATUS WILD RYE	1 GAL	BLUE/GREEN FOLIAGE
LEYMUS TRITICOIDES CREEPING WILD RYE	1 GAL	SPREADING GRASS

**KEYNOTE LEGEND**

- 1 PRIVATE PATIO, TYP.
- 2 CHILDREN'S PLAYGROUND WITH CLIMBING EQUIPMENT
- 3 PERGOLA WITH TABLE AND BENCH SEATING
- 4 DETENTION BASIN WITH NATIVE GRASS AND WILDFLOWER MIX
- 5 VINES ATTACHED TO TRASH ENCLOSURE
- 6 CITY STREET TREES, TYP.
- 7 ACTIVE-USE TURF AREA
- 8 DECORATIVE SOLID WOOD FENCING AROUND PRIVATE PATIOS
- 9 TALL VERTICAL SHRUB/SMALL TREE, TYP.
- 10 PEDESTRIAN PATHWAY AND CROSSWALK

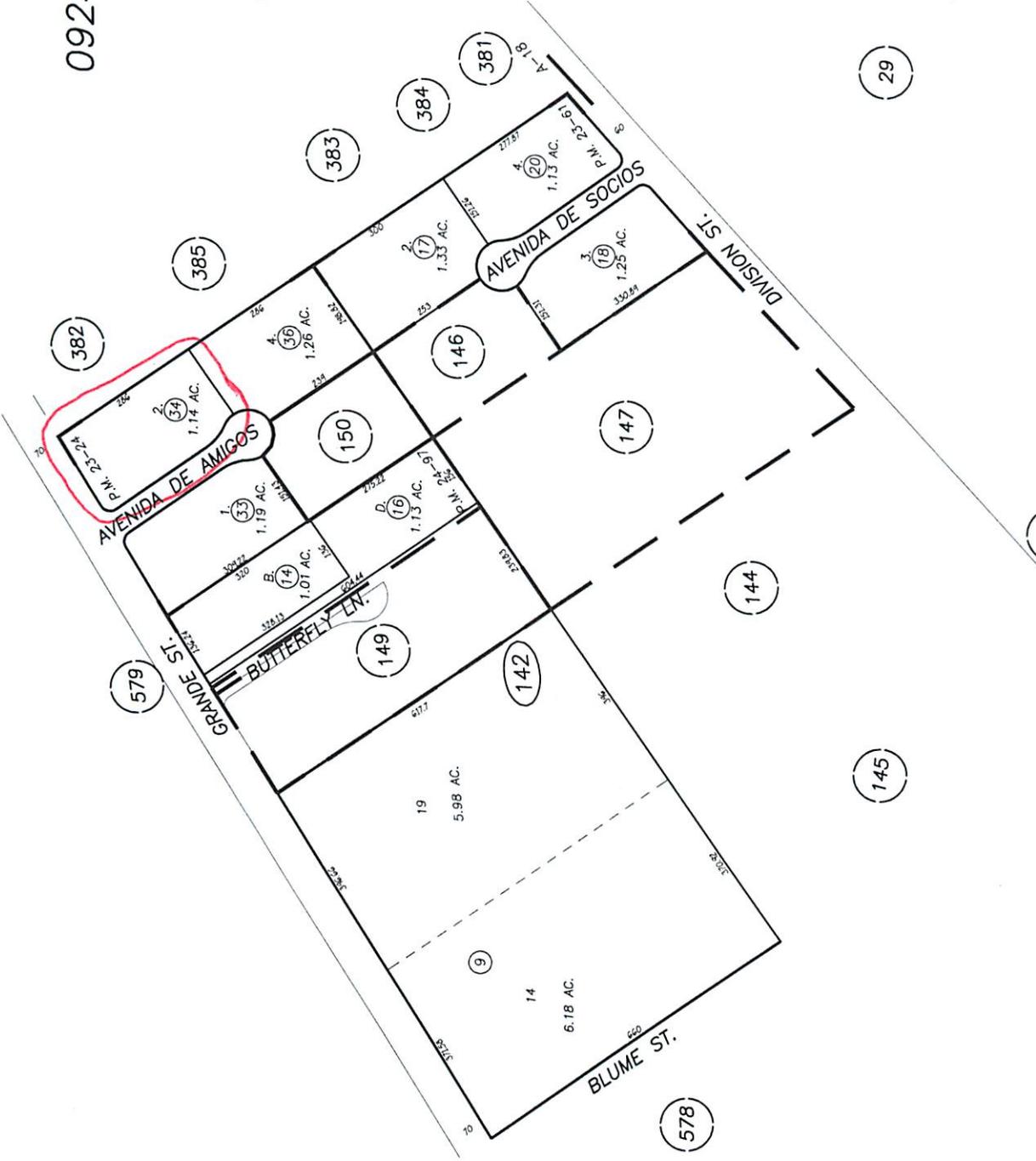


**CONCEPT NOTES**

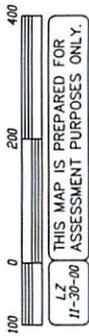
1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATIBILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE; TOLERANCE OF WIND; TOLERANCE OF DROUGHT CONDITIONS; LONGEVITY; SCREENING CAPABILITIES; AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.



