



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 NCSD:

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

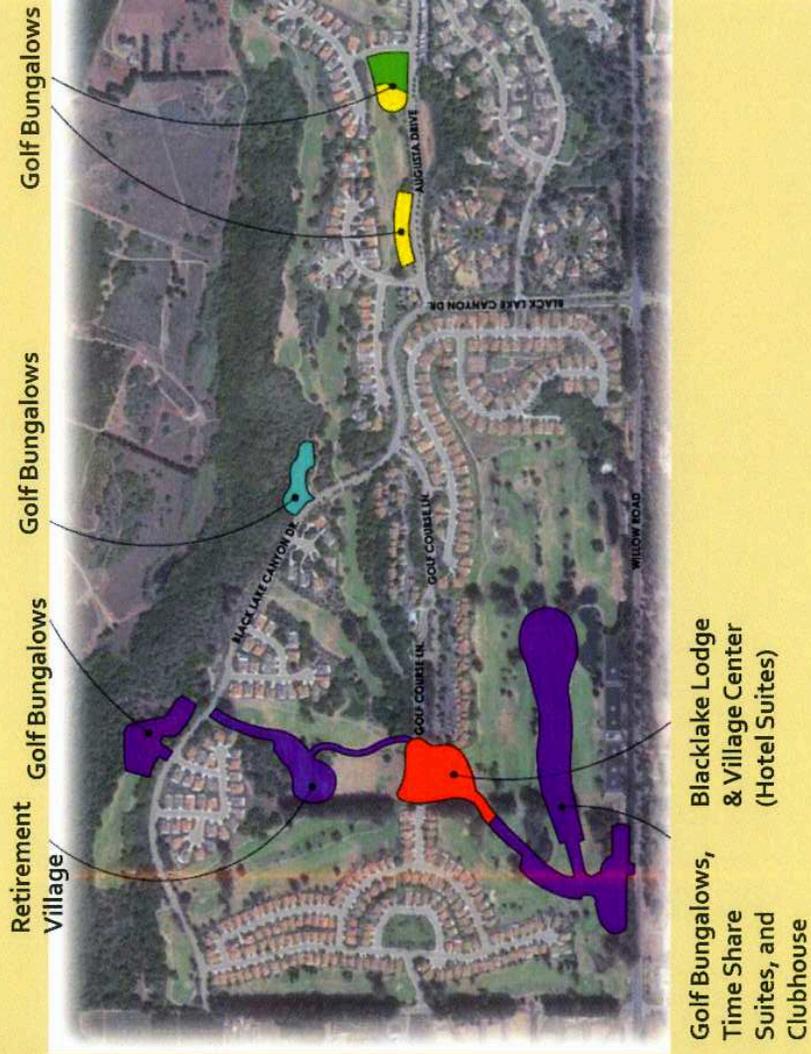
- **Amendment Specific Plan**
 - Modify allowed uses to include Hotel
 - Conceptual Additional Residential Development
- **Tract Map**
 - Conceptual Residential Subdivision
 - Single Family Residential
 - Retirement Village
- **Conditional Use Permit**
 - Conceptual Hotel / Resort
 - Restaurant / Retail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

