

KSA Coastal, LLC
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Santa Barbara, CA 93108

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January 7, 2015

Ms. Stephanie Fuhs
Planning and Building Department
County of San Luis Obispo
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Hand Delivered

Re: 164 Mallagh / W. Price Street Proposed Project in Nipomo
Parcel Number: 090-136-005
County File Number: DRC2014-00014

Dear Ms. Fuhs,

Thank you for providing me with information regarding the proposed project for six townhouses on the parcel at 164 South Mallagh Street and West Price Street in Nipomo. I have appreciated the opportunity to review some of the material and the time you have kindly spent discussing the proposed project with me. .

From what we have seen thus far, it would appear that the applicant, as well as the Planning Department, is attempting to comply with the relevant regulations and proceeding in a responsible and careful manner. At this point in time we would just like to bring to your attention a few concerns that we would hope, if they have not already been addressed, would be given appropriate attention as the project moves forward.

More particularly, as the owners of the property on Price Street which is to the west of the project and at a somewhat lower elevation (+/- [18"]) than the project parcel in some areas, we are interested in how drainage and grading are to be handled. Over time it would appear that increasing amounts of earth have been deposited in some areas against the fencing that separates our property from the project parcel. Given the 5 foot building setback along that common property line, we would like to be assured that the proposed project will not compromise our ability to maintain our exterior grade level of a minimum 6" earth to wood clearance and that it

will not introduce any additional water onto our property by way of storm, landscape irrigation or any other means. In whatever drainage and grading scheme that is to be approved, we would hope that simple fencing or any screening installed along the property line not be relied upon as the principal means for soil retention or water diversion. The details of final grades, drainage and soil retention for the site which might provide greater insight as to the appropriateness of any design features relevant to these concerns do not seem to be readily ascertainable at this point from the drawings provided.

The other issues we have questions about are related but may be simply a product of our not being clear as to the import of a portion of the site plan drawings. Where the parking area is shown adjacent to the property line between our parcel and the project parcel it would appear that any curbing ceases and pavement continues all the way to the property line. We were wondering if we are interpreting the drawings correctly, if parking lot paving to the property line is consistent with setback requirements and what is the purpose of this particular feature.

Our intent is not to delay the project or request any unnecessary modifications. We would just like to make certain that at the appropriate time in the process these issues are consciously dealt with by the applicant and the County in a meaningful manner. Please be so kind as to keep us informed regarding these matters.

Thank you for your time and consideration.

Sincerely,



Chris DeConde

cc: Tim Tomlinson
County of San Luis Obispo
Via Email

Mitch Williams
Mitch Williams Construction, Inc.
Via Email