092-142



REVISIONS	
L.S.	DATE
NA	09-16-03
04-280	01-20-04
07-277	12-19-05
08-078	05-21-07
NA	01-02-08
NA	07-14-10



NIPOMO  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA  
BOOK 092 PAGE 142

MESA GRANDE TRACT, R.M. Bk. A , Pg. 18

29

55

145

578

382

385

383

384

381

579

150

146

147

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149

142

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14

19

P.M. 23-24

AVENIDA DE AMIGOS

AVENIDA DE SOCIOS

BLUME ST.

DIVISION ST.

GRANDE ST.

BUTTERFLY LN.

A-18

P.M. 23-61

P.M. 24-97

P.M. 24-97

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# Parcel Summary Report For Parcel # 092-142-034

12/3/2013  
1:36:21PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    GRANDE NIPOMO LLC A CA LLC  
645 CLARION CT SLO CA 93401-8177  
OWN    GRANDE NIPOMO LLC A CA LL

### Address Information

Status        Address  
P                00545 GRANDE AV NIPO  
P                00333 AVENIDA DE AMIGOS NIPO

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO76-	206	0002	Nipomo	South County	RMF			Y		

### Parcel Information

Status    Description  
Active    PM 23/24 PAR 2

### Notes

### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
AREA NO. 21  
SAN LUIS  
NO. 04  
NIPOMO  
COASTAL SAN LUIS



# Parcel Summary Report For Parcel # 092-142-034

12/3/2013  
1:36:21PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NIPOMO

### Case Information

**Case Number:**

**Case Status:**

D000155P                      EXP                      Primary Parcel

**Description:**

20 UNIT APARTMENT PROJECT

D890400                      APV                      Primary Parcel

**Description:**

ENTERED IN ERROR

DRC2004-00179              PTX                      Primary Parcel

**Description:**

MINOR USE PERMIT FOR 20 APARTMENT UNITS - REDO OF EXP D000155P

PMT2002-10919              REC                      Primary Parcel

**Description:**

4 CAR GARAGE -PLAN 5A MESA VISTA NORMAN/C3891/481-5645

PMT2002-10920              FNL                      Primary Parcel

**Description:**

GRADING FOR MESA VISTA APARTMENTS (W/BO20506-014) EDA/EMRICK/40657/549-8658

PMT2002-10921              REC                      Primary Parcel

**Description:**

1 UNIT APARTMENT - PLAN 1A MESA VISTA NORMAN/C3891/481-5645

PMT2002-10922              REC                      Primary Parcel

**Description:**

4 UNIT APT-PLAN 4AR MESA VISTA NORMAN/C3891/481-5645

PMT2002-10923              REC                      Primary Parcel

**Description:**

3 UNIT APARTMENTS -PLAN 3A MESA VISTA NORMAN/C3891/481-5645

PMT2002-10924              REC                      Primary Parcel

**Description:**

4 UNIT APT-PLAN 4A MESA VISTA NORMAN/C3891/481-5645

PMT2002-10925              REC                      Primary Parcel

**Description:**

APARTMENT PLAN 1A -1 UNIT MESA VISTA NORMAN/C3891/481-5645

PMT2002-10926              REC                      Primary Parcel

**Description:**

4 UNIT APT-PLAN 4B MESA VISTA NORMAN/C3891/481-5645



# Parcel Summary Report For Parcel # 092-142-034

12/3/2013  
1:36:21PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-10927 REC Primary Parcel

**Description:**

4 CAR GARAGE REVERSE - PLAN 5AR MESA VISTA NORMAN/C3891/481-5645

PMT2002-10928 FNL Primary Parcel

**Description:**

RET.WALLS & MISC. STRUCTURES FOR MESA VISTA NORMAN/C3891/481-5645

PMT2002-10929 REC Primary Parcel

**Description:**

APARTMENT UNIT #20- 2 UNITS PLAN 2A MESA VISTA NORMAN/C3891/481-5645

PMT2002-10930 EXP Primary Parcel

**Description:**

EXPIRED -1 APT UNIT #19 ABOVE WITH 4 GARAGES SPACES BELOW -PLAN 1A NORMAN/C3891/481-5645 MESA VISTA

PMT2002-10932 WIT Primary Parcel

**Description:**

APARTMENT

PMT2002-10934 WIT Primary Parcel

**Description:**

APARTMENT

PRE2006-00005 REC Primary Parcel

**Description:**

CONVERT PREVIOUSLY APPROVED 20 UNIT APARTMENT COMPLEX TO AN 18 UNIT CONDO COMPLEX. DRC 2004-00179.

PRE2011-00043 REC Primary Parcel

**Description:**

1.14 ACRE SITE.

SUB2006-00205 INH Primary Parcel

**Description:**

17 UNIT PLANNED UNIT DEVELOPMENT

S890348T EXP Related Parcel

**Description:**

PROP 26 UNIT PLANNED UNIT DEV/TRACT