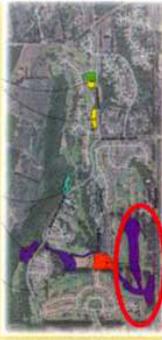
Conceptual Project Components

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

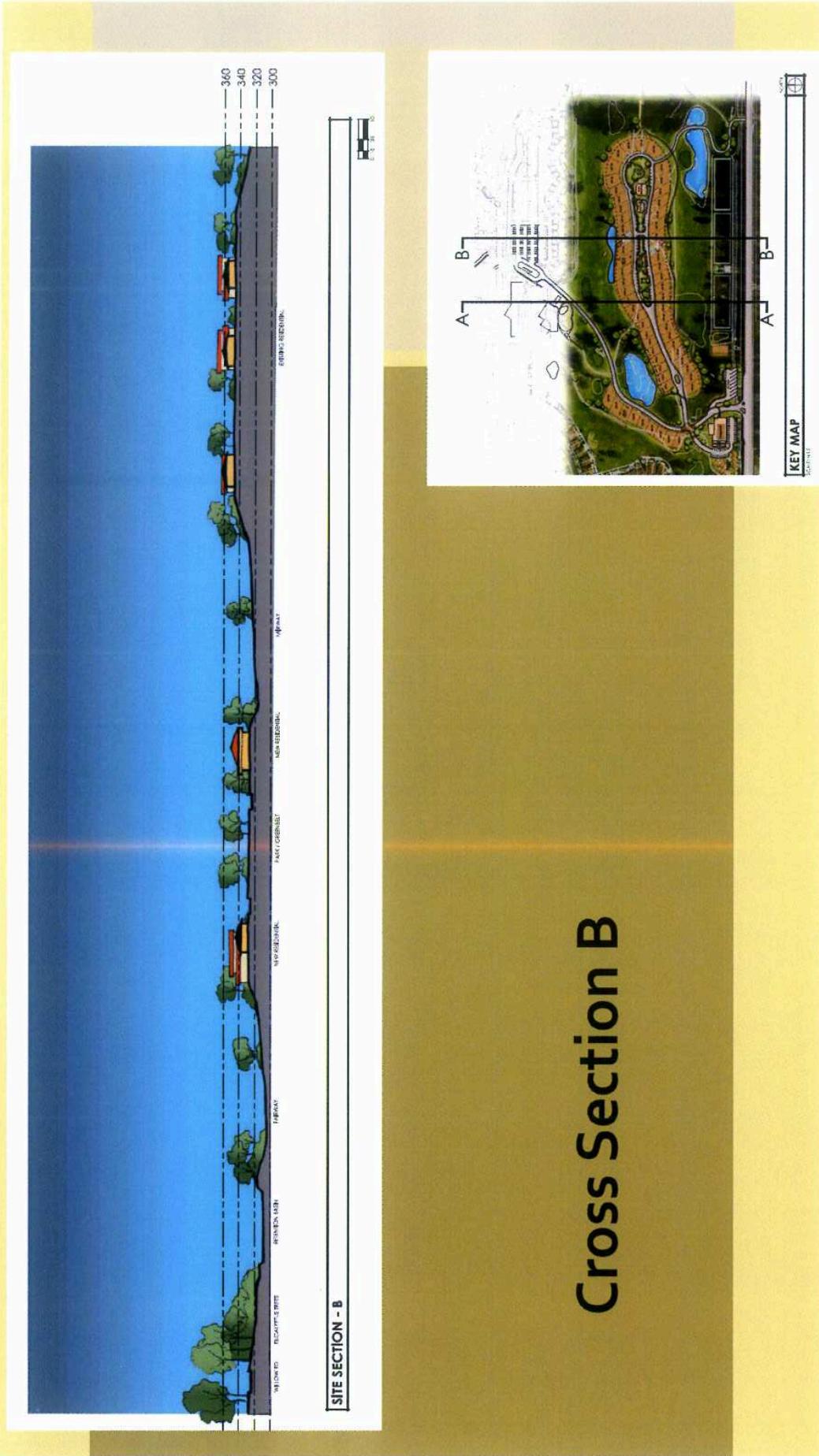
Overall Site Plan





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 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

Projected Water Use

Projected Total Water Use for Proposed Development

- 32.2 Acre Feet / Year

Purchase Supplemental Water from NCSD for New Development

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

Modification	Proposed Water Savings Due to Resort Modifications (Changes in Turf)	
	AC and AFY	Rate ft/yr or %
Reduced Turf Area (AC)	23	2.6
Improved Irrigation System (AFY)	458.5	0.05
Conversion of Turf to Vines/Orchards (AC)	15	1
Increase in Pond Area (AC)	1.5	1.87
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**

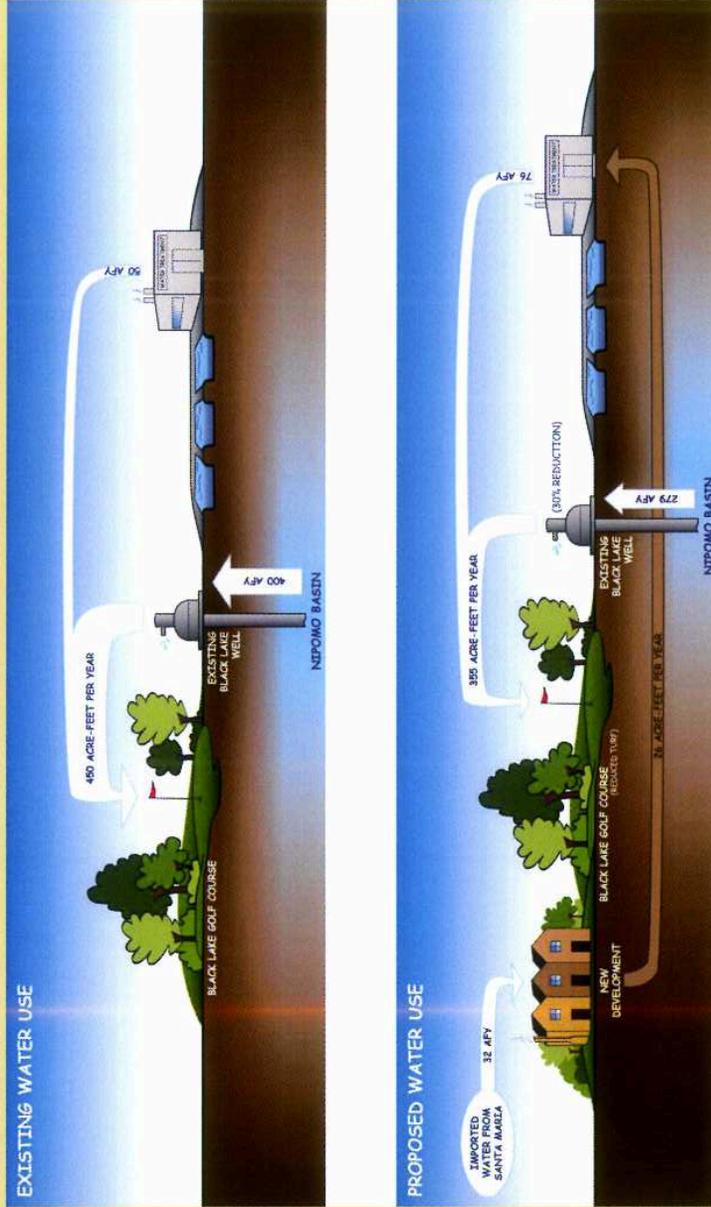
120.6 Acre Feet / Year

Projected Water Savings Item	AFY
Resort Modifications (Reduction in Turf)	94.9
Waste Water Recharge From New Developmer	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



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

Improvements to Sewer

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**